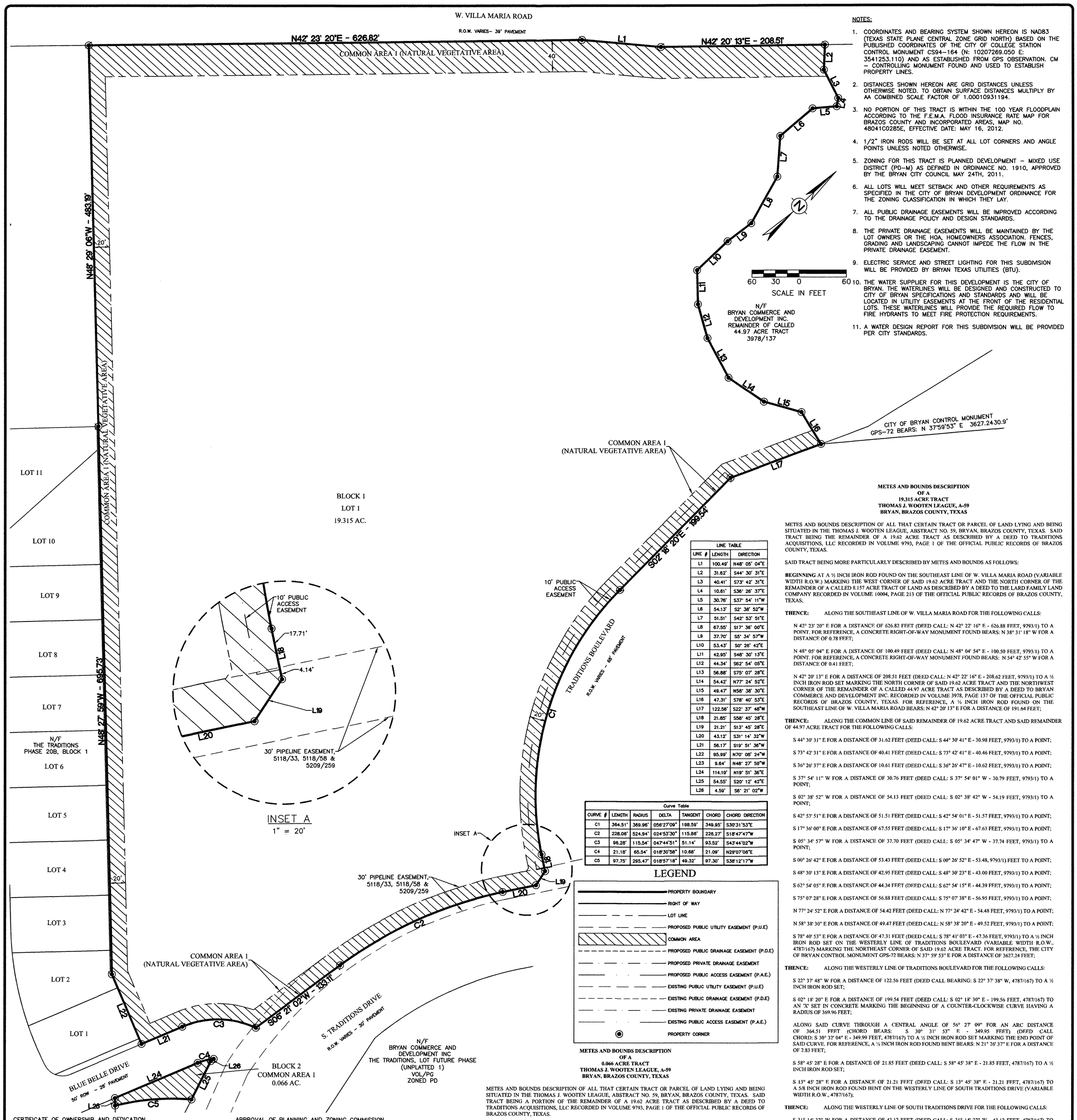


NOTES:

1. COORDINATES AND BEARING SYSTEM SHOWN HEREON IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94–164 (N: 10207269.050 E: 3541253.110) AND AS ESTABLISHED FROM GPS OBSERVATION. CM – CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY AA COMBINED SCALE FACTOR OF 1.00010931194.
3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
4. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
5. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT – MIXED USE DISTRICT (PD–M) AS DEFINED IN ORDINANCE NO. 1910, APPROVED BY THE BRYAN CITY COUNCIL MAY 24TH, 2011.
6. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
7. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
8. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
9. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
10. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
11. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	100.49'	N48° 05' 04"E
L2	31.62'	S44° 30' 31"E
L3	40.41'	S73° 42' 31"E
L4	10.61'	S36° 26' 37"E
L5	30.76'	S37° 54' 11"W
L6	54.13'	S2° 38' 52"W
L7	51.51'	S42° 53' 51"E
L8	67.55'	S17° 36' 00"E
L9	37.70'	S5° 34' 57"W
L10	53.43'	S0° 26' 42"E
L11	42.95'	S48° 30' 13"E
L12	44.34'	S62° 54' 05"E
L13	56.88'	S75° 07' 28"E
L14	54.42'	N77° 24' 52"E
L15	49.47'	N58° 38' 30"E
L16	47.31'	S78° 40' 53"E
L17	122.56'	S22° 37' 48"W
L18	21.85'	S58° 45' 28"E
L19	21.21'	S13° 45' 28"E
L20	43.12'	S31° 14' 32"W
L21	56.17'	S19° 51' 36"W
L22	95.99'	N70° 08' 24"W
L23	9.64'	N48° 27' 59"W
L24	114.19'	N19° 51' 36"E
L25	54.55'	S20° 12' 42"E
L26	4.59'	S6° 21' 02"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	364.51'	369.96'	056°27'09"	198.59'	349.95'	S30°31'53"E
C2	228.06'	524.94'	024°53'30"	115.86'	226.27'	S18°47'47"W
C3	96.28'	115.54'	047°44'51"	51.14'	93.52'	S43°44'02"W
C4	21.18'	65.54'	018°30'58"	10.68'	21.09'	N29°07'08"E
C5	97.75'	295.47'	018°57'18"	49.32'	97.30'	S38°12'17"W

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E)
- COMMON AREA
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E)
- EXISTING PRIVATE DRAINAGE EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER

METES AND BOUNDS DESCRIPTION
OF A
19.315 ACRE TRACT
THOMAS J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOTEN LEAGUE, ABSTRACT NO. 59, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A 19.62 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS ACQUISITIONS, LLC RECORDED IN VOLUME 9793, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID 19.62 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 8.157 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE LARD FAMILY LAND COMPANY RECORDED IN VOLUME 10004, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE SOUTHEAST LINE OF W. VILLA MARIA ROAD FOR THE FOLLOWING CALLS:

N 42° 23' 20" E FOR A DISTANCE OF 626.82 FEET (DEED CALL: N 42° 22' 16" E - 626.88 FEET, 9793/1) TO A POINT. FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MONUMENT FOUND BEARS: N 38° 31' 18" W FOR A DISTANCE OF 0.78 FEET;

N 48° 05' 04" E FOR A DISTANCE OF 100.49 FEET (DEED CALL: N 48° 04' 54" E - 100.50 FEET, 9793/1) TO A POINT. FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MONUMENT FOUND BEARS: N 54° 42' 55" W FOR A DISTANCE OF 0.41 FEET;

N 42° 20' 13" E FOR A DISTANCE OF 208.51 FEET (DEED CALL: N 42° 22' 16" E - 208.62 FEET, 9793/1) TO A ½ INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID 19.62 ACRE TRACT AND THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 44.97 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INC. RECORDED IN VOLUME 3978, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A ½ INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. VILLA MARIA ROAD BEARS: N 42° 20' 13" E FOR A DISTANCE OF 191.64 FEET;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 19.62 ACRE TRACT AND SAID REMAINDER OF 44.97 ACRE TRACT FOR THE FOLLOWING CALLS:

S 44° 30' 31" E FOR A DISTANCE OF 31.62 FEET (DEED CALL: S 44° 30' 41" E - 30.98 FEET, 9793/1) TO A POINT;

S 73° 42' 31" E FOR A DISTANCE OF 40.41 FEET (DEED CALL: S 73° 42' 41" E - 40.46 FEET, 9793/1) TO A POINT;

S 36° 26' 37" E FOR A DISTANCE OF 10.61 FEET (DEED CALL: S 36° 26' 47" E - 10.62 FEET, 9793/1) TO A POINT;

S 37° 54' 11" W FOR A DISTANCE OF 30.76 FEET (DEED CALL: S 37° 54' 01" W - 30.79 FEET, 9793/1) TO A POINT;

S 02° 38' 52" W FOR A DISTANCE OF 54.13 FEET (DEED CALL: S 02° 38' 42" W - 54.19 FEET, 9793/1) TO A POINT;

S 42° 53' 51" E FOR A DISTANCE OF 51.51 FEET (DEED CALL: S 42° 54' 01" E - 51.57 FEET, 9793/1) TO A POINT;

S 17° 36' 00" E FOR A DISTANCE OF 67.55 FEET (DEED CALL: S 17° 36' 10" E - 67.63 FEET, 9793/1) TO A POINT;

S 05° 34' 57" W FOR A DISTANCE OF 37.70 FEET (DEED CALL: S 05° 34' 47" W - 37.74 FEET, 9793/1) TO A POINT;

S 00° 26' 42" E FOR A DISTANCE OF 53.43 FEET (DEED CALL: S 00° 26' 52" E - 53.48, 9793/1) FEET TO A POINT;

S 48° 30' 13" E FOR A DISTANCE OF 42.95 FEET (DEED CALL: S 48° 30' 23" E - 43.00 FEET, 9793/1) TO A POINT;

S 62° 54' 05" E FOR A DISTANCE OF 44.34 FEET (DEED CALL: S 62° 54' 15" E - 44.39 FEET, 9793/1) TO A POINT;

S 75° 07' 28" E FOR A DISTANCE OF 56.88 FEET (DEED CALL: S 75° 07' 38" E - 56.95 FEET, 9793/1) TO A POINT;

N 77° 24' 52" E FOR A DISTANCE OF 54.42 FEET (DEED CALL: N 77° 24' 42" E - 54.48 FEET, 9793/1) TO A POINT;

N 58° 38' 30" E FOR A DISTANCE OF 49.47 FEET (DEED CALL: N 58° 38' 20" E - 49.52 FEET, 9793/1) TO A POINT;

S 78° 40' 53" E FOR A DISTANCE OF 47.31 FEET (DEED CALL: S 78° 41' 03" E - 47.36 FEET, 9793/1) TO A ½ INCH IRON ROD SET ON THE WESTERLY LINE OF TRADITIONS BOULEVARD (VARIABLE WIDTH R.O.W., 4787/167) MARKING THE NORTHEAST CORNER OF SAID 19.62 ACRE TRACT. FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-72 BEARS: N 37° 59' 53" E FOR A DISTANCE OF 3627.24 FEET;

THENCE: ALONG THE WESTERLY LINE OF TRADITIONS BOULEVARD FOR THE FOLLOWING CALLS:

S 22° 37' 48" W FOR A DISTANCE OF 122.56 FEET (DEED CALL BEARING: S 22° 37' 38" W, 4787/167) TO A ½ INCH IRON ROD SET;

S 02° 18' 20" E FOR A DISTANCE OF 199.54 FEET (DEED CALL: S 02° 18' 30" E - 199.56 FEET, 4787/167) TO AN 'X' SET IN CONCRETE MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 369.96 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 27' 09" FOR AN ARC DISTANCE OF 364.51 FEET (CHORD BEARS: S 30° 31' 53" E - 349.95 FEET) (DEED CALL CHORD: S 30° 32' 04" E - 349.99 FEET, 4787/167) TO A ½ INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE. FOR REFERENCE, A ½ INCH IRON ROD FOUND BENT BEARS: N 21° 26' 37" E FOR A DISTANCE OF 2.83 FEET;

S 58° 45' 28" E FOR A DISTANCE OF 21.85 FEET (DEED CALL: S 58° 45' 38" E - 21.85 FEET, 4787/167) TO A ½ INCH IRON ROD SET;

S 13° 45' 28" E FOR A DISTANCE OF 21.21 FEET (DEED CALL: S 13° 45' 38" E - 21.21 FEET, 4787/167) TO A 5/8 INCH IRON ROD FOUND BENT ON THE WESTERLY LINE OF SOUTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W., 4787/167);

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

S 31° 14' 32" W FOR A DISTANCE OF 43.12 FEET (DEED CALL: S 31° 14' 22" W - 43.12 FEET, 4787/167) TO A 5/8 INCH IRON ROD FOUND BENT MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 524.94 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 53' 30" FOR AN ARC DISTANCE OF 228.06

FEET (CHORD BEARS: S 18° 47' 47" W - 226.27 FEET) (DEED CALL CHORD: S 18° 47' 37" W - 226.29 FEET, 4787/167) TO A ½ INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 06° 21' 02" W FOR A DISTANCE OF 133.11 FEET (DEED CALL BEARING: S 06° 20' 52" W, 4787/167) TO A POINT ON THE NORTHWEST LINE OF BLUE BELLE DRIVE (50' R.O.W., 11012/219) MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 115.54 FEET. FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: S 46° 35' 32" W FOR A DISTANCE OF 0.32 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 44' 51" FOR AN ARC DISTANCE OF 96.28 FEET (CHORD BEARS: S 43° 44' 02" W - 93.52 FEET) PLAT CALL CHORD: S 43° 38' 38" W - 93.21 FEET, 11012/219) TO A ½ INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

THENCE: S 19° 51' 36" W FOR A DISTANCE OF 56.17 FEET (DEED CALL BEARING: S 19° 51' 26" W, 11012/219) TO AN 'X' SET IN CONCRETE MARKING THE EAST CORNER OF BLOCK 1, THE TRADITIONS, PHASE 20B ACCORDING TO THE PLAT RECORDED IN VOLUME 11730, PAGE 161 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 70° 08' 24" W ALONG THE NORTHEAST LINE OF SAID BLOCK 1 FOR A DISTANCE OF 95.99 FEET (PLAT CALL: N 70° 08' 34" W - 96.00 FEET, 11730/161) TO A ½ INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID 19.62 ACRE TRACT;

THENCE: N 48° 27' 59" W ALONG THE COMMON LINE OF SAID 19.62 ACRE TRACT AND SAID BLOCK 1 FOR A DISTANCE OF 695.73 FEET (PLAT CALL: N 48° 28' 10" W - 695.73 FEET, 11730/161) TO A ½ INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID BLOCK 1 AND THE EAST CORNER OF SAID REMAINDER OF 8.157 ACRE TRACT;

THENCE: N 48° 29' 06" W ALONG THE COMMON LINE OF SAID 19.62 ACRE TRACT AND SAID 8.157 ACRE TRACT FOR A DISTANCE OF 483.19 FEET (DEED CALL BEARING: N 48° 28' 10" W, 9793/1) TO THE **POINT OF BEGINNING** CONTAINING 19.315 ACRES OF LAND AS SURVEYED ON THE GROUND AUGUST, 2016. BEARING SYSTEM SHOWN HEREIN IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) AS ESTABLISHED FROM GPS OBSERVATION. SEE PLAT PREPARED AUGUST, 2016, FOR MORE DESCRIPTIVE INFORMATION.

METES AND BOUNDS DESCRIPTION
OF A
0.066 ACRE TRACT
THOMAS J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOTEN LEAGUE, ABSTRACT NO. 59, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A 19.62 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS ACQUISITIONS, LLC RECORDED IN VOLUME 9793, PAGE 1 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 BLUE BELLE DRIVE (50' R.O.W.) MARKING THE NORTH CORNER OF A CALLED 0.079 ACRE COMMON AREA AND PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT OF TRADITIONS, PHASE 20A, RECORDED IN VOLUME 11012, PAGE 219 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE SOUTHEAST LINE OF BLUE BELLE DRIVE FOR THE FOLLOWING CALLS:

N 19° 51' 36" E FOR A DISTANCE OF 114.19 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 65.55 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 30' 58" FOR AN ARC DISTANCE OF 21.18 FEET (CHORD BEARS: N 29° 07' 08" E - 21.09 FEET) TO THE END OF SAID CURVE ON THE WESTERLY LINE OF SOUTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W.) AND THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

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

S 06° 21' 02" W FOR A DISTANCE OF 4.59 FEET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 24° 01' 15" W FOR A DISTANCE OF 0.42 FEET;

S 20° 12' 42" E FOR A DISTANCE OF 54.55 FEET TO THE SOUTHEAST CORNER OF SAID REMAINDER OF 19.62 ACRE TRACT AND A NORTHEAST CORNER OF THE REMAINDER OF A CALLED 44.97 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 3978, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 295.46 FEET;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 19.62 ACRE TRACT AND SAID REMAINDER OF 44.97 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 57' 18" FOR AN ARC DISTANCE OF 97.75 FEET (CHORD BEARS: S 38° 12' 17" W - 97.30 FEET) TO THE NORTHEAST LINE OF SAID 0.079 ACRE COMMON AREA (PLAT 11012/219) AND THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 48° 27' 59" W ALONG THE COMMON LINE OF SAID REMAINDER OF 19.62 ACRE TRACT AND SAID 0.079 ACRE COMMON AREA FOR A DISTANCE OF 9.64 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.066 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND AUGUST, 2016. BEARING SYSTEM SHOWN HEREIN IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I(We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume _____, Page _____, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

_____
Owner Name, Title
Company Name

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Owner Name, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

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

_____
Notary Public, Brazos County, Texas

CERTIFICATE 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 THE 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 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 approvalwith 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 Commision

_____
Chair
Planning & Zoning Commission
Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____, R.P.L.S. No. 4502

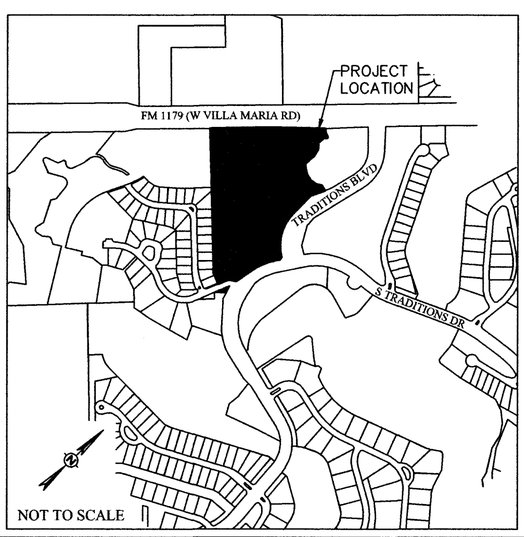
CERTIFICATION OF THE COUNTY CLERK

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, Texas, in Volume _____ Page _____.

_____
County Clerk
Brazos County, Texas

VICINITY MAP



FINAL PLAT
THE TRADITIONS SUBDIVISON
PHASE 19
19.381 ACRES

THOMAS S. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS
BLOCK 1 , LOT 1 & COMMON AREA 1
BLOCK 2, COMMON AREA 1

SCALE 1" = 60'
OCTOBER, 2016

OCT 26 2016
RECEIVED

OWNER/DEVELOPER:
TRADITIONS ACQUISITIONS, LLC
2100 Traditions Blvd
Bryan, TX 77801

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

ENGINEER:
SCHULTZ
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

F:_____16-463 Traditions Phase 19\FINAL PLAT\16-463 Traditions Phase 19.dwg