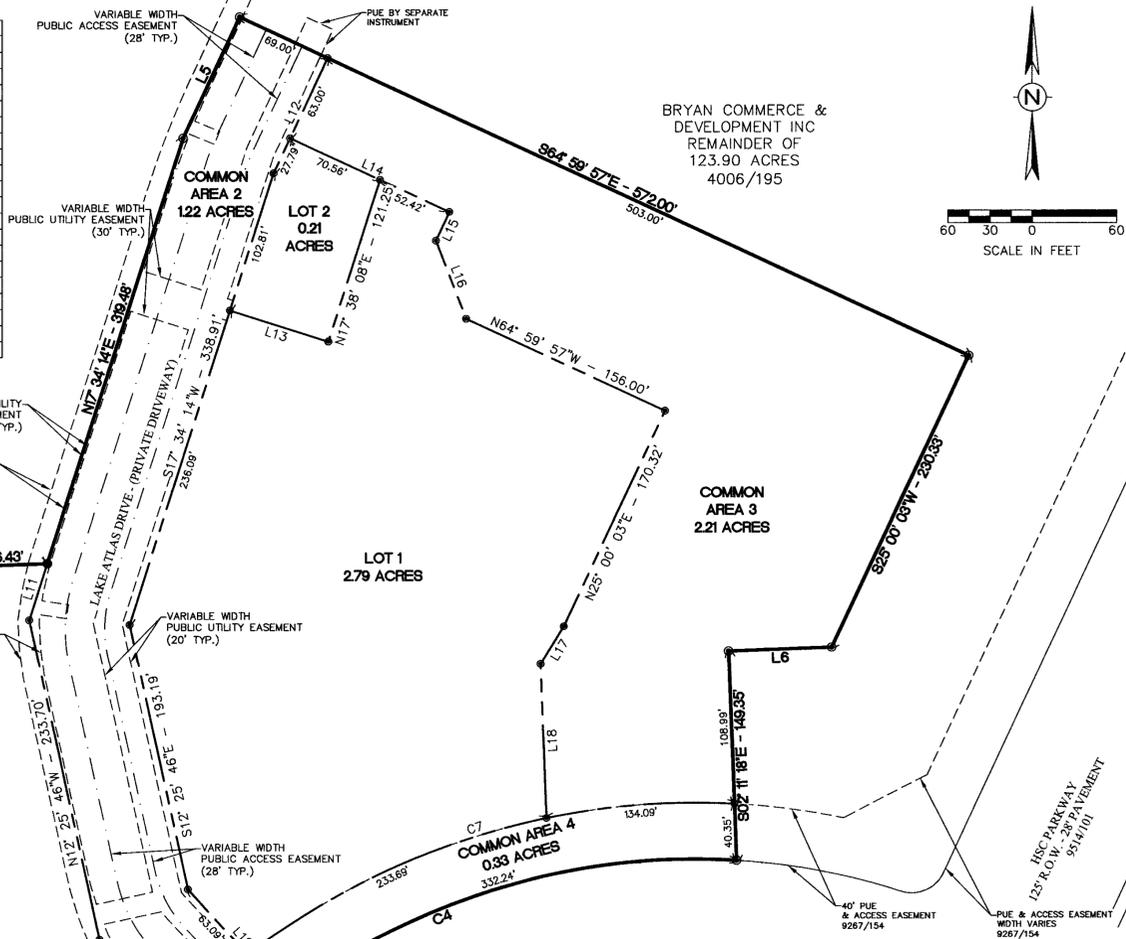


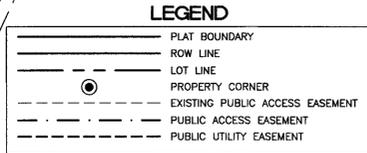
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	62.47	80.00	244°44'34"	32.83	60.90	S71°14'56"E
C2	57.85	72.00	248°52'48"	30.47	56.13	S71°49'03"E
C3	116.49	72.00	282°42'04"	75.48	104.19	S48°24'25"W
C4	432.29	480.00	051°36'05"	232.05	417.83	S8°40'42"W
C5	448.78	180.00	135°20'01"	462.51	351.50	N55°20'31"W
C6	115.88	180.00	038°53'09"	60.03	113.89	N06°07'05"W
C7	376.17	520.00	247°47'12"	193.32	382.40	N72°43'07"E

BRYAN COMMERCE & DEVELOPMENT INC
REMAINDER OF
123.90 ACRES
4006/195

LINE #	LENGTH	DIRECTION
L1	78.63	N86° 22' 47"E
L2	91.46	S48° 52' 36"E
L3	17.78	N83° 14' 34"E
L4	92.15	S2° 03' 23"E
L5	95.57	N25° 00' 03"E
L6	73.32	S87° 48' 42"W
L7	19.37	S42° 48' 53"W
L8	61.96	N48° 25' 49"W
L9	37.87	S88° 25' 20"W
L10	117.81	N42° 18' 48"W
L11	42.45	N17° 34' 14"E
L12	90.79	S25° 00' 03"W
L13	73.42	S72° 25' 46"E
L14	124.98	N84° 59' 57"W
L15	22.87	N25° 00' 03"E
L16	59.68	N21° 05' 35"W
L17	31.50	N31° 29' 36"E
L18	108.92	N2° 11' 18"W
L19	103.34	S42° 18' 48"E



- 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.



METES AND BOUNDS DESCRIPTION OF A 13.75 TRACT J.H. JONES SURVEY, A-26 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J.H. JONES SURVEY, ABSTRACT NO. 76, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 324.81 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, 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 1/2 INCH IRON ROD FOUND ON THE NORTHERLY LINE OF SOUTH TRADITIONS DRIVE (HWY 80 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 1916, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 324.81 ACRE TRACT AND SAID 8.47 ACRE TRACT FOR THE FOLLOWING CALLS:

N 46° 23' 09" W FOR A DISTANCE OF 63.96 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 135° 20' 01" FOR AN ARC DISTANCE OF 48.78 FEET (CHORD BEARS: N 55° 20' 31" W - 351.90 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 12° 19' 30" E FOR A DISTANCE OF 228.47 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° 57' 06" FOR AN ARC DISTANCE OF 115.88 FEET (CHORD BEARS: N 60° 07' 05" W - 113.89 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 23° 37' 39" W FOR A DISTANCE OF 125.16 FEET TO A 1/2 INCH IRON ROD FOUND;

S 80° 25' 39" W FOR A DISTANCE OF 37.07 FEET TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.81 ACRE TRACT AND SAID 8.47 ACRE TRACT DESCRIBED AS TRACT SIX BY A DEED TO TRADITIONS CLUB BRYAN, LLC RECORDED IN VOLUME 944, PAGE 32 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 8.47 ACRE TRACT;

THENCE: N 60° 37' 15" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.81 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 324.81 ACRE TRACT FOR THE FOLLOWING CALLS:

N 86° 22' 47" E FOR A DISTANCE OF 78.63 FEET TO A 1/2 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 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

S 48° 52' 36" E FOR A DISTANCE OF 91.46 FEET TO A 1/2 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 48° 52' 48" FOR AN ARC DISTANCE OF 57.85 FEET (CHORD BEARS: S 71° 49' 03" E - 56.13 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 83° 14' 34" E FOR A DISTANCE OF 17.78 FEET TO A 1/2 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" W - 104.19 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

S 02° 03' 23" E FOR A DISTANCE OF 92.15 FEET TO A 1/2 INCH IRON ROD SET;

N 87° 36' 37" E FOR A DISTANCE OF 134.09 FEET TO A 1/2 INCH IRON ROD SET;

N 17° 34' 14" E FOR A DISTANCE OF 119.48 FEET TO A 1/2 INCH IRON ROD SET;

N 25° 00' 03" E FOR A DISTANCE OF 95.57 FEET TO A 1/2 INCH IRON ROD SET;

S 44° 59' 57" E FOR A DISTANCE OF 59.68 FEET TO A 1/2 INCH IRON ROD SET;

S 25° 00' 03" W FOR A DISTANCE OF 228.47 FEET TO A 1/2 INCH IRON ROD SET;

S 87° 48' 42" W FOR A DISTANCE OF 73.32 FEET TO A 1/2 INCH IRON ROD SET;

S 42° 18' 48" E FOR A DISTANCE OF 103.34 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHERLY 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 480.00 FEET;

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

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 36' 05" FOR AN ARC DISTANCE OF 412.29 FEET (CHORD BEARS: S 67° 45' 41" W - 417.83 FEET) TO THE END OF SAID CURVE;

S 41° 57' 40" W FOR A DISTANCE OF 239.21 FEET;

S 42° 48' 53" W FOR A DISTANCE OF 19.37 FEET TO THE POINT OF BEGINNING CONTAINING 13.75 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner of the 13.75 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 dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

by _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

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

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

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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 _____.

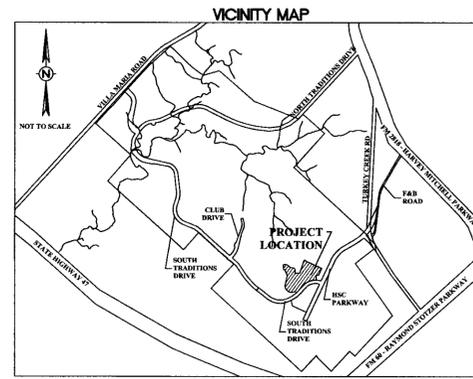
County Clerk
Brazos County, Texas

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



FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE 27

13.75 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

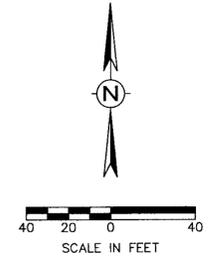
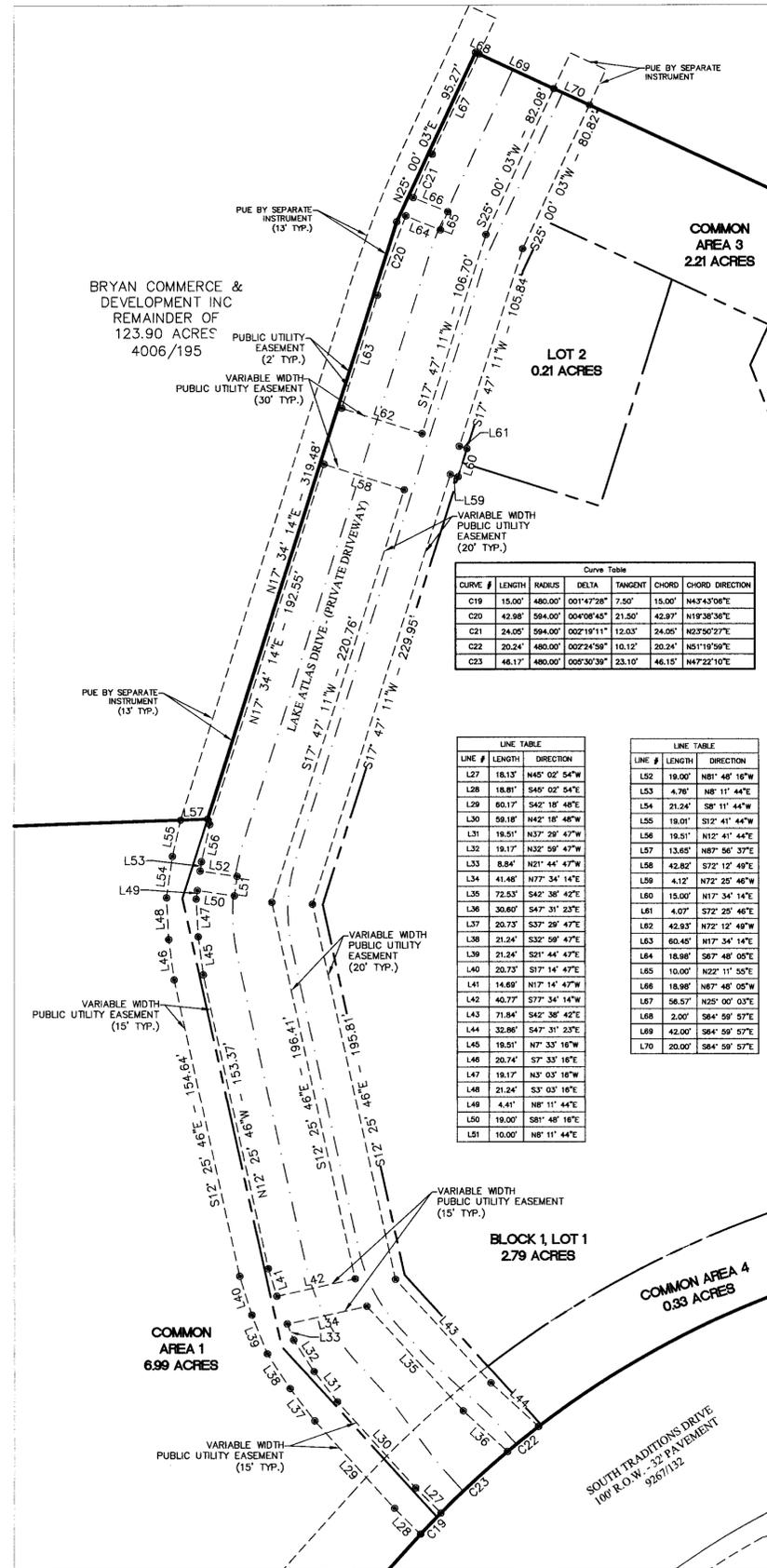
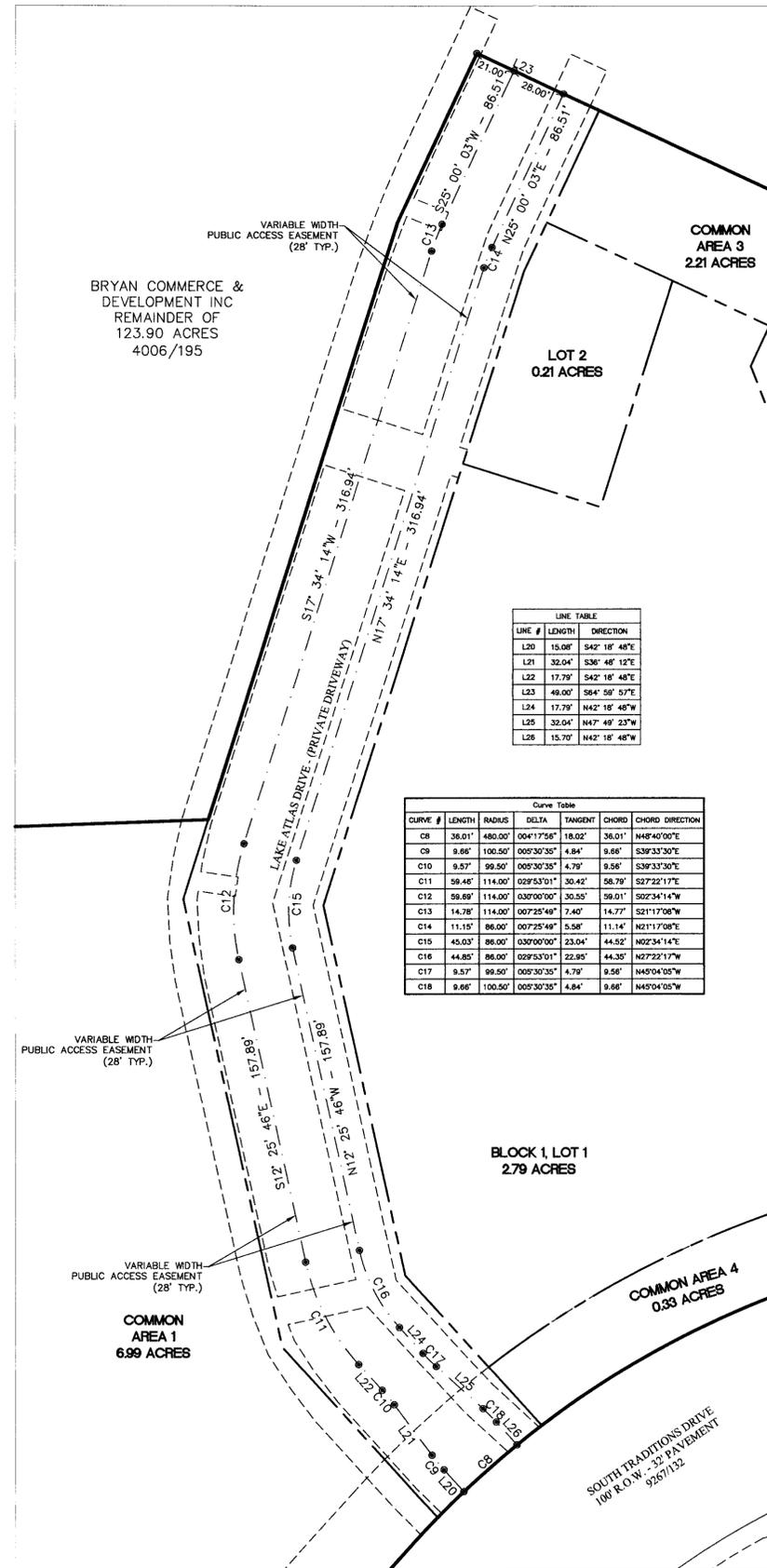
SURVEYOR: Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

SCALE: 1" = 60'
AUGUST 2014

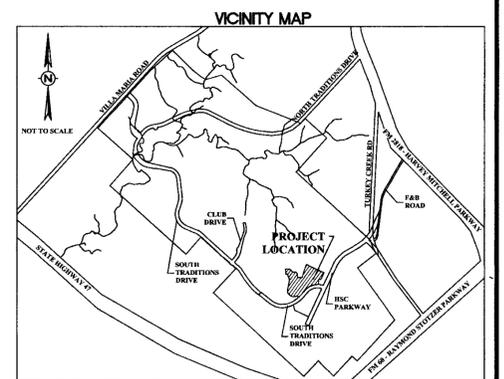
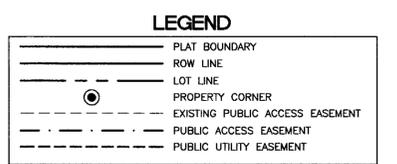
ENGINEER: Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
Service (979) 764-3900

DATE: AUG 20 2014

PAGE 1 OF 2



NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.



FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 27
 13.75 ACRES
 Block 1, Lots 1 & 2
 Common Areas 1 - 4
 J.H. JONES SURVEY, A-26
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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'
AUGUST 2014

ENGINEER:
Schultz Engineering, LLC

TPPE NO. 12327
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PAGE 2 OF 2