

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	448.78	190.00	135°20'01"	462.51'	351.50'	N55°20'31"W
C2	115.88	180.00	036°53'09"	60.03'	113.89'	N06°07'05"W
C3	62.47	80.00	044°44'34"	32.93'	60.90'	S71°14'56"E
C4	57.65	72.00	045°52'48"	30.47'	56.13'	S71°49'03"E
C5	116.49	72.00	092°42'04"	75.48'	104.20'	S48°24'25"E
C6	90.72	250.00	020°47'26"	45.86'	90.22'	S122°27'06"E
C7	347.55	532.00	037°25'49"	180.23'	341.40'	N06°17'08"E
C8	422.25	480.00	050°24'10"	225.89'	408.77'	S67°09'45"W
C9	173.96	332.00	030°01'21"	89.03'	171.98'	N27°26'27"W
C10	238.25	520.00	026°15'05"	121.25'	236.17'	N65°16'55"E
C11	12.35	50.50	008°20'03"	3.68'	7.34'	N38°08'46"W
C12	115.07	312.50	021°05'54"	58.20'	114.42'	N22°58'43"W
C13	334.81	512.50	037°25'49"	173.62'	328.88'	N06°17'08"E
C14	9.62	100.00	005°30'35"	4.81'	9.61'	N45°04'05"W
C15	11.57	49.50	012°23'34"	5.81'	11.54'	N41°07'36"W
C16	113.97	270.34	024°09'16"	57.84'	113.13'	N22°45'54"W
C17	76.67	427.67	010°16'18"	38.44'	76.57'	N20°10'49"E
C18	35.01	480.00	004°10'46"	17.51'	35.01'	N48°40'00"E
C19	347.55	532.00	037°25'49"	180.23'	341.40'	N06°17'08"E
C20	71.29	480.00	008°30'36"	35.71'	71.23'	N48°02'37"E

LINE TABLE

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	61.98'	N46° 23' 49"W	L28	87.94'	N72° 25' 43"W	L55	24.14'	S25° 00' 03"W
L2	37.37'	S86° 25' 20"W	L29	139.02'	S77° 34' 14"W	L56	18.51'	S64° 59' 57"E
L3	77.37'	N86° 22' 47"E	L30	8.24'	S6° 53' 31"E	L57	19.00'	N64° 59' 57"W
L4	91.48'	S48° 52' 39"E	L31	38.00'	S25° 00' 03"W	L58	100.61'	S25° 00' 03"W
L5	17.78'	N85° 14' 34"E	L32	73.00'	N25° 00' 03"E	L59	8.00'	S64° 59' 57"E
L6	25.88'	N12° 25' 46"W	L33	19.37'	S42° 48' 53"W	L60	10.00'	S25° 00' 03"W
L7	89.50'	N25° 00' 03"E	L34	17.85'	N42° 18' 48"W	L61	8.00'	N64° 59' 57"W
L8	18.00'	S64° 59' 57"E	L35	50.17'	N35° 58' 35"W	L62	68.35'	S25° 00' 03"W
L9	11.50'	N25° 00' 03"E	L36	51.91'	N12° 25' 46"W	L63	19.00'	S64° 59' 57"E
L10	38.98'	S64° 59' 57"E	L37	77.56'	N13° 38' 42"E	L64	19.00'	N64° 59' 57"W
L11	18.00'	N25° 00' 03"E	L38	83.22'	N0° 06' 03"W	L65	4.50'	S25° 00' 03"W
L12	43.00'	S25° 00' 03"W	L39	61.76'	N6° 30' 51"W	L66	17.62'	S71° 43' 53"W
L13	15.00'	N64° 59' 57"W	L40	67.73'	N12° 12' 56"W	L67	17.29'	S71° 43' 53"E
L14	53.00'	S24° 27' 37"W	L41	30.43'	N47° 49' 23"W	L68	78.20'	N18° 16' 07"E
L15	41.64'	S25° 00' 03"W	L42	15.68'	N42° 18' 48"W	L69	22.64'	N76° 14' 57"W
L16	26.81'	N42° 27' 07"W	L43	72.18'	S25° 32' 54"E	L70	20.00'	N13° 45' 03"E
L17	26.06'	N12° 25' 46"W	L44	20.31'	S23° 17' 54"E	L71	24.22'	S76° 14' 57"E
L18	87.44'	N36° 04' 21"W	L45	118.20'	S19° 59' 57"E	L72	98.27'	N10° 14' 48"W
L19	32.67'	N26° 11' 49"W	L46	12.41'	S8° 44' 57"E	L73	137.36'	N23° 54' 26"W
L20	32.67'	N19° 12' 27"W	L47	16.24'	N77° 34' 14"E	L74	68.43'	N47° 31' 23"W
L21	27.04'	N57° 56' 31"W	L48	17.21'	N77° 34' 14"E	L75	25.86'	N12° 25' 46"W
L22	67.73'	N12° 12' 56"W	L49	65.03'	N8° 44' 57"W	L76	59.58'	N21° 23' 27"E
L23	61.76'	N6° 30' 51"W	L50	18.54'	S81° 15' 03"W	L77	17.50'	S64° 59' 57"E
L24	83.22'	N0° 06' 03"W	L51	17.73'	S81° 15' 03"W	L78	53.50'	N25° 00' 03"E
L25	61.76'	N6° 30' 51"W	L52	13.81'	S8° 44' 57"E	L79	17.50'	N64° 59' 57"W
L26	23.78'	N70° 00' 03"E	L53	98.48'	S2° 30' 03"W			

METES AND BOUNDS DESCRIPTION OF A 1.837 TRACT OF LAND LYING AND BEING SITUATED IN THE J.H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 324.83 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC. RECORDED IN VOLUME 423, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD FOUND ON THE NORTHERLY LINE OF SOUTH TRADITIONS DRIVE (107' R.O.W.) MARKING THE SOUTHEAST CORNER OF A CALLED 8.47 ACRE TRACT AS DESCRIBED BY A DEED TO TEXAS A&M UNIVERSITY SYSTEM RECORDED IN VOLUME 1936, PAGE 196 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID 8.47 ACRE TRACT FOR THE FOLLOWING CALLS:

N 46° 23' 49" W FOR A DISTANCE OF 61.96 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 190.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 135° 20' 01" FOR AN ARC DISTANCE OF 448.78 FEET (CHORD BEARS: N 55° 20' 31" W - 351.50 FEET) TO A 1/4 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 12° 19' 00" E FOR A DISTANCE OF 224.27 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 180.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 53' 09" FOR AN ARC DISTANCE OF 115.88 FEET (CHORD BEARS: N 06° 07' 05" W - 113.89 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 24° 33' 39" W FOR A DISTANCE OF 125.18 FEET TO A 1/2 INCH IRON ROD FOUND;

S 86° 25' 20" W FOR A DISTANCE OF 37.37 FEET TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND THE REMAINDER OF A CALLED 51.87 ACRE TRACT DESCRIBED AS TRACT 58, BY A DEED TO TRADITIONS CLUB BRYAN, L.L.C. RECORDED IN VOLUME 9444, PAGE 52 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 4.7 ACRE TRACT;

THENCE: N 03° 35' 54" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID REMAINDER OF 51.87 ACRE TRACT FOR A DISTANCE OF 148.60 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR THE FOLLOWING CALLS:

N 86° 22' 47" E FOR A DISTANCE OF 77.97 FEET TO A 1/4 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 80.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 44' 34" FOR AN ARC DISTANCE OF 62.47 FEET (CHORD BEARS: S 71° 14' 56" E - 60.90 FEET) TO A 1/4 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

S 48° 52' 39" E FOR A DISTANCE OF 91.46 FEET TO A 1/4 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 72.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 52' 48" FOR AN ARC DISTANCE OF 57.65 FEET (CHORD BEARS: S 71° 49' 03" E - 56.13 FEET) TO A 1/4 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 85° 14' 34" E FOR A DISTANCE OF 17.78 FEET TO A 1/4 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 72.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 42' 04" FOR AN ARC DISTANCE OF 116.49 FEET (CHORD BEARS: S 48° 24' 25" E - 104.19 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

S 02° 03' 24" E FOR A DISTANCE OF 182.60 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 250.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 47' 26" FOR AN ARC DISTANCE OF 90.72 FEET (CHORD BEARS: S 12° 27' 06" E - 90.22 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 77° 34' 14" E FOR A DISTANCE OF 131.29 FEET TO A 1/2 INCH IRON ROD SET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 25' 49" FOR AN ARC DISTANCE OF 347.55 FEET (CHORD BEARS: N 06° 17' 08" E - 341.40 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 25° 00' 03" E FOR A DISTANCE OF 201.59 FEET TO A 1/2 INCH IRON ROD SET;

S 64° 59' 57" E FOR A DISTANCE OF 142.50 FEET TO A 1/2 INCH IRON ROD SET;

N 25° 00' 03" E FOR A DISTANCE OF 89.50 FEET TO A 1/2 INCH IRON ROD SET;

S 64° 59' 57" E FOR A DISTANCE OF 18.00 FEET TO A 1/2 INCH IRON ROD SET;

N 25° 00' 03" E FOR A DISTANCE OF 11.50 FEET TO A 1/2 INCH IRON ROD SET;

S 64° 59' 57" E FOR A DISTANCE OF 38.98 FEET TO A 1/2 INCH IRON ROD SET;

N 25° 00' 03" E FOR A DISTANCE OF 18.00 FEET TO A 1/2 INCH IRON ROD SET;

S 64° 59' 57" E FOR A DISTANCE OF 318.00 FEET TO A 1/2 INCH IRON ROD SET;

S 25° 00' 03" W FOR A DISTANCE OF 43.00 FEET TO A 1/2 INCH IRON ROD SET;

N 64° 59' 57" W FOR A DISTANCE OF 15.00 FEET TO A 1/2 INCH IRON ROD SET;

S 25° 00' 03" W FOR A DISTANCE OF 28.00 FEET TO A 1/2 INCH IRON ROD SET;

S 23° 27' 37" W FOR A DISTANCE OF 53.00 FEET TO A 1/2 INCH IRON ROD SET;

S 25° 00' 03" W FOR A DISTANCE OF 41.64 FEET TO A 1/2 INCH IRON ROD SET;

S 02° 03' 24" E FOR A DISTANCE OF 182.60 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHERLY LINE OF SOUTH TRADITIONS DRIVE MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT SAID IRON ROD BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 400.00 FEET;

THENCE: ALONG THE NORTHERLY LINE OF SOUTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:

S 41° 57' 40" W FOR A DISTANCE OF 279.21 FEET;

S 42° 48' 37" W FOR A DISTANCE OF 18.37 FEET TO THE POINT OF BEGINNING CONTAINING 13.837 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

LEGEND

- PLAT BOUNDARY
- ROW LINE
- LOT LINE
- PROPERTY CORNER
- EXISTING PUBLIC ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
- CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
- ZONING IS PD-M PLANNED DEVELOPMENT MIXED USE.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ____ day of _____, 20____, and same was duly approved on the ____ day of _____, 20____, by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner of the 13.837 acre tract shown on this plat, being the tract of land as conveyed in the Official Records of Brazos County in Volume 4023, Page 91, and designated herein as The Traditions Subdivision, Phase 27, in the City of Bryan, Texas and whose name is subscribed hereto to dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas
Printed Name: _____
My Commission Expires: _____

CERTIFICATE OF CITY ENGINEER

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

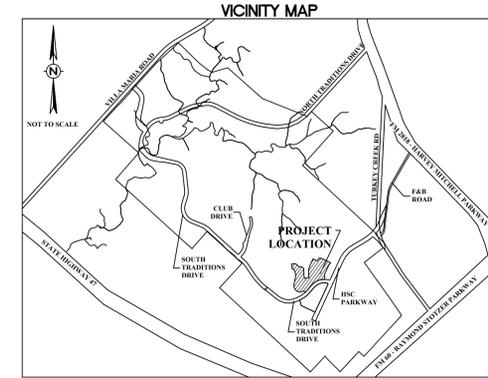
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk
Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

City Planner
Bryan, Texas



FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE 27

13.837 ACRES
Block 1, Lots 1 & 2
Common Areas 1 - 4
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

OWNER:
BRYAN COMMERCIAL & DEVELOPMENT, INC.
P.O. BOX 1000
BRYAN, TEXAS 77805

DEVELOPER:
BRYAN TRADITIONS, LP
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807

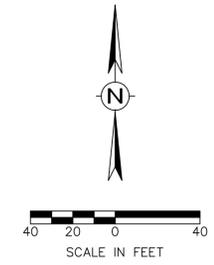
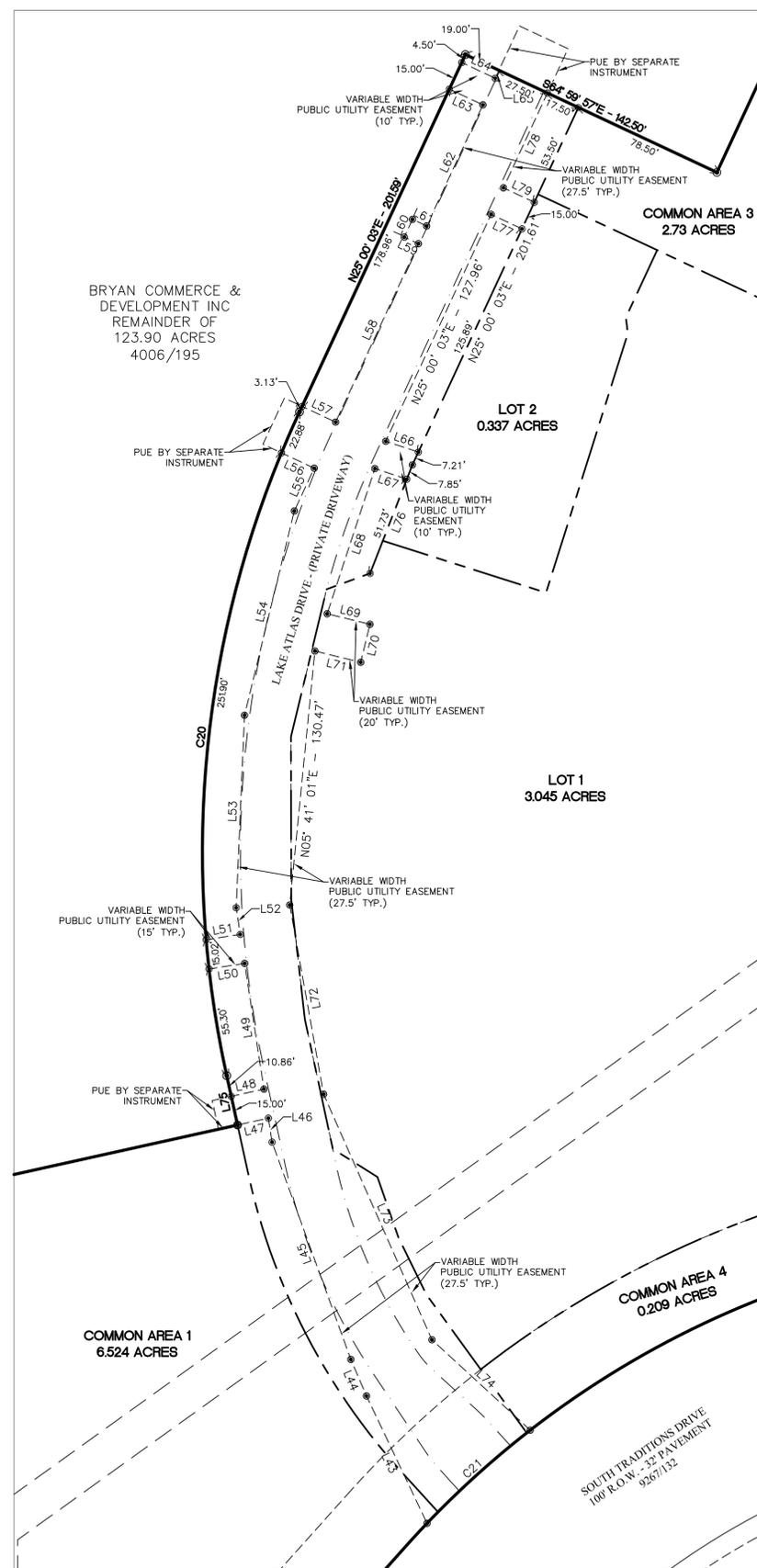
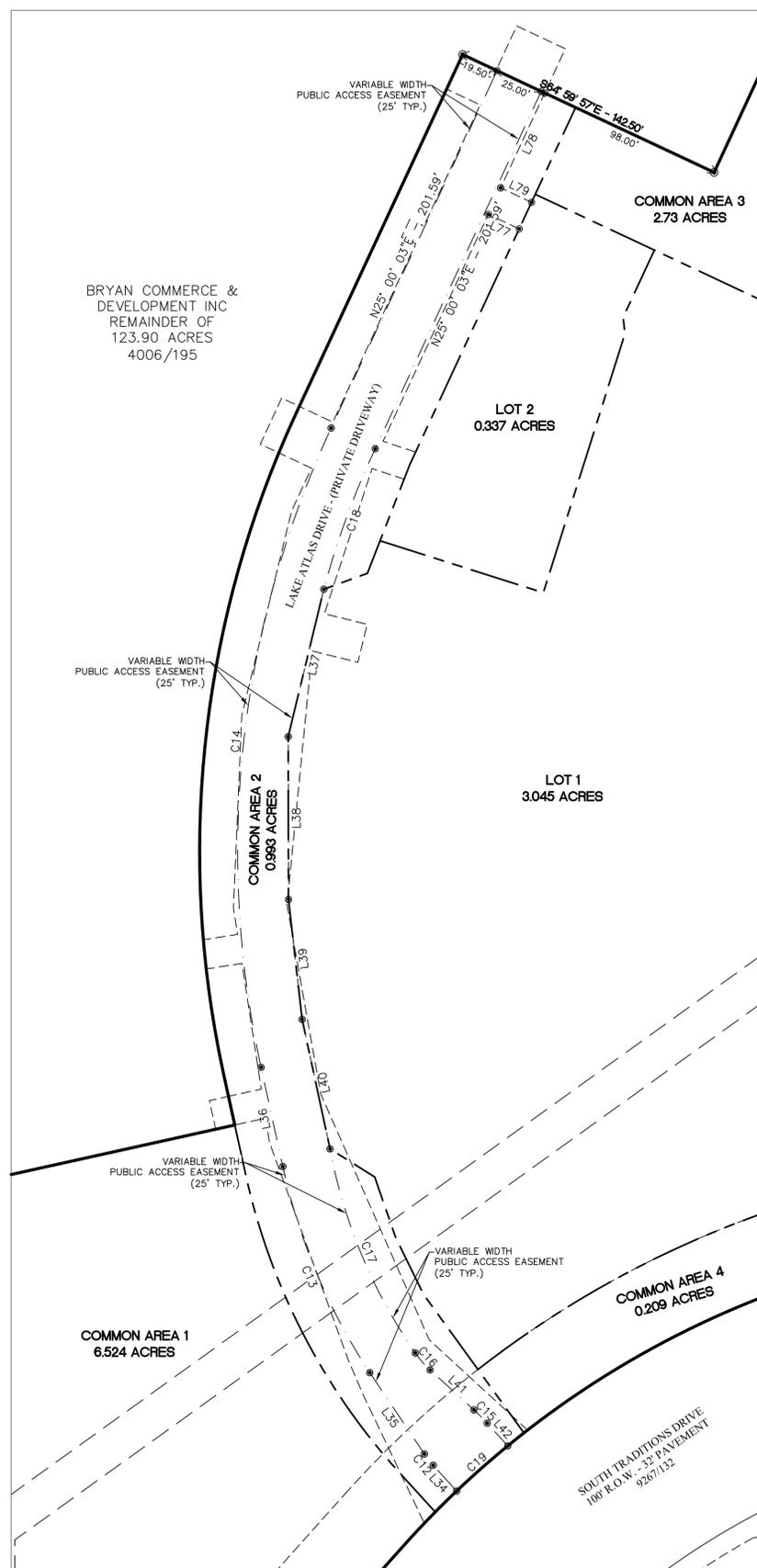
SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

SCALE: 1" = 60'
NOVEMBER 2014

ENGINEER:
Schultz Engineering, LLC

TBPE NO. 12327
2730 LONGHIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

PAGE 1 OF 2



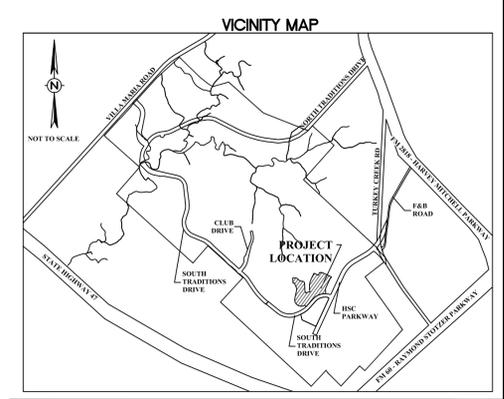
NOTES:
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- ROW LINE
- LOT LINE
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- EXISTING PUBLIC ACCESS EASEMENT
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L5	17.76'	N85° 14' 34"E	L32	73.00'	N25° 00' 03"E	L59	8.00'	S64° 59' 57"E
L6	25.86'	N12° 25' 46"W	L33	19.37'	S42° 48' 53"W	L60	10.00'	S25° 00' 03"W
L7	89.50'	N25° 00' 03"E	L34	17.85'	N42° 18' 48"W	L61	8.00'	N64° 59' 57"W
L8	18.00'	S64° 59' 57"E	L35	50.17'	N33° 58' 35"W	L62	68.35'	S25° 00' 03"W
L9	11.50'	N25° 00' 03"E	L36	51.91'	N12° 25' 46"W	L63	19.00'	S64° 59' 57"E
L10	38.98'	S64° 59' 57"E	L37	77.56'	N13° 38' 42"E	L64	19.00'	N64° 59' 57"W
L11	18.00'	N25° 00' 03"E	L38	83.22'	N0° 06' 03"W	L65	4.50'	S25° 00' 03"W
L12	43.00'	S25° 00' 03"W	L39	61.76'	N6° 30' 51"W	L66	17.62'	N71° 43' 53"W
L13	15.00'	N64° 59' 57"W	L40	67.73'	N12° 12' 58"W	L67	17.29'	S71° 43' 53"E
L14	53.00'	S24° 27' 37"W	L41	30.43'	N47° 49' 23"W	L68	78.20'	N18° 16' 07"E
L15	41.64'	S25° 00' 03"W	L42	15.68'	N42° 18' 48"W	L69	22.64'	N76° 14' 57"W
L16	26.81'	N42° 27' 07"W	L43	72.18'	S25° 32' 54"E	L70	20.00'	N13° 45' 03"E
L17	26.06'	N12° 25' 46"W	L44	20.31'	S23° 17' 54"E	L71	24.22'	S76° 14' 57"E
L18	87.44'	N36° 04' 21"W	L45	118.20'	S19° 59' 57"E	L72	98.27'	N10° 10' 48"W
L19	32.67'	N26° 11' 49"W	L46	12.41'	S8° 44' 57"E	L73	137.36'	N23° 54' 26"W
L20	32.67'	N19° 12' 27"W	L47	16.24'	N77° 34' 14"E	L74	68.43'	N47° 31' 23"W
L21	27.04'	N57° 58' 31"W	L48	17.21'	N77° 34' 14"E	L75	25.86'	N12° 25' 46"W
L22	67.73'	N12° 12' 58"W	L49	65.03'	N8° 44' 57"W	L76	59.58'	N21° 23' 27"E
L23	61.76'	N6° 30' 51"W	L50	18.54'	S81° 15' 03"W	L77	17.50'	S64° 59' 57"E
L24	83.22'	N0° 06' 03"W	L51	17.73'	S81° 15' 03"W	L78	53.50'	N25° 00' 03"E
L25	77.56'	N13° 38' 42"E	L52	13.81'	S8° 44' 57"E	L79	17.50'	N64° 59' 57"W
L26	23.78'	N70° 00' 03"E	L53	98.48'	S2° 30' 03"W			
L27	59.58'	N21° 23' 27"E	L54	107.56'	S13° 45' 03"W			



FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE 27

13.837 ACRES
Block 1, Lots 1 & 2
Common Areas 1 - 4
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

OWNER:
BRYAN COMMERCE & DEVELOPMENT, INC.
P.O. BOX 1000
BRYAN, TEXAS 77805

DEVELOPER:
BRYAN TRADITIONS, LP
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

SCALE: 1" = 40'
NOVEMBER 2014

ENGINEER:
 Schultz Engineering, LLC

TBPE NO. 12327
2730 LONGHORN, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

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