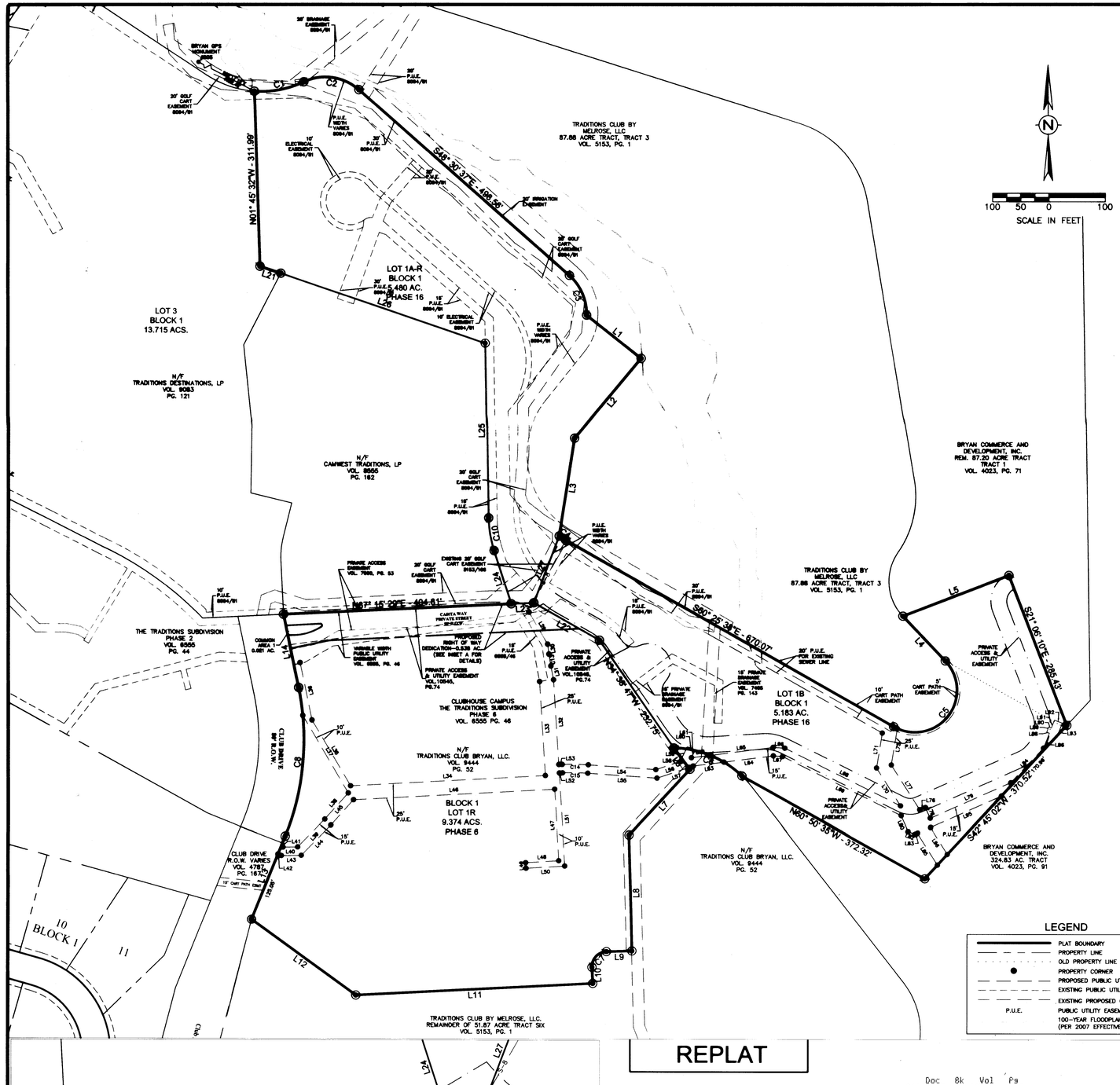
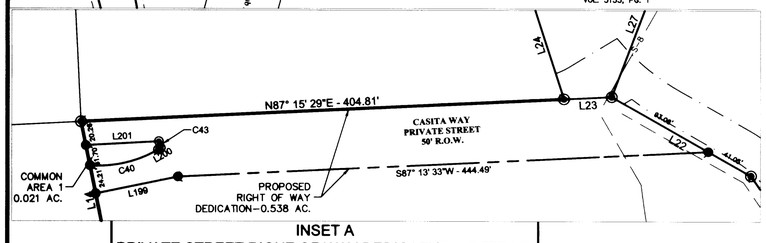
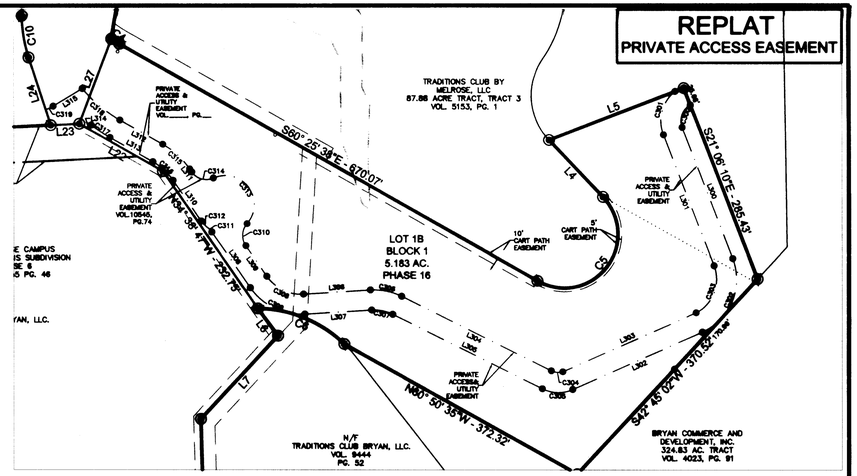
REPLAT
PRIVATE ACCESS EASEMENT





INSET A
PRIVATE STREET RIGHT OF WAY DEDICATION - 0.538 AC.



METES AND BOUNDS DESCRIPTION OF A 25.056 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 ALL OF LOT 1, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE SIX, ACCORDING TO THE PLAT RECORDED IN VOLUME 4455, PAGE 66 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF LOT 1A AND LOT 2, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16, ACCORDING TO THE PLAT RECORDED IN VOLUME 8094, PAGE 81 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, THE REMAINDER OF A CALLED 27.80 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC RECORDED IN VOLUME 4587, PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 87.20 ACRE TRACT DESCRIBED AS TRACT 1 BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 71 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A POINT ON THE EAST LINE OF CLUB DRIVE (80' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID PHASE SIX AND THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 51.87 ACRE TRACT DESCRIBED AS TRACT SIX BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE EAST LINE OF CLUB DRIVE FOR THE FOLLOWING CALLS:

N 21° 51' 23" E FOR A DISTANCE OF 159.07 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 460.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33° 27' 51" FOR AN ARC DISTANCE OF 268.67 FEET (CHORD BEARS: N 05° 07' 47" E - 264.87 FEET) TO THE END OF SAID CURVE;

N 11° 39' 02" W FOR A DISTANCE OF 132.87 FEET TO THE NORTHWEST CORNER OF SAID PHASE SIX AND THE SOUTHWEST CORNER OF SAID LOT 2 (PHASE 16);

THENCE: ALONG THE COMMON LINE OF SAID LOTS 2 AND 1A, AND LOT 3, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16, FOR THE FOLLOWING CALLS:

N 02° 47' 24" W FOR A DISTANCE OF 95.01 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 150.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 30' 44" FOR AN ARC DISTANCE OF 43.23 FEET (CHORD BEARS: N 05° 27' 58" E - 43.08 FEET) TO THE END OF SAID CURVE;

N 13° 43' 20" E FOR A DISTANCE OF 62.27 FEET;

N 76° 16' 40" W FOR A DISTANCE OF 74.63 FEET;

N 00° 52' 25" E FOR A DISTANCE OF 131.59 FEET;

N 05° 51' 28" W FOR A DISTANCE OF 133.48 FEET;

N 27° 17' 18" E FOR A DISTANCE OF 143.90 FEET;

N 71° 33' 58" W FOR A DISTANCE OF 38.92 FEET;

N 01° 45' 32" W FOR A DISTANCE OF 311.99 FEET TO A POINT ON THE COMMON LINE OF SAID PHASE 16 AND A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT 3 BY SAID DEED TO TRADITIONS CLUB BY MELROSE, LLC (5153/1), SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID PHASE 16 AND SAID 87.88 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 30' 57" FOR AN ARC DISTANCE OF 90.15 FEET (CHORD BEARS: N 78° 15' 15" E - 89.15 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 89.24 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67° 16' 46" FOR AN ARC DISTANCE OF 104.79 FEET (CHORD BEARS: S 81° 51' 48" E - 98.87 FEET) TO THE END OF SAID CURVE;

S 48° 30' 37" E FOR A DISTANCE OF 498.56 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 90.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 40' 14" FOR AN ARC DISTANCE OF 79.59 FEET (CHORD BEARS: S 23° 11' 57" E - 77.02 FEET) TO THE END OF SAID CURVE;

S 51° 34' 24" E FOR A DISTANCE OF 123.69 FEET;

S 39° 52' 32" W FOR A DISTANCE OF 185.88 FEET.

S 00° 52' 40" W FOR A DISTANCE OF 176.53 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 22' 37" FOR AN ARC DISTANCE OF 13.37 FEET (CHORD BEARS: S 58° 14' 41" E - 13.37 FEET) TO THE END OF SAID CURVE;

S 60° 25' 34" E FOR A DISTANCE OF 670.07 FEET TO A POINT ON THE COMMON LINE OF SAID REMAINDER OF 27.80 ACRE TRACT AND SAID 87.88 ACRE TRACT, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 75.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 27.80 ACRE TRACT AND SAID 87.88 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 163° 44' 55" FOR AN ARC DISTANCE OF 214.36 FEET (CHORD BEARS: N 38° 01' 02" E - 148.49 FEET) TO THE END OF SAID CURVE;

THENCE: N 43° 29' 39" W ALONG THE COMMON LINE OF SAID REMAINDER OF 87.20 ACRE TRACT AND SAID 87.88 ACRE TRACT FOR A DISTANCE OF 109.27 FEET;

THENCE: THROUGH SAID REMAINDER OF 87.20 ACRE TRACT FOR THE FOLLOWING CALLS:

N 68° 57' 50" E FOR A DISTANCE OF 201.71 FEET;

S 21° 06' 10" E FOR A DISTANCE OF 285.43 FEET TO THE COMMON LINE OF SAID REMAINDER OF 87.20 ACRE TRACT AND A CALLED 324.83 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;

THENCE: S 42° 45' 02" W ALONG THE COMMON LINE OF SAID REMAINDER OF 87.80 ACRE TRACT AND SAID 324.83 ACRE TRACT, AT 5.45 FEET PASS THE COMMON CORNER OF SAID REMAINDER OF 87.80 ACRE TRACT AND SAID REMAINDER OF 27.80 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 370.52 FEET;

THENCE: N 60° 50' 35" W ALONG THE COMMON LINE OF SAID REMAINDER OF 27.80 ACRE TRACT AND SAID 324.83 ACRE TRACT FOR A DISTANCE OF 372.32 FEET TO A POINT ON THE COMMON LINE OF SAID REMAINDER OF 27.80 ACRE TRACT AND THE AFOREMENTIONED REMAINDER OF 51.87 ACRE TRACT (5153/1) MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 176.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 27.80 ACRE TRACT AND SAID REMAINDER OF 51.87 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43° 32' 34" FOR AN ARC DISTANCE OF 133.74 FEET (CHORD BEARS: N 67° 44' 28" W - 130.55 FEET) TO A POINT ON THE COMMON LINE OF SAID PHASE 16 AND SAID PHASE SIX MARKING THE ENDING POINT OF SAID CURVE;

THENCE: ALONG THE COMMON LINE OF SAID PHASE SIX AND SAID REMAINDER OF 51.87 ACRE TRACT FOR THE FOLLOWING CALLS:

S 36° 43' 30" E FOR A DISTANCE OF 47.39 FEET;

S 42° 49' 53" W FOR A DISTANCE OF 158.43 FEET;

S 01° 35' 07" E FOR A DISTANCE OF 206.18 FEET;

S 88° 24' 53" W FOR A DISTANCE OF 45.19 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 26.51 FEET;

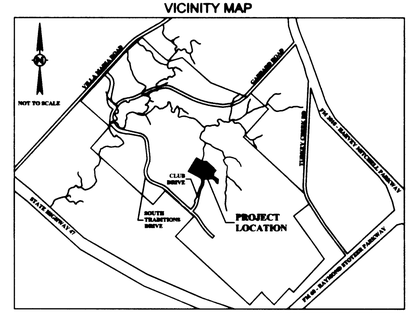
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 22' 53" FOR A DISTANCE OF 42.28 FEET (CHORD BEARS: S 42° 43' 45" W - 37.94 FEET) TO THE END OF SAID CURVE;

S 02° 57' 24" E FOR A DISTANCE OF 28.85 FEET;

S 87° 02' 36" W FOR A DISTANCE OF 421.12 FEET;

N 53° 59' 19" W FOR A DISTANCE OF 229.13 FEET TO THE **POINT OF BEGINNING** CONTAINING 25.056 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

VICINITY MAP



REPLAT

BEING A REPLAT OF LOT 1A, BLOCK 1 VOL. 8094, PG. 81 AND THE ADJACENT UNPLATTED 3.940 AC. FROM THE J.H. JONES SURVEY, A-26 TO CREATE LOTS 1A-R AND 1B THE TRADITIONS SUBDIVISION PHASE 16 10.663 ACRES

AND THE REPLAT OF LOT 1, BLOCK 1, THE TRADITIONS SUBDIVISION PHASE 6 TO CREATE THE PRIVATE STREET RIGHT OF WAY FOR CASITA WAY

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

SCALE: 1"=100' DECEMBER, 2011
REV. JANUARY, 2012

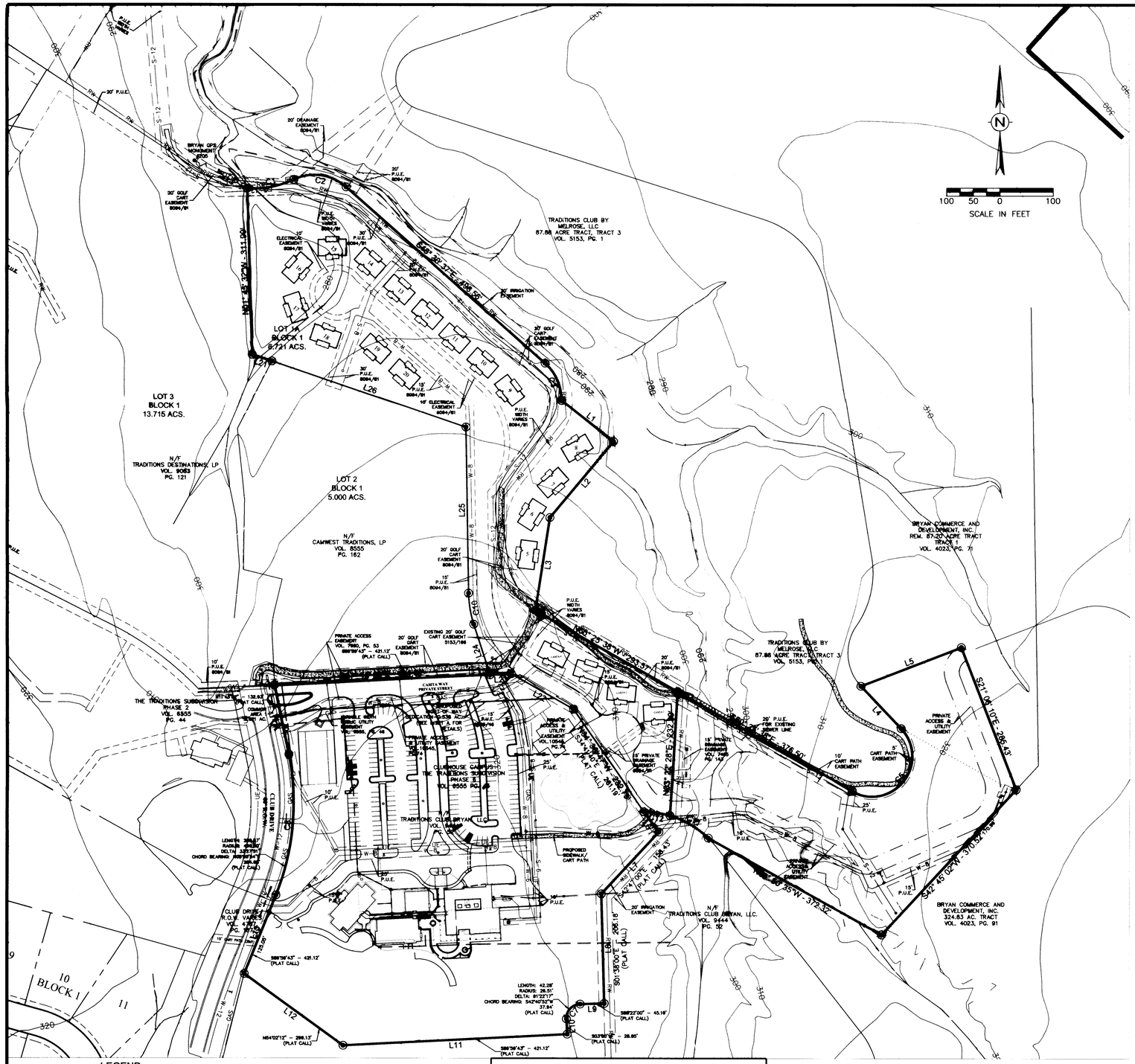
OWNERS/DEVELOPERS:

Traditions Club Bryan, LLC
2100 Traditions Blvd.
Bryan, Texas 77807
(979) 821-2582

Bryan Commerce & Development, Inc.
P.O. Box 1000
Bryan, Texas 77805

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

ENGINEER:
Schultz Engineering, LLC
2730 Longmire Dr., Suite A
College Station, Texas 77845
(979) 764-3900



ORIGINAL PLAT

TRADITIONS SUBDIVISION, PHASE 16
BLOCK 1, LOT 1A
VOL. 8094, PG. 81
& PHASE 6, LOT 1, BLOCK 1
VOL. 6555, PG. 46

Doc # 01120459 Bk Vol 10682 Pg 131

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	123.99'	S51° 34' 24"E
L2	185.88'	S39° 52' 32"W
L3	176.53'	S08° 52' 40"W
L4	109.27'	N43° 29' 38"W
L5	201.71'	N88° 53' 50"E
L6	47.39'	S36° 43' 30"E
L7	158.43'	S42° 49' 53"W
L8	206.18'	S01° 35' 07"E
L9	45.19'	S88° 24' 53"W
L10	28.85'	S02° 57' 24"E
L11	421.12'	S87° 02' 36"W
L12	229.13'	N53° 58' 19"W
L13	159.07'	N21° 51' 23"E
L14	132.87'	N11° 39' 02"W
L21	38.92'	N71° 33' 58"W
L22	134.13'	N80° 25' 58"W
L23	39.99'	S87° 15' 29"W
L24	99.38'	N17° 55' 45"W
L25	311.85'	N00° 56' 25"W
L26	383.54'	S71° 04' 24"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L27	126.99'	S20° 48' 43"W
L29	85.57'	S30° 11' 55"E
L30	17.82'	S07° 41' 55"E
L31	25.00'	S10° 54' 33"E
L32	150.98'	S03° 31' 29"E
L33	167.46'	S03° 31' 29"E
L34	346.31'	N86° 53' 56"E
L35	135.40'	S30° 22' 59"E
L36	104.21'	S11° 43' 02"E
L37	159.44'	S30° 22' 59"E
L38	62.44'	N41° 53' 58"E
L39	86.06'	S44° 14' 48"W
L40	26.07'	S89° 14' 48"W
L41	3.54'	N88° 15' 14"W
L42	6.55'	N88° 15' 14"W
L43	35.27'	S89° 14' 48"W
L44	74.80'	S44° 14' 48"W
L45	60.06'	N41° 53' 58"E
L46	357.59'	N86° 53' 56"E
L47	126.48'	S03° 31' 29"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L48	58.78'	N86° 34' 51"E
L49	10.00'	N03° 25' 09"W
L50	88.80'	N86° 34' 51"E
L51	184.89'	S03° 31' 29"E
L52	5.90'	S87° 33' 31"W
L53	6.19'	S87° 33' 31"W
L54	120.24'	N86° 04' 06"W
L55	123.23'	N89° 04' 06"W
L56	47.57'	S71° 25' 54"W
L57	68.03'	S71° 25' 54"W
L58	2.25'	N18° 30' 01"W
L59	25.88'	N26° 29' 58"E
L60	15.00'	S63° 30' 01"E
L61	14.04'	S28° 29' 58"W
L62	33.96'	S82° 40' 54"W
L63	54.88'	S82° 40' 54"W
L64	88.35'	S82° 40' 54"W
L65	112.20'	N82° 40' 54"E
L66	21.02'	S88° 04' 08"E
L67	16.56'	N86° 04' 06"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L68	229.20'	S63° 34' 06"E
L69	235.00'	N63° 34' 06"W
L70	78.46'	N32° 21' 41"W
L71	63.00'	N06° 18' 42"E
L72	65.90'	S09° 18' 42"W
L76	10.90'	N68° 25' 02"E
L77	83.92'	S32° 21' 41"E
L78	20.82'	S23° 53' 32"E
L79	156.48'	N66° 06' 28"E
L80	30.54'	N23° 53' 32"W
L82	13.28'	N68° 53' 32"E
L83	4.92'	S66° 06' 28"W
L84	84.58'	N43° 36' 28"E
L85	68.70'	N32° 21' 41"W
L86	28.71'	N21° 06' 28"E
L88	5.16'	N68° 53' 32"W
L89	10.00'	N21° 06' 28"E
L90	5.16'	S68° 53' 32"E
L91	15.00'	N21° 06' 28"E
L92	15.00'	S68° 53' 32"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L93	23.32'	S21° 06' 28"W
L95	137.32'	S68° 06' 28"W
L96	56.53'	S32° 21' 41"E
L97	83.34'	S52° 03' 01"W
L98	83.84'	N62° 28' 20"W
L99	66.50'	N01° 20' 42"E
L100	15.00'	N88° 39' 18"W
L101	75.84'	S01° 20' 42"W
L102	102.64'	S62° 28' 20"E
L103	92.20'	N53° 03' 01"E
L104	290.36'	S80° 25' 38"E
L105	60.46'	N29° 27' 31"E
L106	98.75'	N80° 25' 58"W
L107	15.00'	N51° 39' 58"E
L108	66.19'	S80° 25' 58"E
L109	31.20'	N48° 33' 05"E
L110	331.65'	N82° 18' 05"E
L111	80.47'	N59° 48' 05"E
L112	460.88'	N82° 18' 05"E
L113	66.57'	N30° 11' 55"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L114	56.27'	S30° 11' 55"E
L115	12.84'	S07° 41' 55"E
L116	15.83'	N07° 41' 55"W
L117	23.38'	N10° 54' 33"W
L118	23.38'	S10° 54' 33"E
L119	15.00'	N79° 05' 27"E
L120	69.70'	N09° 27' 31"E
L121	42.34'	S41° 26' 55"E
L122	25.17'	S17° 55' 45"E
L123	124.77'	S42° 08' 50"E
L124	148.45'	S00° 37' 47"E
L125	27.14'	N17° 31' 36"E
L126	173.85'	S38° 28' 29"W
L127	111.43'	N38° 28' 29"E
L128	57.54'	S12° 12' 15"W
L129	38.66'	N00° 56' 25"W
L130	234.43'	N48° 41' 37"W
L131	280.21'	S48° 41' 37"E
L132	303.36'	N48° 41' 37"W
L133	303.36'	S48° 41' 37"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L134	84.31'	S41° 12' 57"W
L135	34.60'	S22° 10' 35"W
L136	12.22'	N71° 11' 37"W
L137	135.60'	S19° 43' 20"W
L138	30.00'	S71° 04' 24"E
L139	134.99'	N19° 43' 20"E
L140	39.26'	N22° 10' 35"E
L141	87.76'	N41° 12' 57"E
L142	92.76'	S78° 41' 10"E
L143	139.30'	N88° 13' 38"E
L144	20.00'	S10° 32' 43"W
L145	49.16'	S78° 27' 17"E
L146	53.72'	N79° 27' 17"W
L147	59.38'	N53° 46' 26"W
L148	56.93'	S53° 46' 26"E
L149	36.19'	S85° 50' 33"E
L150	36.45'	N85° 50' 33"W
L151	156.91'	N52° 19' 41"W
L152	166.28'	S52° 19' 41"E
L153	115.16'	S26° 49' 52"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L154	26.67'	S86° 10' 50"E
L155	49.09'	N88° 30' 26"E
L156	57.90'	S88° 30' 26"W
L157	325.96'	S87° 10' 06"W
L158	329.04'	N87° 10' 06"E
L159	54.95'	S73° 03' 28"E
L160	58.35'	N73° 03' 28"W
L161	36.56'	S40° 02' 14"W
L162	66.62'	S26° 49' 52"W
L163	10.03'	S80° 27' 18"W
L164	14.64'	N01° 21' 08"E
L165	53.90'	S57° 50' 14"E
L166	30.07'	N57° 50' 14"W
L167	43.87'	N51° 54' 56"W
L168	37.37'	S51° 54' 56"E
L169	13.33'	S21° 19' 30"E
L170	23.44'	N21° 19' 30"W
L171	72.32'	S04° 48' 44"W
L172	76.22'	N04° 48' 44"E
L173	84.25'	S00° 34' 26"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L174	89.72'	N00° 34' 26"E
L175	162.98'	S35° 05' 28"W
L176	163.88'	N35° 05' 28"E
L177	55.78'	S05° 19' 48"W
L178	40.57'	N05° 19' 48"E
L179	108.47'	S47° 13' 50"E
L180	95.24'	N47° 13' 50"W
L181	53.88'	S56° 01' 29"E
L182	54.24'	N56° 01' 29"W
L183	143.64'	N45° 12' 48"E
L184	143.46'	S45° 12' 48"E
L185	64.27'	N53° 58' 57"W
L186	64.28'	S53° 58' 57"E
L187	141.83'	S45° 11' 12"E
L188	139.02'	N45° 11' 12"W
L189	115.32'	N88° 41' 41"W
L190	123.30'	S88° 41' 41"E
L191	12.11'	S06° 42' 41"E
L192	20.00'	N83° 17' 19"E
L193	8.27'	N06° 42' 41"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L194	128.19'	S85° 08' 48"E
L195	140.88'	N85° 08' 48"W
L200	2.81'	N59° 51' 01"E
L201	61.35'	S86° 54' 44"W
L300	195.88'	N21° 06' 10"W
L301	195.88'	S21° 06' 10"E
L302	197.84'	N86° 06' 28"E
L303	203.54'	S86° 08' 27"W
L304	232.98'	N63° 34' 06"W
L305	232.98'	S63° 34' 06"E
L306	93.46'	S86° 25' 13"W
L307	93.46'	N86° 25' 13"E
L308	84.33'	S34° 38' 38"E
L309	51.68'	N34° 38' 38"W
L310	69.12'	S34° 38' 47"E
L311	5.23'	N34° 38' 47"W
L312	68.77'	N80° 25' 58"W
L313	68.77'	S80° 25' 58"E
L314	7.81'	S58° 48' 24"W
L315	47.75'	S58° 48' 24"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	90.15'	175.00'	029°30'53"	46.10'	89.15'	N79°15'15"E
C2	104.78'	89.24'	067°16'46"	59.38'	98.87'	S81°51'48"E
C3	79.56'	90.00'	050°40'14"	42.61'	77.02'	S23°11'57"E
C4	13.37'	175.00'	004°22'37"	6.69'	13.37'	S58°14'41"E
C5	214.35'	75.00'	163°44'56"	525.29'	148.49'	N38°01'02"E
C6	133.74'	178.00'	043°32'24"	70.29'	130.55'	N67°44'28"W
C7	42.28'	26.51'	091°22'53"	27.16'	37.94'	S42°43'45"W
C8	268.67'	460.00'	033°27'51"	138.29'	264.87'	N05°03'47"E
C10	59.30'	200.00'	016°59'20"	29.87'	59.09'	S09°26'05"E
C11	83.87'	176.00'	027°18'07"	42.74'	83.07'	S59°37'19"E
C12	49.86'	176.00'	016°14'17"	25.11'	49.71'	N81°23'31"W
C13	21.43'	382.50'	003°12'38"	10.72'	21.43'	S08°18'14"E
C14	46.44'	417.50'	006°22'23"	23.24'	46.41'	N88°15'18"W
C15	44.77'	402.50'	006°22'23"	22.41'	44.75'	N88°15'18"W
C19	17.31'	382.50'	002°31'36"	8.66'	17.31'	N81°50'18"E
C20	22.83'	407.50'	003°12'38"	11.42'	22.83'	S08°18'14"E
C21	21.99'	382.50'	003°12'38"	11.00'	21.99'	N08°18'14"W
C22	81.56'	211.50'	022°05'58"	41.30'	81.07'	N48°23'00"W
C23	87.36'	226.50'	022°05'58"	44.23'	86.82'	N48°23'00"W
C24	130.23'	174.50'	042°45'34"	68.31'	127.23'	S18°06'53"E
C25	151.26'	184.50'	046°58'25"	80.17'	147.08'	S18°08'13"E
C26	54.86'	185.00'	016°59'20"	27.63'	54.65'	S09°26'05"E
C27	248.24'	155.00'	091°01'16"	157.79'	221.15'	S07°02'08"E
C28	55.70'	110.00'	029°00'44"	28.46'	55.11'	N23°58'07"E
C29	173.84'	150.50'	066°13'12"	98.15'	164.42'	N15°35'01"W
C30	182.38'	140.50'	066°13'12"	91.63'	153.50'	N15°35'01"W
C31	2.80'	13.00'	012°19'58"	1.40'	2.79'	S42°31'38"E
C32	4.95'	23.00'	012°19'58"	2.48'	4.94'	S42°31'38"E
C33	198.17'	42.00'	270°20'45"	41.75'	58.22'	S08°27'58"W
C34	236.80'	52.00'	260°41'55"	61.21'	79.26'	S13°17'24"W
C35	16.20'	23.00'	040°22'03"	8.45'	15.87'	S73°28'38"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C40	59.30'	98.00'	034°19'07"	30.57'	58.42'	N77°00'34"E
C43	8.01'	3.00'	152°56'17"	12.47'	5.83'	S16°37'08"E
C300	38.28'	25.00'	087°08'28"	22.16'	33.17'	N20°27'04"E
C301	88.91'	53.00'	072°19'55"	38.74'	82.55'	S15°03'47"W
C302	122.53'	80.50'	087°12'35"	78.67'	111.04'	N22°30'11"E
C303	78.97'	52.50'	084°00'06"	47.27'	70.28'	S20°53'52"W
C304	16.36'	22.00'	042°35'48"	8.58'	15.98'	N84°52'01"W
C305	43.92'	50.00'	050°19'24"	23.48'	42.52'	S86°43'48"E
C306	45.05'	86.00'	030°00'40"	23.05'	44.53'	N78°34'28"W
C307	30.38'	58.00'	030°00'40"	15.55'	30.03'	S78°34'28"E
C308	56.84'	58.00'	056°10'11"	32.78'	57.05'	N64°07'11"W
C309	88.44'	86.00'	058°55'11"	48.36'	84.58'	S64°07'11"E
C310	33.13'	25.00'	075°56'06"	19.51'	30.78'	N03°18'28"E
C311	8.11'	25.00'	018°35'21"	4.09'	8.08'	S43°57'18"E
C312	13.15'	40.50'	018°36'10"	6.63'	13.09'	S43°56'52"E
C313	108.78'	40.50'	150°16'58"	184.84'	79.12'	N36°21'56"W
C314	33.84'	24.50'	079°21'41"	20.33'	31.29'	N74°18'37"W
C315	51.31'	114.00'	025°47'12"	26.10'	50.88'	N47°32'23"W
C316	38.71'	86.00'	025°47'12"	19.69'	38.38'	S47°32'23"E
C317	31.48'	214.00'	008°25'40"	15.77'	31.45'	S58°13'09"E
C318	68.80'	186.00'	021°11'37"	34.80'	68.41'	N48°50'10"W
C319	11.57'	50.00'	013°15'34"	5.81'	11.55'	S65°26'10"W

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
3. IRON RODS WILL BE SET AT ALL ANGLE POINTS AND PROPERTY CORNERS, UNLESS NOTED OTHERWISE.
4. A PORTION THIS TRACT DOES 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 AS REVISED TO REFLECT LOMR EFFECTIVE DECEMBER 13, 2007.
5. BUILDING SETBACK LINES FOR RESIDENTIAL STRUCTURES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR MF ZONING DISTRICT.
6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY LINES ARE CHORD LENGTHS.
7. OFFSITE EASEMENTS FOR ELECTRICAL SERVICE OR WATER AND SEWER SERVICE TO BE PROVIDED BY SEPARATE INSTRUMENT.
8. MAINTENANCE OF THE DRIVEWAY PAVEMENT IN THE PRIVATE ACCESS EASEMENT THROUGH TRADITIONS, PHASE 16, LOT 1B WILL BE BY THE PROPERTY OWNER OR THE PROPERTY OWNERS' ASSOCIATION (POA). THE PRIVATE ACCESS EASEMENT GRANTS ACCESS TO THE OWNERS OF CASITAS 1 THROUGH 4 AND THE PROPOSED OWNERS OF THE CONDOMINIUMS ON LOT 1B TO JOINTLY USE THE ACCESS DRIVEWAY THROUGH LOT 1B.

REPLAT

BEING A REPLAT OF LOT 1A, BLOCK 1
VOL. 8094, PG. 81
AND THE ADJACENT UNPLATTED 3.940 AC.
FROM THE
J.H. JONES SURVEY, A-26
TO CREATE
LOTS 1A-R AND 1B
THE TRADITIONS SUBDIVISION
PHASE 16
10.663 ACRES
AND THE REPLAT OF
LOT 1, BLOCK 1,
THE TRADITIONS SUBDIVISION PHASE 6
TO CREATE THE PRIVATE STREET RIGHT OF WAY FOR CASITA WAY

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

SCALE: 1"=100' DECEMBER, 2011
REV. JANUARY, 2012

OWNERS/DEVELOPERS:

Traditions Club Bryan, LLC
2100 Traditions Blvd.
Bryan, Texas 77807
(979) 821-2582

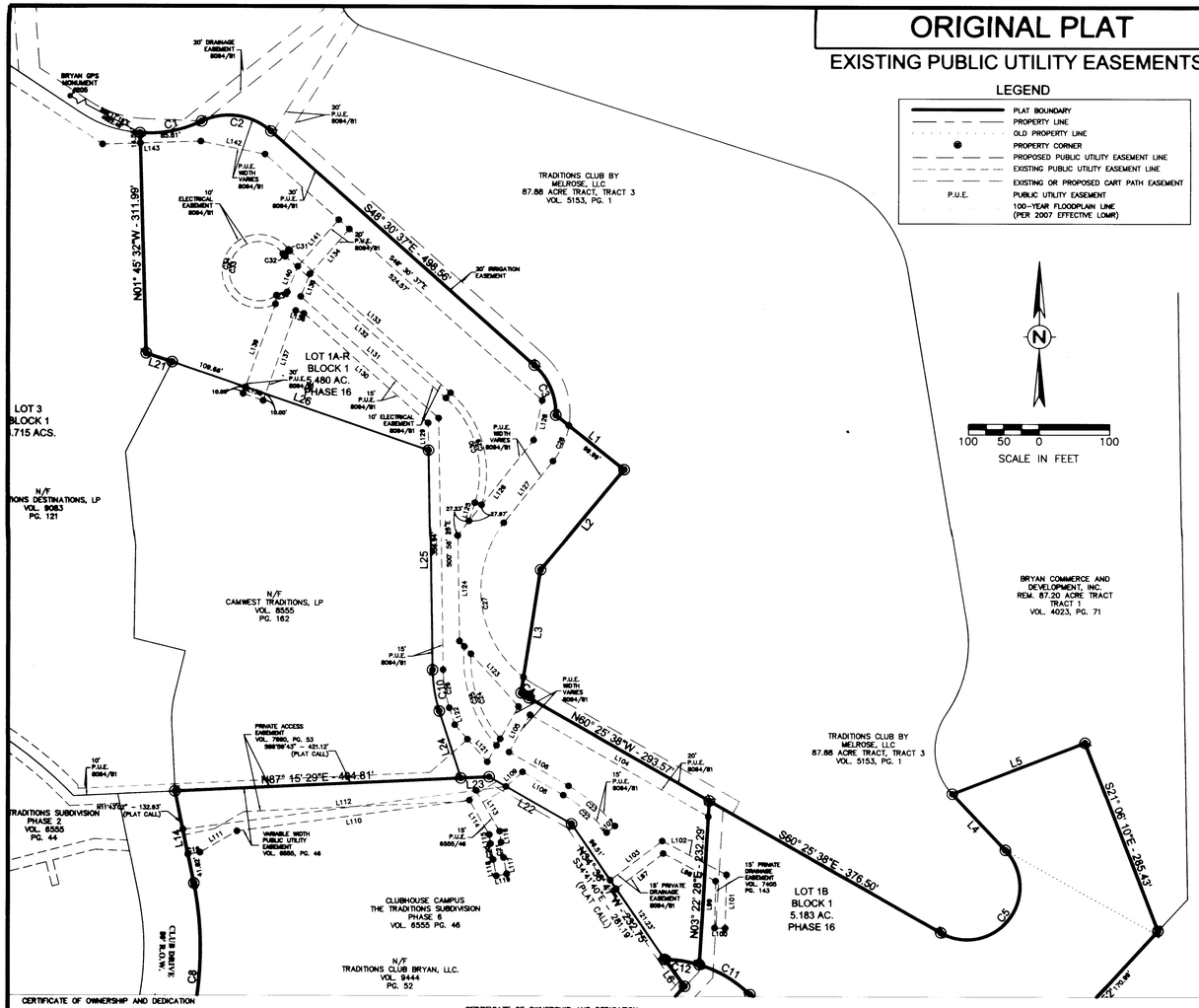
Bryan Commerce & Development, Inc.
P.O. Box 1000
Bryan, Texas 77805

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

ENGINEER:
Schultz Engineering, LLC
2730 Longmire Dr., Suite A
College Station, Texas 77845
(979) 764-3900

ORIGINAL PLAT

EXISTING PUBLIC UTILITY EASEMENTS



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Vice President of Traditions Club Bryan, LP, a Texas Limited Partnership, owner of the 3.17 acre and 9.43 acre tracts shown on this plat, being the tracts of land conveyed in the Deed Records of Brazos County in Volume 9444, Page 52, and designated herein as a portion of The Traditions Subdivision, Phase 1B, Block 1, Lot 1B and the Traditions Subdivision, Phase 6, Block 1, Lot 1R 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: Traditions Club Bryan GP, LLC, a Texas limited liability company
Its sole General Partner

Traditions Club Bryan, LP
W. Spencer Clements, Jr., Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared 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 14 day of May 2012

Notary Public, Brazos County, Texas

MARTHA C. LYNCH NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-13-2015

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 a 0.773 acre portion of the tracts shown on this plat, being that tract of land as conveyed in the Deed Records of Brazos County in Volume 10682 Page 132 and designated herein as a portion of The Traditions Subdivision, Phase 1B, Block 1, Lot 1B, 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: Traditions Acquisition Partnership, LP, a Texas limited partnership
Its sole General Partnership

By: Traditions Acquisition Partnership GP, LLC, a Texas limited liability company
Its sole General Partner

Bryan/Traditions, L.P.
W. Spencer Clements, Jr., Vice President

MARTHA C. LYNCH NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-13-2015

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Traditions Acquisition Partnership, L.P., a Texas Limited Partnership, owner of a 6.721 acre portion of the tracts shown on this plat, being Lot 1A, Block 1, The Traditions Subdivision, Phase 1B, according to the Plat recorded in Volume 8094, Page 81 of the official public records of Brazos County, Texas, and designated herein as The Traditions Subdivision, Phase 1B, Block 1, Lot 1A-R and a portion of Lot 1B 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: Traditions Acquisition GP, LLC
A Texas limited liability company
Its General Partner

Traditions Acquisition Partnership, L.P.
W. Spencer Clements, Jr., Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared 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 14 day of May 2012

Notary Public, Brazos County, Texas

MARTHA C. LYNCH NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-13-2015

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared 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 14 day of May 2012

Notary Public, Brazos County, Texas

MARTHA C. LYNCH NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-13-2015

Doc 01120459 Bk OR 10682 Vol Pg 132

Filed for Record in:
BRAZOS COUNTY

On: May 18,2012 at 10:40A

As a
Plats

Document Number: 01120459

Amount 63.00

Receipt Number - 438401
By:
Victoria Elliott

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

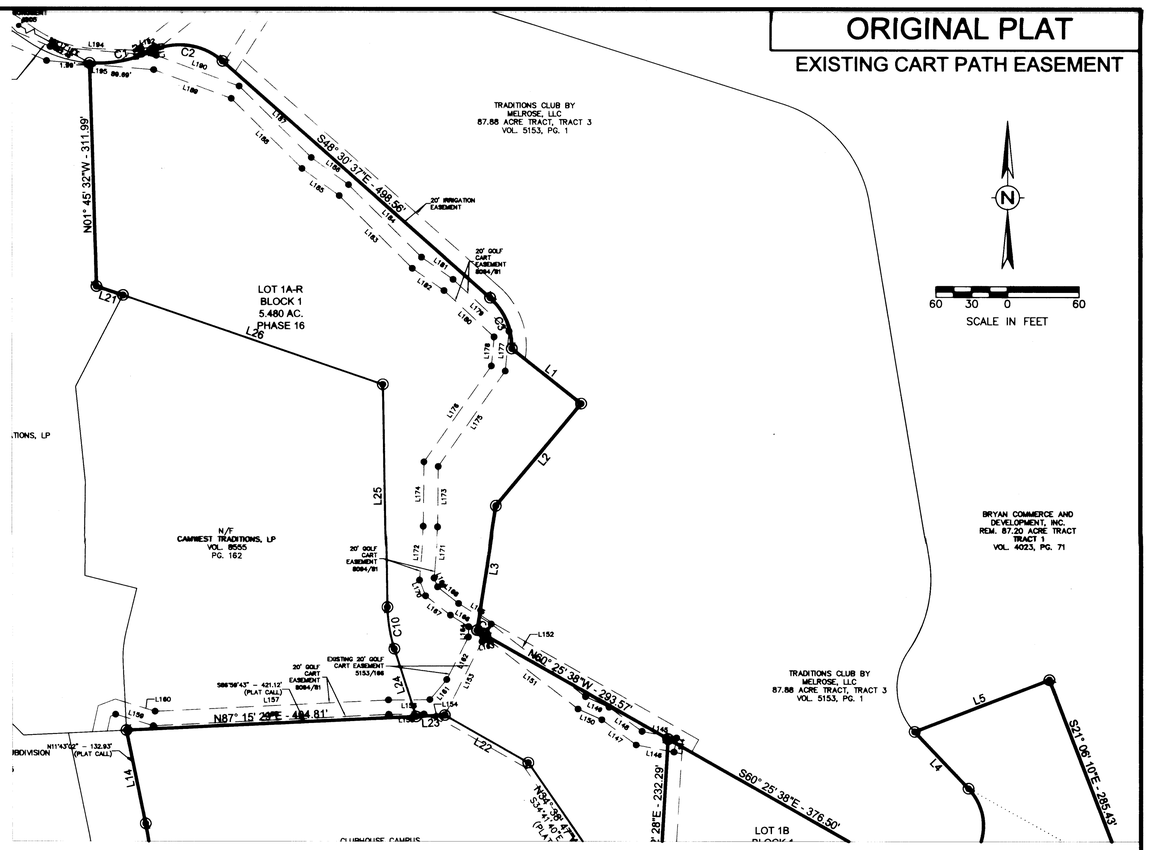
as stamped hereon by me.

May 18,2012

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

ORIGINAL PLAT

EXISTING CART PATH EASEMENT



CERTIFICATE OF CITY ENGINEER

I, [illegible], 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 15 day of May 2012

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael Rodriguez, 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 14th day of November 2012, and same was duly approved on the 13th day of December 2012, by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Lindsay Carroll, 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 14 day of May 2012

City Planner
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

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

REPLAT

BEING A REPLAT OF LOT 1A, BLOCK 1
VOL. 8094, PG. 81
AND THE ADJACENT UNPLATTED 3.940 AC.
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J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100' DECEMBER, 2011
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& Development, Inc.
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Bryan, Texas 77805

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

ENGINEER:
Schultz Engineering, LLC
2730 Longmire Dr., Suite A
College Station, Texas 77845
(979) 764-3900