

BRYAN COMMERCE AND DEVELOPMENT, INC.  
REM. 87.20 ACRE TRACT  
TRACT 1  
VOL. 4023, PG. 71

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

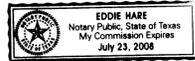
I, John Jordan, Vice President of Traditions Club by Melrose, LLC, a Texas Limited Liability Company, owner of the 25.436 acre tract shown on this plat as Traditions Subdivision Phase 16, being the tract of land conveyed in the Deed Records of Brazos County in Volume 6587, Page 223, Volume 5153, Page 1, and the 0.731 acre tract of Right-of-way Dedication, being a portion of the tract of land conveyed in Volume 5153, Page 1, of the Deed Records of Brazos County, 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  
Traditions Club by Melrose, LLC  
a Texas Limited Liability Company

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 therein stated.

Given under my hand and seal on this 26 day of JUNE, 2007



Notary Public in and for the State of Texas  
Printed Name: **EDDIE HARE**  
My Commission Expires: **7-23-2008**

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 16 day of July, 2007.

*Kevin Russell*  
Kevin 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 11 day of July, 2007.

*James Taylor*  
James Taylor  
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Art Hughes, 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 11th day of October, 2006, and same was duly approved on the 2nd day of November, 2006, by said Commission.

*Art Hughes*  
Art Hughes  
Chairman, Planning & Zoning Commission,  
Bryan, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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.

*Brad Kerr*  
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, 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 12 day of July, 2007, in the Official Records of Brazos County, Texas, in Volume 8847 Page 81.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

*Karen McQueen*  
Karen McQueen  
County Clerk  
Brazos County, Texas  
*Buy Cindy Barcelona*

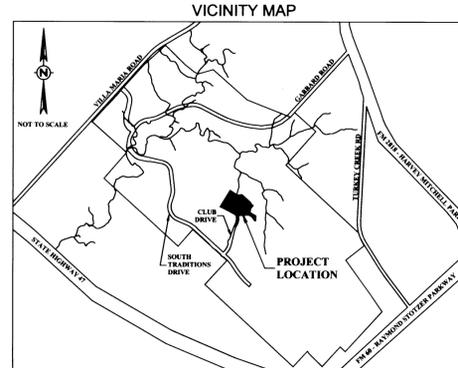
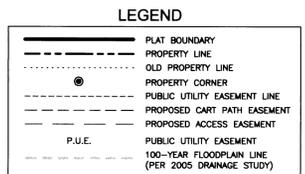
Doc Bk Vol Pg  
00968945 DR 8094 81

REFER TO SHEET 2 OF 2 FOR METES & BOUNDS INFORMATION.

- 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 ANGLE POINTS AND PROPERTY CORNERS, UNLESS NOTED OTHERWISE.
  - NO PORTION OF THIS TRACT LIES 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. THE PROPOSED 100-YEAR FLOODPLAIN LIMITS PER THE 2005 DRAINAGE STUDY IS SHOWN ON THIS PLAN.
  - BUILDING SETBACK LINES FOR RESIDENTIAL STRUCTURES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR RD-5 ZONING DISTRICT. BUILDING SETBACK LINES FOR COMMERCIAL STRUCTURES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR C-1, C-2 AND C-3 ZONING DISTRICTS. 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 DEEDS, VOL. 6587, PG. 223 AND VOL. 5153, PG. 1, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCELS 1 & 2 ON THE MASTER PLAN.
  - EASEMENTS FOR ELECTRICAL SERVICE TO BE PROVIDED BY SEPARATE INSTRUMENT OR THE FINAL PLAT.
  - MAINTENANCE OF THE DRIVEWAY PAVEMENT IN THE PRIVATE ACCESS EASEMENT THROUGH TRADITIONS, PHASE 6 WILL BE BY THE PROPERTY OWNER OR THE PROPERTY OWNERS' ASSOCIATION (POA). THE EXISTING DRIVEWAY IS 25 FEET IN WIDTH AND HAS ASPHALT PAVEMENT WITH CONCRETE CURB & GUTTER.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	15.00	S26°41'51"W	E24	14.84	N01°21'08"E	E88	53.72	N79°27'17"W
L2	20.00	N62°43'11"E	E25	30.07	N57°50'14"W	E89	59.38	N53°48'26"W
L3	57.54	S12°12'15"W	E26	43.87	N51°54'56"W	E90	36.45	N65°50'33"W
L4	89.70	N29°27'31"E	E27	23.44	N21°18'30"W	E91	156.91	N52°19'41"W
L5	42.34	S41°26'55"E	E28	76.22	N04°48'44"E	E92	10.03	N04°48'44"E
L6	71.04	S48°33'05"W	E29	89.72	N03°42'26"E	E93	36.55	S49°02'14"W
L7	5.00	N02°44'31"W	E30	163.88	N35°05'26"E	E94	57.90	S89°30'26"W
L8	41.18	S59°48'05"W	E31	40.57	N05°18'49"E	E95	325.96	S87°10'06"W
L9	31.20	N48°33'05"E	E32	95.24	N47°13'50"W	E96	58.35	N7°03'28"W
L10	86.19	S60°25'59"E	E33	54.24	N50°01'29"W	E97	25.43	S68°58'34"W
L11	15.00	N61°39'59"E	E34	143.64	N45°12'49"W	E98	37.36	S12°22'37"W
L12	80.49	N29°27'31"E	E35	64.27	N53°59'57"W	E99	21.18	N12°22'37"E
L13	82.20	N53°03'01"E	E36	139.02	N45°11'12"W	E100	7.79	N66°58'34"E
L14	102.64	S62°08'20"E	E37	115.32	N68°41'41"W	E101	54.95	S73°03'28"E
L15	75.84	S01°20'42"W	E38	149.88	N85°08'49"W	E102	329.04	N87°10'06"E
L16	15.00	N88°39'18"W	E39	57.86	N66°42'13"W	E103	49.09	N86°30'26"E
L17	86.50	N01°28'42"E	E40	56.30	N43°26'31"W	E104	26.87	S86°10'50"E
L18	83.84	N62°08'20"W	E41	52.15	N12°02'19"W	E105	10.30	S28°49'52"E
L19	83.34	S53°03'01"W	E42	20.00	N77°57'45"E			
L20	51.83	S58°34'27"E	E43	46.53	S12°02'15"E			
L21	80.23	N22°27'06"E	E44	45.56	S43°26'31"E			
L22	51.94	S08°34'27"E	E45	50.49	S64°12'13"E			
L23	58.03	N22°27'06"E	E46	128.19	S85°08'49"E			
L24	38.92	N21°47'42"E	E47	8.27	N06°42'41"W			
L25	89.89	N02°56'45"W	E48	20.00	N83°17'19"E			
L26	80.01	S02°47'24"E	E49	12.11	S08°42'41"W			
L27	82.27	N13°43'20"W	E50	123.30	S69°41'41"E			
L28	74.63	N76°16'40"W	E51	141.83	S45°11'12"E			
L29	80.06	S67°15'26"W	E52	64.26	S53°59'57"E			
L30	12.69	N07°47'42"E	E53	143.46	S49°12'49"E			
L31	80.02	N69°07'59"W	E54	53.88	S55°01'29"E			
L32	13.99	N21°47'42"E	E55	108.47	S47°13'50"E			
L33	38.86	S02°56'45"W	E56	56.76	S05°19'49"W			
L34	12.22	N71°11'37"W	E57	162.88	S35°05'28"W			
L35	30.00	S71°04'24"E	E58	84.25	S00°34'26"W			
L36	12.72	N06°32'22"E	E59	72.32	S04°48'44"W			
L37	27.14	N17°31'35"E	E60	13.33	N21°19'30"W			
L38	39.26	N22°10'35"E	E61	37.97	S51°54'56"E			
L39	87.76	N41°12'57"E	E62	53.90	S57°50'14"E			
L40	84.31	S41°12'57"W	E63	166.28	S52°19'41"E			
L41	34.60	S22°10'35"W	E64	36.19	S65°50'33"E			
L42	25.17	S17°55'45"E	E65	56.53	S53°48'26"E			
L43	27.08	S41°26'55"E	E66	49.16	S78°27'17"E			
L44	1.02	N17°31'35"E	E67	20.00	S10°32'43"W			

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	180.29	175.00	59°01'46"	99.07	172.43	S85°59'18"E
C2	104.67	90.00	66°38'07"	59.16	98.87	N81°51'48"W
C3	79.52	90.00	50°37'20"	42.56	76.95	N23°10'30"W
C4	13.37	175.00	4°22'37"	6.89	13.37	S58°14'41"E
C5	49.88	176.00	16°14'17"	25.11	49.71	N81°23'31"W
C6	219.72	600.93	20°56'58"	111.10	218.50	N54°24'11"W
C7	87.36	226.50	22°05'58"	44.23	86.82	N49°23'00"W
C8	81.58	211.50	22°05'58"	41.30	81.07	N49°23'00"W
C9	218.10	615.93	20°17'17"	110.20	216.96	N54°42'31"W
C10	182.63	115.00	81°01'33"	98.26	148.41	N18°03'40"W
C11	120.20	85.00	81°01'33"	72.63	110.44	N18°03'40"W
C12	55.70	110.00	29°00'44"	28.46	55.11	N23°58'07"E
C13	246.24	155.00	91°01'16"	157.79	221.15	S07°02'09"E
C14	43.23	150.00	16°30'44"	21.77	43.06	S05°27'58"W
C15	59.30	200.00	16°59'20"	29.87	59.09	S09°26'05"E
C16	268.67	460.00	33°27'51"	138.29	264.87	N05°03'47"E
C17	221.84	380.00	33°27'51"	114.24	218.80	N05°03'47"E
C18	236.80	32.00	260°41'56"	81.21	79.26	S13°17'24"W
C19	2.80	13.00	112°15'58"	1.40	2.79	S42°31'38"E
C20	173.84	150.50	66°13'12"	98.15	164.42	N15°35'01"W
C21	162.38	140.50	66°13'12"	91.63	153.50	N15°35'01"W
C22	4.99	23.00	112°19'58"	2.48	4.94	S42°31'38"E
C23	198.17	42.00	270°20'45"	41.75	59.22	S09°26'05"E
C24	16.20	23.00	40°22'03"	8.45	15.87	S73°28'38"W
C25	54.86	185.00	16°59'20"	27.63	54.65	S09°26'05"E
C26	130.23	174.50	42°45'34"	88.31	127.23	S19°06'53"E
C27	151.28	184.50	46°56'25"	80.17	147.06	S19°06'53"E



# REPLAT

OF  
**THE TRADITIONS SUBDIVISION**  
PHASE 16  
25.436 ACRES  
BLOCK 1, LOTS 1A, 2 & 3  
AND  
**RIGHT-OF-WAY DEDICATION**  
CLUB DRIVE  
0.731 ACRES

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

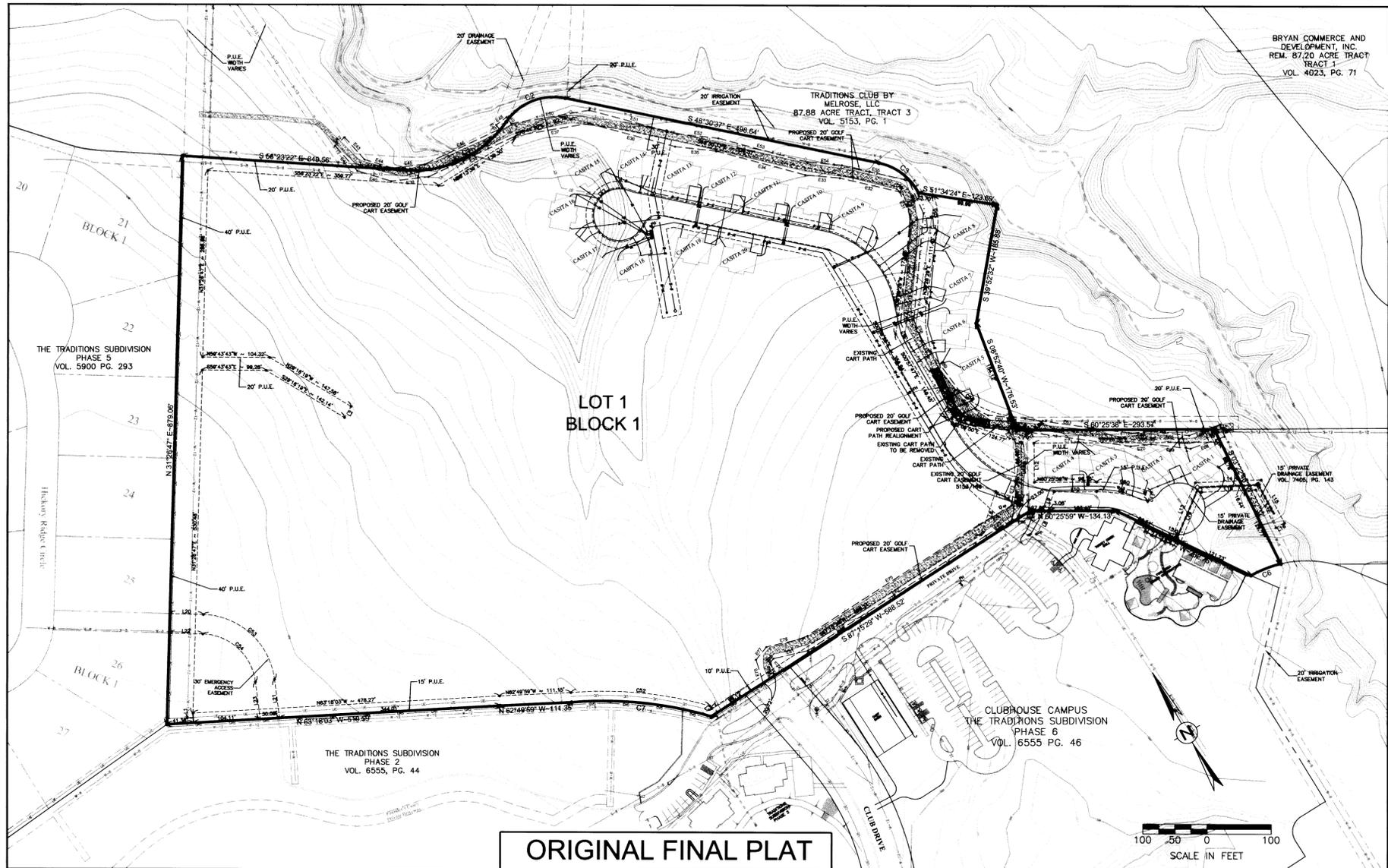
SCALE: 1"=100'      OCTOBER, 2006 (REVISED)  
REVISED NOVEMBER, 2006

OWNER/DEVELOPER:  
Traditions Club by Melrose, LLC.  
2100 Traditions Blvd.  
Bryan, Texas 77807  
(979) 821-2582

ENGINEER:  
**CIVIL DEVELOPMENT, Ltd.**  
CIVIL ENGINEERING & DESIGN-BUILD SERVICES  
Ginger L. Urso, P.E.  
2033 Harvey Mitchell Parkway South  
College Station, Texas 77840  
P.O. Box 11929, College Station, Texas 77842  
(979) 268-3195      Fax: (979) 764-7759

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

SHEET 1 OF 2



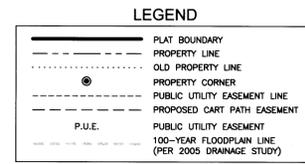
**ORIGINAL FINAL PLAT**  
**TRADITIONS SUBDIVISION, PHASE 16**  
 VOL. 7580, PG. 106

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	180.29'	175.00'	59°01'46"	99.07'	172.43'	N85°59'18"W
C2	104.87'	90.00'	66°36'07"	59.16'	98.87'	N81°51'48"W
C3	75.52'	90.00'	50°37'20"	42.56'	52°10'30"E	
C4	13.37'	175.00'	4°22'37"	6.89'	13.37'	S56°14'41"E
C8	49.88'	176.00'	16°14'17"	25.11'	49.71'	N81°23'31"W
C7	219.72'	600.83'	20°56'58"	111.10'	218.50'	N54°24'11"W
C50	87.38'	226.50'	22°05'58"	44.03'	86.92'	N49°23'00"W
C51	81.58'	211.50'	22°05'58"	41.30'	81.07'	N49°23'00"W
C52	218.10'	615.93'	20°17'17"	110.20'	216.96'	N54°42'31"W
C53	182.53'	115.00'	81°01'33"	98.26'	148.41'	N18°03'40"W
C54	100.20'	85.00'	81°01'33"	72.83'	110.44'	N18°03'40"W
C55	55.70'	110.00'	28°00'44"	28.46'	55.11'	N23°58'07"E
C56	246.24'	155.00'	91°01'16"	157.79'	221.15'	S07°02'09"E

LINE	LENGTH	BEARING
L1	15.00'	S28°41'57"W
L2	20.00'	N80°43'41"E
L3	57.84'	S12°12'15"W
L4	89.70'	N29°27'31"E
L5	42.34'	S41°26'55"E
L6	71.04'	S48°33'05"W
L7	5.00'	N02°44'31"W
L8	41.18'	S59°48'05"W
L9	31.20'	N48°33'05"E
L10	66.19'	S80°25'59"E
L11	15.00'	N51°39'59"E
L12	60.49'	N29°27'31"E
L13	92.20'	N53°03'01"E
L14	102.84'	S62°28'20"E
L15	75.84'	S01°20'42"W
L16	15.00'	N88°39'18"W
L17	66.50'	N01°20'42"E
L18	83.84'	N62°28'20"W
L19	83.34'	S53°03'01"W
L20	51.93'	S58°34'27"E
L21	80.25'	N22°27'06"E
L22	51.84'	S58°34'27"E
L23	58.03'	N22°27'06"E

LINE	LENGTH	BEARING
E24	16.15'	N01°21'08"E
E25	36.74'	N54°53'32"W
E26	28.18'	N33°45'19"W
E27	40.86'	N13°28'05"W
E28	102.85'	N06°38'08"W
E29	41.51'	N06°39'45"E
E30	185.58'	N35°05'26"E
E31	40.57'	N00°19'49"E
E32	95.24'	N47°13'50"W
E33	54.24'	N55°01'29"W
E34	143.64'	N45°12'46"W
E35	64.27'	N53°58'57"W
E36	139.02'	N45°11'12"W
E37	115.32'	N69°41'41"W
E38	149.98'	N55°08'49"W
E39	57.86'	N66°42'13"W
E40	55.30'	N43°28'31"W
E41	52.15'	N12°02'15"W
E42	20.00'	N77°57'45"E
E43	46.53'	S12°02'15"E
E44	45.56'	S43°28'31"E
E45	50.49'	S66°42'13"E
E46	128.19'	S85°08'49"E
E47	8.27'	N06°42'11"W
E48	20.00'	N83°17'19"E
E49	12.11'	S06°42'11"E
E50	123.30'	S69°41'15"E
E51	141.83'	S45°11'12"E
E52	64.26'	S53°59'57"E
E53	143.48'	S45°12'49"E
E54	53.88'	S55°01'29"E
E55	106.47'	S47°13'50"E
E56	55.76'	S05°19'48"W
E57	165.83'	S35°05'26"W
E58	34.12'	S06°39'45"W
E59	99.33'	S06°38'08"E

LINE	LENGTH	BEARING
E60	36.08'	N13°28'05"W
E61	20.85'	S33°45'19"E
E62	57.64'	S54°53'32"E
E63	166.88'	S52°19'41"E
E64	31.41'	S65°50'33"E
E65	59.53'	S53°48'28"E
E66	51.46'	S79°27'17"E
E67	20.00'	S13°28'05"W
E68	56.02'	N79°27'17"W
E69	61.97'	N53°48'28"W
E70	31.66'	N65°50'33"W
E71	156.91'	N52°19'41"W
E72	10.03'	S80°27'16"W
E73	36.56'	S40°02'14"W
E74	57.90'	S89°30'28"W
E75	325.96'	S87°10'06"W
E76	58.35'	N73°03'28"W
E77	26.43'	S68°58'34"W
E78	37.36'	S12°22'37"W
E79	21.18'	N12°22'37"E
E80	7.79'	N85°58'34"E
E81	54.95'	S73°03'28"E
E82	329.04'	N87°10'06"E
E83	49.09'	N83°02'28"E
E84	26.67'	S66°10'50"E
E85	10.30'	N26°49'52"E



**METES AND BOUNDS DESCRIPTION**  
 OF A  
 0.73 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 THE REMAINDER OF A CALLED 15.40 ACRE TRACT DESCRIBED AS TRACT 7 BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 5153, 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 POINT MARKING THE SOUTHWEST CORNER OF THE TRADITIONS SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 6555, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID POINT MARKING THE NORTHWEST CORNER OF THE EXISTING RIGHT-OF-WAY OF CLUB DRIVE (VARIABLE WIDTH R.O.W.) AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 4787, PAGE 167 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 21° 47' 42" E ALONG THE COMMON LINE OF SAID REMAINDER OF 15.40 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE 2, FOR A DISTANCE OF 13.99 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 380.00 FEET;

THENCE: CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 15.40 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE 2, AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33° 27' 51" FOR AN ARC DISTANCE OF 221.94 FEET (CHORD BEARS: N 05° 03' 47" E - 218.80 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 11° 40' 09" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 15.40 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE 2, FOR A DISTANCE OF 145.44 FEET TO A POINT ON THE SOUTH LINE OF THE TRADITIONS SUBDIVISION, PHASE 16, ACCORDING TO THE PLAT RECORDED IN VOLUME 6555, PAGE 46 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 21° 47' 42" E ALONG THE COMMON LINE OF SAID REMAINDER OF 15.40 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE 2, FOR A DISTANCE OF 80.98 FEET TO A POINT MARKING THE NORTHWEST CORNER OF THE TRADITIONS SUBDIVISION, PHASE SIX, ACCORDING TO THE PLAT RECORDED IN VOLUME 6555, PAGE 46 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 11° 40' 09" E ALONG THE COMMON LINE OF SAID REMAINDER OF 15.40 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE SIX, FOR A DISTANCE OF 132.88 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 460.00 FEET;

THENCE: CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 15.40 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE SIX, AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33° 27' 51" FOR AN ARC DISTANCE OF 228.67 FEET (CHORD BEARS: S 05° 03' 47" W - 264.87 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 21° 47' 42" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 15.40 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE SIX, FOR A DISTANCE OF 12.69 FEET TO A POINT MARKING THE NORTHEAST CORNER OF THE EXISTING RIGHT-OF-WAY OF CLUB DRIVE;

THENCE: N 69° 07' 59" W ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY OF CLUB DRIVE FOR A DISTANCE OF 80.02 FEET TO THE POINT OF BEGINNING CONTAINING 0.73 OF AN ACRE OF LAND, MORE OR LESS, BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**METES AND BOUNDS DESCRIPTION**  
 OF A  
 25.436 ACRE 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. 26, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 27.80 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 6587, PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT 3 BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 5153, 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 SOUTHWEST LINE OF SAID 87.88 ACRE TRACT MARKING THE NORTH CORNER OF SAID 27.80 ACRE TRACT AND THE MOST EASTERLY CORNER OF THE TRADITIONS SUBDIVISION, PHASE V, ACCORDING TO THE PLAT RECORDED IN VOLUME 5900, PAGE 293 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND SAID 87.88 ACRE TRACT FOR THE FOLLOWING CALLS:

S 56° 23' 22" E FOR A DISTANCE OF 349.56 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59° 01' 46" FOR AN ARC DISTANCE OF 180.29 FEET (CHORD BEARS: S 85° 59' 18" E - 172.43 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 90.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66° 38' 07" FOR AN ARC DISTANCE OF 104.87 FEET (CHORD BEARS: S 81° 51' 48" E - 98.87 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 48° 30' 37" E FOR A DISTANCE OF 498.64 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 90.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 37' 20" FOR AN ARC DISTANCE OF 78.52 FEET (CHORD BEARS: S 23° 10' 30" E - 76.96 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: THROUGH SAID 87.88 ACRE TRACT FOR THE FOLLOWING CALLS:

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

S 39° 52' 32" W FOR A DISTANCE OF 185.88 FEET TO A POINT;

S 08° 52' 40" W FOR A DISTANCE OF 176.53 FEET TO A POINT ON THE COMMON LINE OF SAID 87.88 ACRE TRACT AND SAID 27.80 ACRE TRACT, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID 87.88 ACRE TRACT AND SAID 27.80 ACRE TRACT AND 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 A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 60° 25' 38" E CONTINUING ALONG THE COMMON LINE OF SAID 87.88 ACRE TRACT AND SAID 27.80 ACRE TRACT FOR A DISTANCE OF 293.59 FEET TO A POINT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON SAID COMMON LINE BEARS: S 60° 25' 38" E FOR A DISTANCE OF 376.48 FEET;

THENCE: S 03° 22' 40" W THROUGH SAID 27.80 ACRE TRACT FOR A DISTANCE OF 232.32 FEET TO A POINT ON THE COMMON LINE OF SAID 27.80 ACRE TRACT AND A CALLED 51.87 ACRE TRACT DESCRIBED AS TRACT 6 BY SAID DEED TO TRADITIONS CLUB BY MELROSE, LLC (5153/1), SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 176.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND SAID 51.87 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 14' 17" FOR AN ARC DISTANCE OF 49.88 FEET (CHORD BEARS: N 81° 23' 31" W - 49.71 FEET) TO A POINT MARKING THE MOST EASTERLY CORNER OF THE REMAINDER OF A CALLED 15.40 ACRE TRACT DESCRIBED AS TRACT 7 BY SAID DEED TO TRADITIONS CLUB BY MELROSE, LLC (5153/1);

THENCE: ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND SAID REMAINDER OF 15.40 ACRE TRACT FOR THE FOLLOWING CALLS:

N 34° 38' 47" W FOR A DISTANCE OF 232.75 FEET TO A POINT;

N 60° 25' 59" W FOR A DISTANCE OF 134.13 FEET TO A POINT;

S 87° 15' 29" W FOR A DISTANCE OF 588.52 FEET TO A POINT ON THE COMMON LINE OF SAID 27.80 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 6555, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 600.93 FEET;

THENCE: ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE 2, FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 56' 58" FOR AN ARC DISTANCE OF 219.72 FEET (CHORD BEARS: N 54° 24' 11" W - 218.50 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

N 62° 49' 59" W FOR A DISTANCE OF 111.35 FEET TO A POINT;

N 63° 18' 03" W FOR A DISTANCE OF 519.59 FEET TO A POINT MARKING THE WEST CORNER OF SAID 27.80 ACRE TRACT AND A SOUTH CORNER OF THE TRADITIONS SUBDIVISION, PHASE V;

THENCE: N 31° 26' 47" E ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE V, FOR A DISTANCE OF 879.06 FEET TO THE POINT OF BEGINNING CONTAINING 25.436 ACRES OF LAND AS SURVEYED ON THE GROUND MARCH 2006. SEE PLAT PREPARED APRIL 2006, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Doc Bk Vol Pg  
 00968945 BR 8094 82

Filed for Record in:  
 BRAZOS COUNTY

On: Jul 12, 2007 at 09:28a  
 As a  
 Plat

Document Number: 00968945  
 Amount: 58.00

Receipt Number - 320225  
 By:  
 Ashlie Peters

STATE OF TEXAS COUNTY OF BRAZOS  
 I hereby certify that this instrument was  
 filed on the date and time stated 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,  
 Jul 12, 2007

HONORABLE HAREN MCGUIRE, COUNTY CLERK  
 BRAZOS COUNTY

**REPLAT**  
 OF  
**THE TRADITIONS SUBDIVISION**  
**PHASE 16**  
 25.436 ACRES  
 BLOCK 1, LOTS 1A, 2 & 3  
 AND  
**RIGHT-OF-WAY DEDICATION**  
**CLUB DRIVE**  
**0.731 ACRES**  
 J.H. JONES SURVEY, A-26  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SCALE: 1"=100' OCTOBER, 2006 (REVISED)  
 REVISED NOVEMBER, 2006  
 OWNER/DEVELOPER:  
 Traditions Club by Melrose, LLC.  
 2100 Traditions Blvd.  
 Bryan, Texas 77807  
 (979) 821-2582  
 ENGINEER:  
 CIVIL DEVELOPMENT, L.L.C.  
 CIVIL ENGINEERING & DESIGN-BUILD SERVICES  
 Ginger L. Urso, P.E.  
 2033 Harvey Mitchell Parkway South  
 College Station, Texas 77840  
 P.O. Box 269  
 College Station, Texas 77841  
 (979) 268-3195  
 SURVEYOR:  
 Brad Kerr, RPLS No. 4502  
 Kerr Surveying, LLC  
 P.O. Box 269  
 College Station, Texas 77841  
 (979) 764-7743 Fax: (979) 764-7759  
 SHEET 2 OF 2