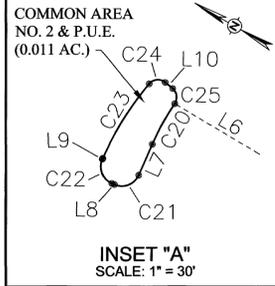


TRADITIONS CLUB BY MELROSE, LLC
19.04 ACRES, TRACT 5
VOL. 5153, PG. 1

BLOCK 1

S14°39'02"E ~ 688.48'

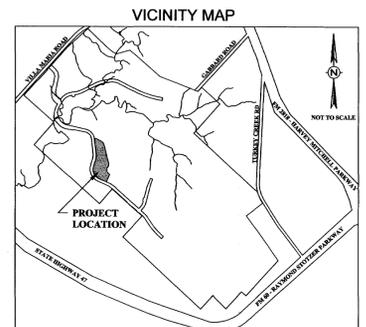
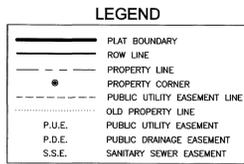
N07°09'23"W ~ 450.59'



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD BEARING. Lists curves C1 through C25.

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines L1 through L11.

- 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 LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED. 4. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0143 C AND 48041C150 C, EFFECTIVE DATE: 07-02-1992. 5. 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. 6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS. 7. OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 5897, PG. 277, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 30 ON THE MASTER PLAN. 8. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS AND STREET MEDIAN ISLANDS 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. 9. 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.



STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped herein by me.

METES AND BOUNDS DESCRIPTION OF A 12.665 ACRE TRACT J. H. JONES SURVEY, A-26 BRYAN, BRAZOS COUNTY, TEXAS

REMAINDER OF BRYAN COMMERCE AND DEVELOPMENT, INC. 101.96 ACRE TRACT VOL. 3983, PG. 54

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 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, AND A PORTION OF THE REMAINDER OF A CALLED 298.51 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE DEVELOPMENT INCORPORATED RECORDED IN VOLUME 4006, PAGES 163, 186 AND 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 101.96 ACRE TRACT AND THE NORTH CORNER OF A CALLED 127.91 ACRE TRACT AS DESCRIBED BY A DEED TO GAINER B. JONES, JR., RECORDED IN VOLUME 1242, PAGE 430 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE WEST CORNER OF A CALLED 22.72 ACRE TRACT DESCRIBED AS TRACT FOUR BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 5153, PAGE 1 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 AND THE EAST CORNER OF SAID 127.91 ACRE TRACT BEARS: S 47° 54' 55" W FOR A DISTANCE OF 3027.90 FEET;

THENCE: N 83° 51' 53" E THROUGH SAID 101.96 ACRE TRACT AND SAID 298.51 ACRE TRACT FOR A DISTANCE OF 2094.18 FEET TO A POINT ON THE EAST LINE OF SOUTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W. PER DEED 4787/167) MARKING THE MOST WESTERLY SOUTH CORNER OF A CALLED 19.04 ACRE TRACT DESCRIBED AS TRACT FIVE BY SAID DEED TO TRADITIONS CLUB BY MELROSE, LLC (5153/1) AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 83° 59' 43" E FOR A DISTANCE OF 0.33 FEET;

THENCE: THROUGH SAID 298.51 ACRE TRACT AND SAID 101.96 ACRE TRACT AND ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID 19.04 ACRE TRACT FOR THE FOLLOWING CALLS:

N 82° 51' 36" E FOR A DISTANCE OF 53.15 FEET TO A POINT;

S 62° 32' 30" E FOR A DISTANCE OF 207.17 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 53' 28" FOR AN ARC DISTANCE OF 146.28 FEET (CHORD BEARS: S 38° 35' 46" E - 142.05 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 14° 39' 02" E FOR A DISTANCE OF 688.48 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 58° 04' 38" FOR AN ARC DISTANCE OF 91.23 FEET (CHORD BEARS: S 14° 23' 17" W - 87.37 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 105° 51' 18" FOR AN ARC DISTANCE OF 323.32 FEET (CHORD BEARS: S 09° 30' 03" E - 279.26 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 23° 24' 20" W CONTINUING THROUGH SAID 101.96 ACRE TRACT FOR A DISTANCE OF 284.67 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTH TRADITIONS DRIVE MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: CONTINUING THROUGH SAID 101.96 ACRE TRACT AND ALONG THE NORTHERLY AND EASTERLY LINES OF SOUTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:

N 67° 58' 10" W FOR A DISTANCE OF 259.33 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 350.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 52' 48" FOR AN ARC DISTANCE OF 524.61 FEET (CHORD BEARS: N 25° 01' 46" W - 476.86 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

N 17° 54' 38" E FOR A DISTANCE OF 191.30 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 740.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 04' 01" FOR AN ARC DISTANCE OF 323.75 FEET (CHORD BEARS: N 05° 22' 37" E - 321.17 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

N 07° 09' 23" W FOR A DISTANCE OF 450.59 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 377.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 23' 56" FOR AN ARC DISTANCE OF 9.20 FEET (CHORD BEARS: N 07° 51' 21" W - 9.20 FEET) TO THE POINT OF BEGINNING CONTAINING 12.665 ACRES OF LAND AS SURVEYED ON THE GROUND DECEMBER 2003. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

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 a closed subdivision.



Signature of Brad Kerr, R.P.L.S. No. 4502

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 12.665 acre tract shown on this plat, being part of the tract of land conveyed in the Dead Records of Brazos County in Volume 5897, Page 277, and designated herein as The Traditions Subdivision, Phase 4, 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.

Signature of John Jordan, VP

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 2nd day of March, 2004

GINGER L. URSO Notary Public, State of Texas My Commission Expires September 05, 2007

Signature of Ginger L. Urso, Notary Public

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 3rd day of March, 2004 in the Official Records of Brazos County, Texas, in Volume 5900, Page 294.

Signature of Karen McQueen, County Clerk

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 1st day of January, 2004 and same was duly approved on the 5th day of February, 2004 by said Commission.

Signature of Kim Casey, Chairman, Planning & Zoning Commission

APPROVAL OF THE PLANNING ADMINISTRATOR

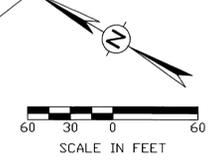
I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 22nd day of March, 2004.

Signature of Planning Administrator

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 2nd day of March, 2004.

Signature of City Engineer



FINAL PLAT THE TRADITIONS SUBDIVISION PHASE IV 12.665 ACRES BLOCK 1, LOTS 1 THRU 18 J.H. JONES SURVEY, A-26 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1"=60' JANUARY, 2004 (REV.) REV. FEBRUARY, 2004

OWNER/DEVELOPER: Bryan/Traditions, LP 2100 Traditions Blvd, Bryan, Texas 77807 (979) 821-2582 SURVEYOR: Brad Kerr, RPLS No. 4502 Kerr Surveying, LLC P.O. Box 269 College Station, Texas 77841 (979) 268-3195

ENGINEER: TEXCON General Contractors Ginger L. Urso, P.E. 1707 Graham Road College Station, Texas 77845 (979) 690-7711

on base as shown