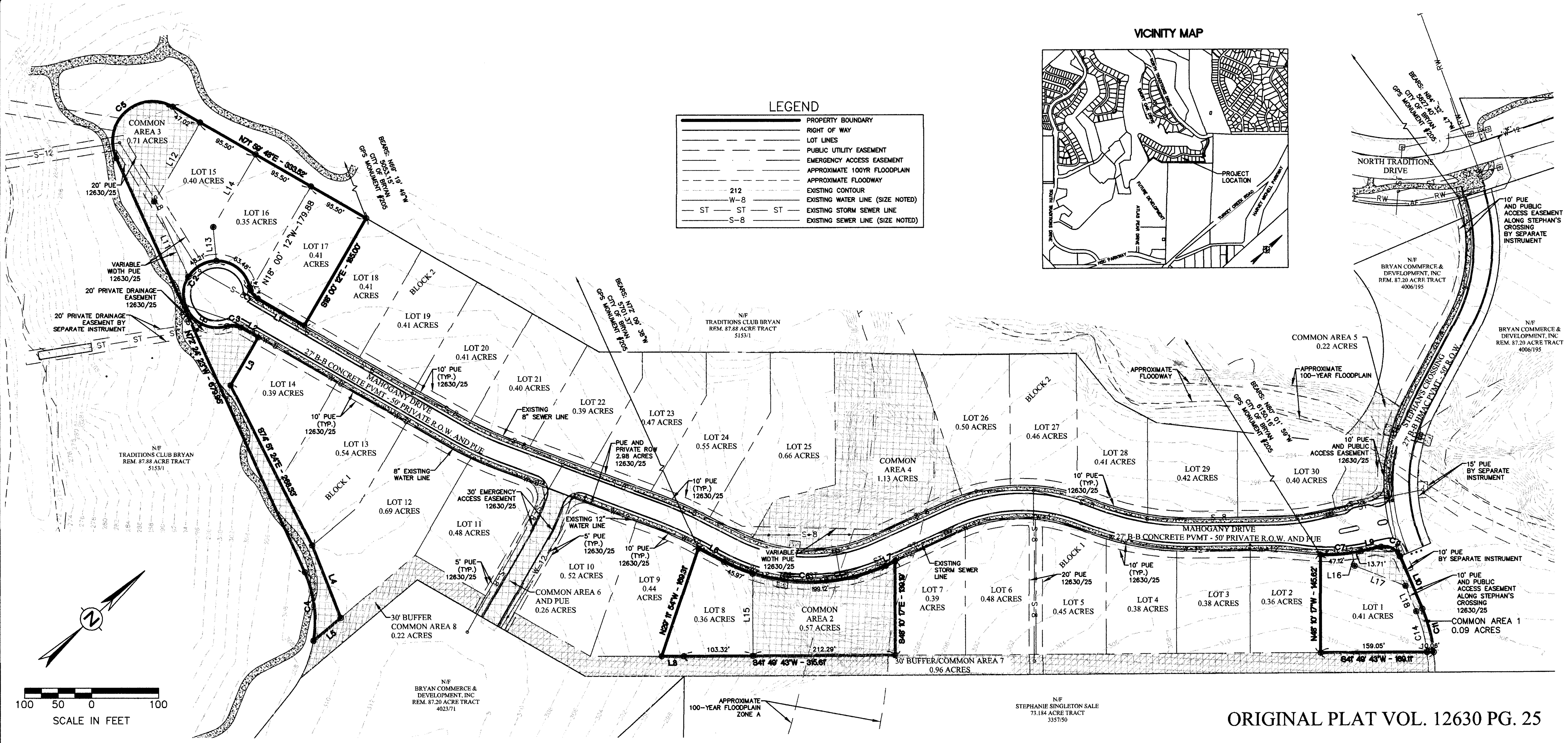



ORIGINAL PLAT VOL. 12630 PG. 25

**METES AND BOUNDS DESCRIPTION**
**OF A**
**0.929 ACRE TRACT**
**THE TRADITIONS SUBDIVISION, PHASE 26**
**BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 8, BLOCK 1, AND ALL OF COMMON AREA 2, THE TRADITIONS SUBDIVISION, PHASE 26, ACCORDING TO THE PLAT RECORDED IN VOLUME 12630, PAGE 25 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 SOUTHEAST LINE OF MAHOGANY DRIVE (50' PRIVATE R.O.W.) MARKING THE WEST CORNER OF SAID LOT 8 AND THE NORTH CORNER OF LOT 9, BLOCK 1;

**THENCE:** N 69° 33' 07" E ALONG THE SOUTHEAST LINE OF MAHOGANY DRIVE FOR A DISTANCE OF 43.33 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 275.00 FEET

**THENCE:** CONTINUING ALONG THE SOUTHEAST LINE OF MAHOGANY DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52° 02' 22" FOR AN ARC DISTANCE OF 249.77 FEET (CHORD BEARS: N 43° 31' 56" E - 241.27 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

**THENCE:** N 17° 30' 45" E CONTINUING ALONG THE SOUTHEAST LINE OF MAHOGANY DRIVE FOR A DISTANCE OF 15.36 FEET TO A ½ INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID COMMON AREA 2 AND THE WEST CORNER OF LOT 7, BLOCK 1;

**THENCE:** S 48° 10' 17" E ALONG THE COMMON LINE OF SAID COMMON AREA 2 AND SAID LOT 7 FOR A DISTANCE OF 139.19 FEET TO A ½ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF COMMON AREA 7 MARKING THE SOUTH CORNER OF SAID LOT 7;

**THENCE:** S 41° 49' 43" W ALONG THE COMMON LINE OF SAID COMMON AREA 2, SAID LOT 8 AND SAID COMMON AREA 7 FOR A DISTANCE OF 315.61 FEET TO A ½ INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE COMMON LINE FO SAID LOT 8 AND SAID COMMON AREA 7;

**THENCE:** S 41° 59' 15" W ALONG THE COMMON LINE OF SAID LOT 8 AND COMMON AREA 7 FOR A DISTANCE OF 32.96 FEET TO A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 8 AND THE EAST CORNER OF LOT 9, BLOCK 1;

**THENCE:** N 29° 11' 54" W ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9 FOR A DISTANCE OF 169.31 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.929 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 26, 12630/25.

**METES AND BOUNDS DESCRIPTION**
**OF A**
**1.862 ACRE TRACT**
**THE TRADITIONS SUBDIVISION, PHASE 26**
**BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 15, 16 AND 17, BLOCK 2, AND ALL OF COMMON AREA 3, THE TRADITIONS SUBDIVISION, PHASE 26, ACCORDING TO THE PLAT RECORDED IN VOLUME 12630, PAGE 25 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 NORTHWEST LINE OF MAHOGANY DRIVE (50' PRIVATE R.O.W.) MARKING THE EAST CORNER OF SAID LOT 17 AND THE SOUTH CORNER OF LOT 18, BLOCK 2;

**THENCE:** ALONG THE NORTHWEST AND SOUTHEAST LINES OF MAHOGANY DRIVE FOR THE FOLLOWING CALLS:

S 71° 59' 48" W FOR A DISTANCE OF 80.35 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 11' 23" FOR AN ARC DISTANCE OF 21.03 FEET (CHORD BEARS: N 83° 54' 31" W - 20.41 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 276° 22' 46" FOR AN ARC DISTANCE OF 241.19 FEET (CHORD BEARS: S 18° 00' 12" E - 66.67 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 11' 23" FOR AN ARC DISTANCE OF 21.03 FEET (CHORD BEARS: N 47° 54' 07" E - 20.41 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 71° 59' 48" E FOR A DISTANCE OF 30.00 FEET TO A ½ INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 14, BLOCK 1 AND A NORTHERLY CORNER OF SAID COMMON AREA 3;

**THENCE:** S 18° 00' 12" E ALONG THE COMMON LINE OF SAID COMMON AREA 3 AND SAID LOT 14, BLOCK 1, FOR A DISTANCE OF 82.73 FEET TO A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 14, BLOCK 1;

**THENCE:** S 74° 51' 24" E CONTINUING ALONG THE COMMON LINE OF SAID COMMON AREA 3 AND SAID LOT 14, BLOCK 1, FOR A DISTANCE OF 268.33 FEET TO A ½ INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOT 13 AND LOT 12, BLOCK 1;

**THENCE:** S 69° 32' 14" E ALONG THE COMMON LINE OF SAID COMMON AREA 3 AND SAID LOT 12 FOR A DISTANCE OF 115.95 FEET TO A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF COMMON AREA 8 (PLAT 12630/25) MARKING THE EAST CORNER OF SAID LOT 12;

**THENCE:** S 02° 01' 34" W ALONG THE COMMON LINE OF SAID COMMON AREA 3 AND COMMON AREA 8 FOR A DISTANCE OF 53.24 FEET TO THE COMMON LINE OF SAID PHASE 26 AND THE REMAINDER OF A CALLED 87.88 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS CLUB BRYAN RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;;

**THENCE:** ALONG THE COMMON LINE OF SAID PHASE 26 AND SAID REMAINDER OF 87.88 ACRE TRACT FOR THE FOLLOWING CALLS;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 15' 27" FOR AN ARC DISTANCE OF 104.63 FEET (CHORD BEARS: N 55° 16' 42" W - 103.08 FEET) TO THE END OF SAID CURVE;

N 72° 24' 23" W FOR A DISTANCE OF 679.95 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 60.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 144° 24' 09" FOR AN ARC DISTANCE OF 151.22 FEET (CHORD BEARS: N 00° 12' 19" W - 114.26 FEET) TO THE END OF SAID CURVE;

N 71° 59' 48" E FOR A DISTANCE OF 333.62 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 17, BLOCK 2, AND THE WEST CORNER OF SAID LOT 18, BLOCK 2;

**THENCE:** S 18° 00' 12" E ALONG THE COMMON LINE OF SAID LOT 17 AND SAID LOT 18 FOR A DISTANCE OF 185.00 FEET TO THE **POINT OF BEGINNING** CONTAINING 1.862 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 26, 12630/25.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, L.P., a Texas Limited Partnership, owner of the Lots 1 and 8, Block 1, Lots 16 and 17 Block 2, and Common Areas 1–3 of Traditions Phase 26 shown on this plat, as conveyed in the Official Records of Brazos County in Volume 12630, Page 25 and designated herein as The Traditions Subdivision, Phase 26, 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.

____________________________________
Bryan/Traditions, L.P., a Texas Limited Partnership by
Traditions Acquisition Partnership GP, LLC, a Texas Limited Liability Company, its General Partner, By
W. Spencer Clements, Jr., Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr. 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 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

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

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 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

LINE TABLE

| LINE # | LENGTH | DIRECTION |
|---|---|---|
| L1 | 80.35' | S71° 59' 48"W |
| L2 | 30.00' | N71° 59' 48"E |
| L3 | 82.73' | S18° 00' 12"E |
| L4 | 115.95' | S69° 32' 14"E |
| L5 | 53.24' | S2° 01' 34"W |
| L6 | 43.33' | N69° 33' 07"E |
| L7 | 15.36' | N17° 30' 45"E |
| L8 | 32.96' | S41° 59' 15"W |
| L9 | 30.90' | N29° 56' 21"E |
| L10 | 84.82' | S71° 19' 33"E |
| L11 | 123.32' | N72° 24' 23"W |
| L12 | 136.70' | N18° 00' 12"W |
| L13 | 50.68' | N53° 18' 16"W |
| L14 | 125.61' | N18° 00' 12"W |
| L15 | 122.13' | S48° 25' 19"E |
| L16 | 20.00' | S60° 03' 39"E |
| L17 | 81.41' | N63° 32' 25"E |
| L18 | 41.38' | S71° 19' 33"E |
| L19 | 18.52' | S59° 33' 52"E |
| L20 | 84.28' | N63° 32' 25"E |
| L21 | 41.38' | S71° 19' 33"E |

Curve Table

| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
|---|---|---|---|---|---|---|
| C1 | 21.03' | 25.00' | 048°11'23" | 11.18' | 20.41' | N83°54'31"W |
| C2 | 241.19' | 50.00' | 276°22'46" | 44.72' | 66.67' | S18°00'12"E |
| C3 | 21.03' | 25.00' | 048°11'23" | 11.18' | 20.41' | N47°54'07"E |
| C4 | 104.63' | 175.00' | 034°15'27" | 53.93' | 103.08' | N55°16'42"W |
| C5 | 151.22' | 60.00' | 144°24'09" | 186.89' | 114.26' | N00°12'19"W |
| C6 | 249.77' | 275.00' | 052°02'22" | 134.24' | 241.27' | N43°31'56"E |
| C7 | 60.90' | 250.00' | 013°57'28" | 30.60' | 60.75' | N36°55'05"E |
| C9 | 34.35' | 25.00' | 078°44'07" | 20.51' | 31.71' | N69°18'24"E |
| C11 | 66.97' | 225.00' | 017°03'16" | 33.74' | 66.73' | S62°47'55"E |
| C15 | 62.93' | 215.00' | 016°46'10" | 31.69' | 62.70' | S62°56'27"E |

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. A PORTION OF THIS TRACT DOES 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
3. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT–OF–WAY LINES ARE CHORD LENGTHS.
4. THE DEVELOPER AND HOA WILL COMPLY WITH THE INDEMNITY REQUIREMENTS OF SECTION 110–59(m)(5) OF THE SUBDIVISION ORDINANCE.
5. THE DEVELOPER INTENDS TO CONSTRUCT THE PROPOSED PRIVATE STREET TO THE HIGHER STANDARD REQUIRED.
6. THE MAINTENANCE OF THE PRIVATE STREET WILL BE THE RESPONSIBILITY OF THE HOA.
7. ACCESS THROUGH THE PROPOSED GATE WILL BE PROVIDED AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE PICKUP, UTILITY, SCHOOL BUSES, PARA TRANSIT, DEMAND AND RESPONSE VEHICLES, AND OTHER HEALTH AND SAFETY RELATED VEHICLES. ACCESS THROUGH THE GATE WILL NOT REQUIRE DRIVERS TO EXIT THEIR VEHICLE.
8. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.

**METES AND BOUNDS DESCRIPTION**
**OF A**
**0.505 ACRE TRACT**
**THE TRADITIONS SUBDIVISION, PHASE 26**
**BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLOCK 1, AND ALL OF COMMON AREA 1, THE TRADITIONS SUBDIVISION, PHASE 26, ACCORDING TO THE PLAT RECORDED IN VOLUME 12630, PAGE 25 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 SOUTHEAST LINE OF MAHOGANY DRIVE (50' PRIVATE R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF LOT 2, BLOCK 1, SAID IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 250.00 FEET;

**THENCE:** ALONG THE SOUTHEAST LINE OF MAHOGANY DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 57' 28" FOR AN ARC DISTANCE OF 60.90 FEET (CHORD BEARS: N 36° 55' 05" E - 60.75 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

**THENCE:** N 29° 56' 21" E CONTINUING ALONG THE SOUTHEAST LINE OF MAHOGANY DRIVE FOR A DISTANCE OF 30.90 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

**THENCE:** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78° 44' 07" FOR AN ARC DISTANCE OF 34.35 FEET (CHORD BEARS: N 69° 18' 24" E - 31.71 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE END OF SAID CURVE ON THE EXTENSION OF THE SOUTHWEST LINE OF STEPHEN'S CROSSING (50' R.O.W.);

**THENCE:** S 71° 19' 33" E ALONG THE EXTENSION OF THE SOUTHWEST LINE OF STEPHEN'S CROSSING FOR A DISTANCE OF 84.82 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 225.00 FEET;

**THENCE:** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 03' 16" FOR AN ARC DISTANCE OF 66.97 FEET (CHORD BEARS: S 62° 47' 55" E - 66.73 FEET) TO A ½ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF COMMON AREA 7 MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** S 41° 49' 43" W ALONG THE COMMON LINE OF SAID LOT 1, SAID COMMON AREA 1 AND COMMON AREA 7 FOR A DISTANCE OF 169.11 FEET TO A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF LOT 2, BLOCK 1;

**THENCE:** N 48° 10' 17" W ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2 FOR A DISTANCE OF 145.62 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.505 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 26, 12630/25.

# FINAL PLAT
## OF
## LOTS 1R & 8R, BLOCK 1
## LOTS 16R & 17R, BLOCK 2
## COMMON AREAS 1R, 2R & 3R
## THE TRADITIONS SUBDIVISION - PH 26

LOT 1R & COMMON AREA 1R = 0.505 ACRES
LOT 8R & COMMON AREA 2R = 0.929 ACRES
LOT 16R & 17R & COMMON AREA 3R = 1.862 ACRES

## BEING A
## REPLAT

JUN 03 2015

## OF
## LOTS 1 & 8, BLOCK 1
## LOTS 15 - 17, BLOCK 2
## COMMON AREAS 1 - 3
## THE TRADITIONS SUBDIVISION - PH 26
## VOL. 12630, PG. 25

J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

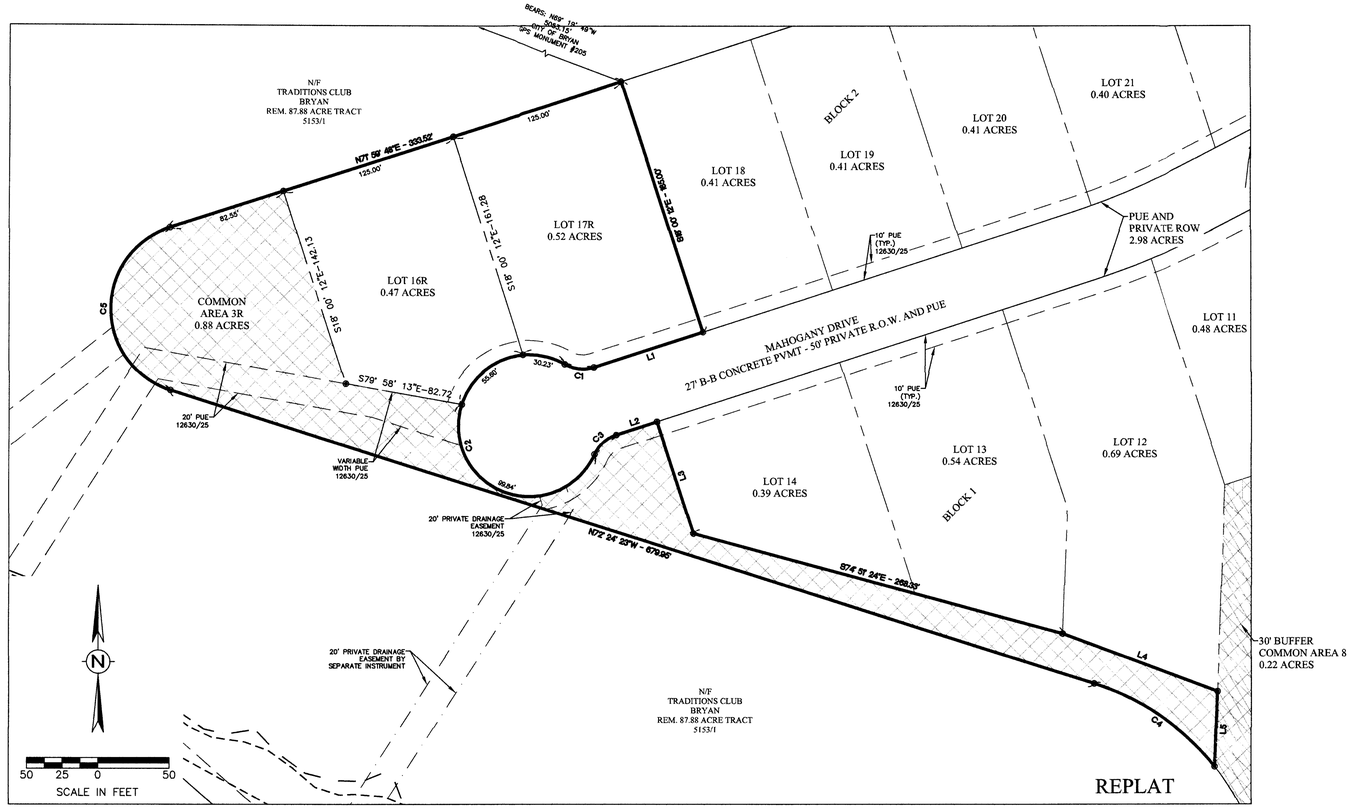
SCALE 1" = 100'
JUNE 2015

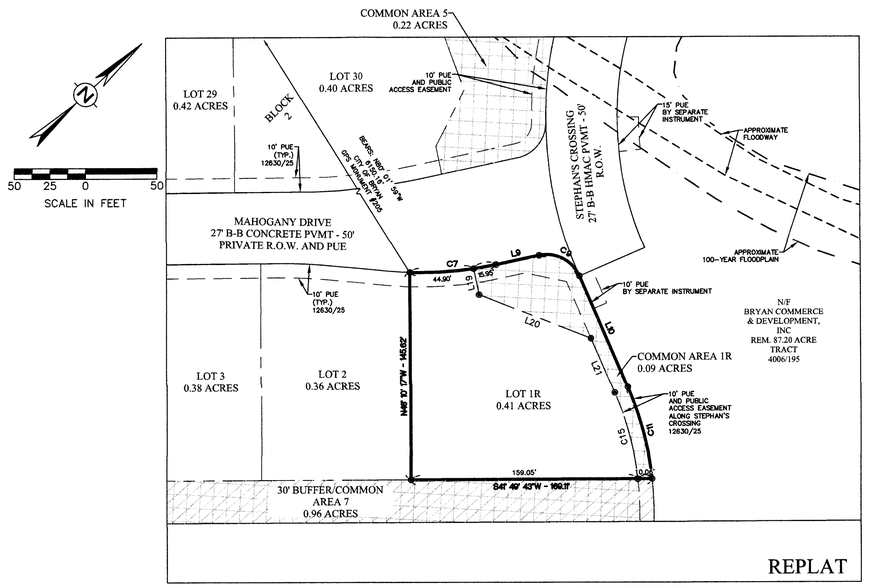
OWNER/DEVELOPER:
Bryan Traditions, LP
2100 Traditions Blvd.
Bryan, Texas 77807

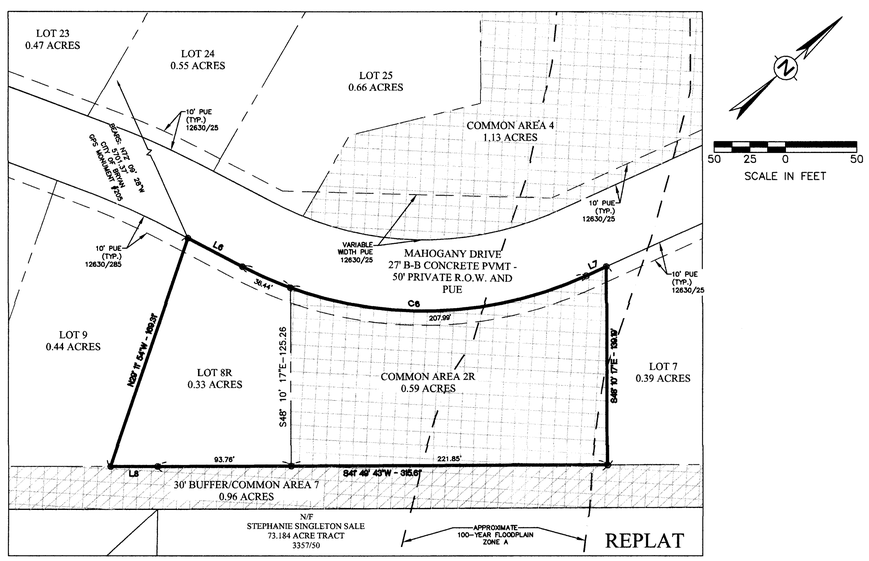
SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

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

F:___14-313 Traditions Phase 26\FINAL PLAT\TRADITIONS PHASE 26.dwg




| LINE TABLE | | |
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| LINE # | LENGTH | DIRECTION |
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| L5 | 53.24' | S2° 01' 34"W |
| L6 | 43.33' | N69° 33' 07"E |
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| L13 | 50.68' | N53° 18' 16"W |
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| L16 | 20.00' | S60° 03' 39"E |
| L17 | 81.41' | N63° 32' 25"E |
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| C11 | 66.97' | 225.00' | 017°03'16" | 33.74' | 66.73' | S82°47'55"E |
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NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. A PORTION OF THIS TRACT DOES 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
3. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
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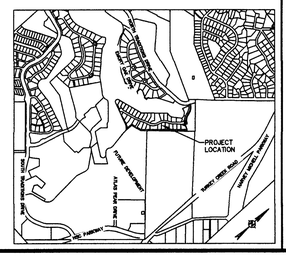
5. THE DEVELOPER INTENDS TO CONSTRUCT THE PROPOSED PRIVATE STREET TO THE HIGHER STANDARD REQUIRED.
6. THE MAINTENANCE OF THE PRIVATE STREET WILL BE THE RESPONSIBILITY OF THE HOA.
7. ACCESS THROUGH THE PROPOSED GATE WILL BE PROVIDED AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE PICKUP, UTILITY, SCHOOL BUSES, PARA TRANSIT, DEMAND AND RESPONSE VEHICLES, AND OTHER HEALTH AND SAFETY RELATED VEHICLES. ACCESS THROUGH THE GATE WILL NOT REQUIRE DRIVERS TO EXIT THEIR VEHICLE.
8. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINES
- PUBLIC UTILITY EASEMENT
- EMERGENCY ACCESS EASEMENT
- APPROXIMATE 100YR FLOODPLAIN
- APPROXIMATE FLOODWAY

VICINITY MAP




# FINAL PLAT

OF

LOTS 1R & 8R, BLOCK 1
LOTS 16R & 17R, BLOCK 2
COMMON AREAS 1R, 2R & 3R
THE TRADITIONS SUBDIVISION - PH 26

LOT 1R & COMMON AREA 1R = 0.505 ACRES
LOT 8R & COMMON AREA 2R = 0.929 ACRES
LOT 16R & 17R & COMMON AREA 3R = 1.862 ACRES

BEING A

# REPLAT

OF

LOTS 1 & 8, BLOCK 1
LOTS 15 - 17, BLOCK 2
COMMON AREAS 1 - 3
THE TRADITIONS SUBDIVISION - PH 26
VOL. 12630, PG. 25
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 100'
JUNE 2015


OWNER/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

ENGINEER:

Schultz Engineering, LLC

TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
***
(979) 764-3900



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