

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John Jordan, Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of the 18.803 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 6668, Page 210, and designated herein as The Traditions Subdivision, Phase 11, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

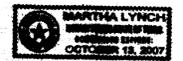
John Jordan
John Jordan, Vice President
Bryan/Traditions, LP, a Texas Limited Partnership

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Jordan 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 and consideration there stated.

Given under my hand and seal on this 19th day of May, 2005

Martha Lynch
Martha Lynch
Notary Public in and for the State of Texas
My Commission Expires: 07/27/06



CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, *Karen M. Jones*, 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 19th day of May, 2005, in the Official Records of Brazos County, Texas, in Volume 6727, Page 33.

Karen M. Jones
Karen M. Jones, County Clerk
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Kim Casey*, Chairman 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 & Zoning Commission of the City of Bryan on the 16 day of March, 2005 and same was duly approved on the 7 day of April, 2005 by said Commission.

Kim Casey
Kim Casey, Chairman, Planning & Zoning Commission,
Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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 14 day of June, 2005.

Kari Russell
Kari Russell
Planning Administrator, 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 14 day of June, 2005.

Brad Kerr
Brad Kerr, R.P.L.S. No. 4502
City Engineer, Bryan, Texas

CERTIFICATE OF THE 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, and that the metes and bounds describing said subdivision will describe the same in geometric form.



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 - THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
 - IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992.
 - BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 6668, PG. 210, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 29B ON THE MASTER PLAN.
 - OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
 - ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
 - MINIMUM FINISHED FLOOR (FF) ELEVATIONS SHOWN ARE FOR SANITARY SEWER SERVICE.

METES AND BOUNDS DESCRIPTION

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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL 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 101.96 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INCORPORATED, RECORDED IN VOLUME 3983, PAGE 54 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF SOUTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE SOUTHWEST CORNER OF THE TRADITIONS SUBDIVISION, PHASE III, ACCORDING TO THE PLAT RECORDED IN VOLUME 5900, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 06° 24' 42" E ALONG THE WEST LINE OF SOUTH TRADITIONS DRIVE FOR A DISTANCE OF 59.32 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 455.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 15' 18" FOR AN ARC DISTANCE OF 184.67 FEET (CHORD BEARS: S 05° 12' 57" W - 183.41 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 16° 50' 36" W CONTINUING ALONG THE WEST LINE OF SOUTH TRADITIONS DRIVE FOR A DISTANCE OF 225.07 FEET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 465.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66° 03' 35" FOR AN ARC DISTANCE OF 536.13 FEET (CHORD BEARS: S 16° 11' 11" E - 506.92 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 41° 34' 30" W THROUGH SAID REMAINDER OF 101.96 ACRE TRACT FOR A DISTANCE OF 521.72 FEET TO A 5/8 INCH IRON ROD SET ON THE COMMON LINE OF SAID REMAINDER OF 101.96 ACRE TRACT AND A CALLED 127.91 ACRE TRACT AS DESCRIBED BY A DEED TO GANER B. JONES, JR., RECORDED IN VOLUME 1242, PAGE 430 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 101.96 ACRE TRACT BEARS: S 47° 52' 14" E FOR A DISTANCE OF 667.09 FEET;

THENCE: N 47° 52' 14" W ALONG THE COMMON LINE OF SAID REMAINDER OF 101.96 ACRE TRACT AND SAID 127.91 ACRE TRACT FOR A DISTANCE OF 1085.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THE TRADITIONS SUBDIVISION, PHASE III;

THENCE: ALONG THE SOUTHERLY LINES OF THE TRADITIONS SUBDIVISION, PHASE III, FOR THE FOLLOWING CALLS:

N 50° 47' 04" E FOR A DISTANCE OF 114.84 FEET TO A 5/8 INCH IRON ROD FOUND;

N 44° 39' 54" E FOR A DISTANCE OF 155.55 FEET TO A 5/8 INCH IRON ROD FOUND;

N 59° 35' 28" E FOR A DISTANCE OF 769.97 FEET TO A 5/8 INCH IRON ROD FOUND;

N 71° 47' 08" E FOR A DISTANCE OF 45.75 FEET TO A 5/8 INCH IRON ROD FOUND;

N 83° 56' 07" E FOR A DISTANCE OF 180.01 FEET) TO THE POINT OF BEGINNING CONTAINING 18.803 ACRES OF LAND, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

LINE TABLE

LINE	LENGTH	BEARING
L1	59.32	S06°24'42"E
L2	114.84	N50°47'04"E
L3	156.55	N44°39'54"E
L4	45.75	N71°47'08"E
L5	180.01	N83°56'07"E
L6	95.70	N41°12'31"E
L7	4.35	N16°50'36"E
L8	29.69	S71°47'08"W
L9	15.16	S78°35'18"W
L11	42.87	S03°32'47"W
L12	42.84	S72°02'14"W

LEGEND

- PLAT BOUNDARY
- ROW LINE
- PROPERTY LINE
- PROPERTY CORNER
- PUBLIC UTILITY EASEMENT LINE
- PUBLIC UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT
- MINIMUM FINISHED FLOOR FOR SANITARY SEWER SERVICE

CURVE TABLE

CURVE	LENGTH	RADIUS	CURVA	TANGENT	CHORD	CHORD BEARING
C1	184.67	455.00'	23°15'18"	93.63'	183.41'	S05°12'57"W
C2	536.13	465.00'	66°03'35"	302.32'	506.92'	S16°11'11"E
C3	35.50	25.00'	81°22'13"	21.49'	32.60'	S84°10'32"W
C4	138.40	225.00'	33°17'25"	71.57'	136.40'	S77°12'58"W
C5	21.85	25.00'	49°37'21"	11.86'	20.98'	S84°22'54"W
C6	214.95	60.00'	206°13'57"	267.70'	117.09'	S06°33'38"W
C7	21.01	25.00'	48°09'27"	11.17'	20.40'	S71°59'30"E
C8	4.90	35.00'	80°11'19"	2.45'	4.90'	S43°54'16"E
C9	176.64	60.00'	168°40'31"	605.15'	119.41'	N52°45'08"E
C10	42.82	35.00'	68°46'39"	24.41'	40.64'	N06°19'12"E
C11	82.25	175.00'	68°54'52"	41.90'	81.49'	N54°00'22"E
C12	38.32	25.00'	87°49'11"	24.07'	34.68'	S67°57'12"E
C13	35.75	25.00'	81°55'36"	21.70'	32.78'	S28°38'53"W
C14	111.54	225.00'	28°24'10"	56.94'	110.40'	S55°24'36"W
C15	79.30	50.00'	90°52'34"	50.77'	71.25'	S86°38'48"W
C16	93.80	50.00'	107°29'09"	68.17'	80.64'	N02°49'39"E
C17	63.47	175.00'	27°19'40"	42.54'	62.68'	N37°14'04"E
C18	47.87	25.00'	109°54'42"	35.67'	49.84'	S38°07'45"E
C19	147.99	415.00'	20°25'54"	74.79'	147.21'	N06°37'39"E
C20	55.42	505.00'	6°17'18"	27.74'	55.40'	S13°41'57"W
C21	178.74	505.00'	20°18'44"	90.31'	177.81'	S02°21'14"E
C22	246.22	505.00'	27°58'09"	125.61'	243.79'	S35°11'29"E
C23	11.99	14.00'	49°04'56"	6.39'	11.63'	S14°33'32"E
C24	9.89	78.00'	70°53'	4.86'	9.68'	S08°25'28"W
C25	11.89	14.00'	49°04'56"	6.39'	11.63'	S27°24'50"W
C26	103.27	22.00'	268°57'03"	22.41'	31.40'	N06°25'29"E
C27	92.26	22.00'	240°17'11"	37.89'	38.05'	S59°59'00"W
C28	15.88	14.00'	8°10'10"	8.78'	14.87'	N83°12'41"E
C29	11.74	78.00'	8°37'31"	5.88'	11.73'	N59°59'00"E
C30	15.88	14.00'	64°10'10"	8.78'	14.87'	N87°45'20"E

FINAL PLAT
THE TRADITIONS
SUBDIVISION

PHASE 11
18.803 ACRES
BLOCK 1, LOTS 1 THRU 20
BLOCK 2, LOTS 21 THRU 28

J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60'
MARCH, 2005
REVISED MAY, 2005

OWNER/DEVELOPER:
Bryan/Traditions, LP
2100 Traditions Blvd.
Bryan, Texas 77807
(979) 821-2582

ENGINEER:
TEXCON

General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 764-7743

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

CAINER B. JONES, JR.
CALLED 127.91 ACRES
VOL. 1242, PG. 430

N47°52'14"W ~ 1085.00'

S41°34'30"W ~ 521.72'

N59°35'28"E ~ 769.97'

S16°50'36"W ~ 225.07'

S59°34'14"W ~ 869.93'

N47°54'55"W ~ 344.81'
S47°54'55"E ~ 465.86'

S41°23'11"W ~ 142.35'

S41°23'11"W ~ 142.35'

Document Number: 0002531
Amount: 58.00
Receipt Number - 267813
By: Cathy Barcelona

Filed for record in
Brazos County
on: Jun 01, 2005 at 03:44P
Plat # a



TRADITIONS SUBDIVISION
PHASE 4
VOL. 5900,
PG. 294

South Traditions Drive
36-74 ACRES, VOL. 4181, PG. 167

MINIMUM FINISHED FLOOR (FF) ELEVATIONS SHOWN ARE FOR SANITARY SEWER SERVICE.

19th day of May, 2005

STATE OF TEXAS
COUNTY OF BRAZOS

John Jordan, Vice President
Bryan/Traditions, LP, a Texas Limited Partnership

CERTIFICATE OF OWNERSHIP AND DEDICATION