Filed for Record in:
BRAZOS COUNTY
On: Jul 20,2004 at 08:38A
As a
Plats
Document Number: 00862887
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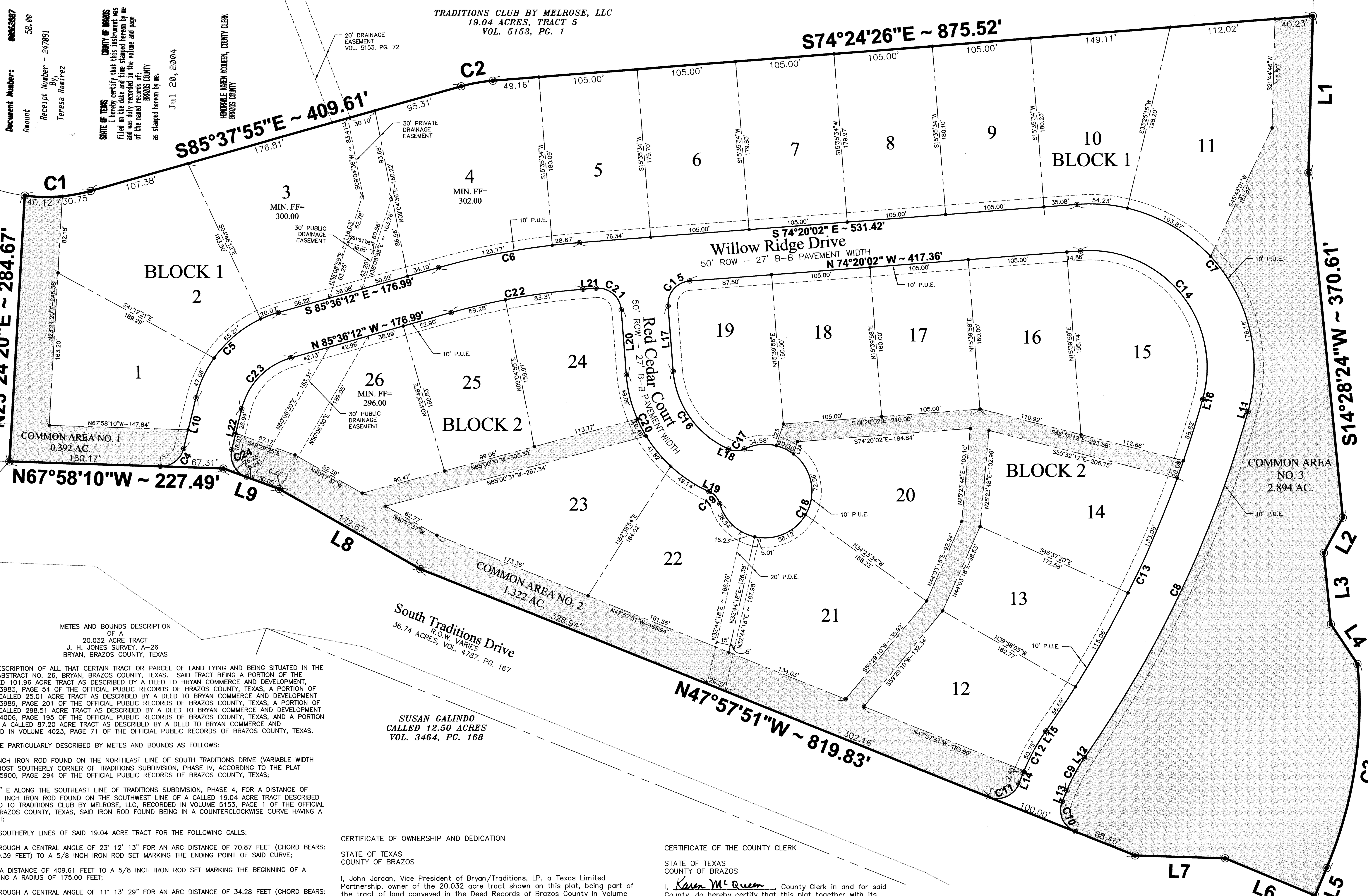
Receipt Number - 247091
By,
Teresa Ramirez

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 named records of: BRAZOS COUNTY as stamped hereon by me.
Jul 20,2004

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

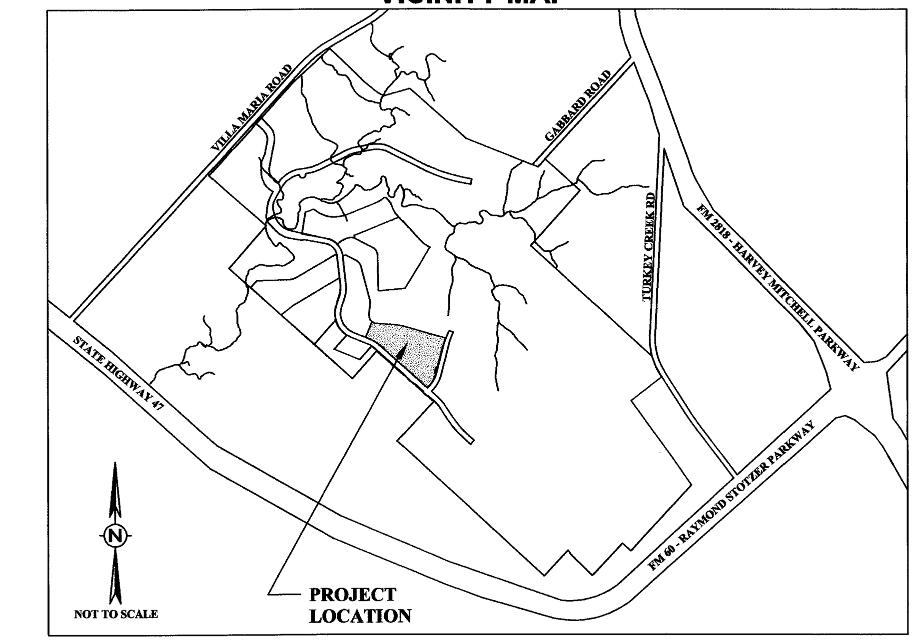
Doc 00862887 Bk OR Vol 6181 Pg 282



LEGEND

———	PLAT BOUNDARY
———	ROW LINE
— — —	PROPERTY LINE
◉	PROPERTY CORNER
- - - - -	PUBLIC UTILITY EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

VICINITY MAP



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. 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.

4. 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.

5. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT–OF–WAY LINES ARE ARC LENGTHS.

6. OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 6174, PG. 45, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 28 ON THE MASTER PLAN.

7. 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.

8. MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE LOT OWNER OR THE HOMEOWNER'S ASSOCIATION.

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.

10. NO PRIVATE DRIVE ACCESS IS ALLOWED OFF OF SOUTH TRADITIONS DRIVE OR CLUB DRIVE.

11. NO FILL MATERIAL CAN BE PLACED IN THE EXISTING DRAINAGES LOCATED IN COMMON AREA NO. 3 WITHOUT APPROVAL FROM THE U.S. ARMY CORPS OF ENGINEERS BECAUSE IT IS CONSIDERED AN EPHEMERAL STREAM.

12. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	70.87'	175.00'	23°12'13"	35.93'	70.39'	S74°01'48"E
C2	34.28'	175.00'	11°13'29"	17.20'	34.23'	S80°01'11"E
C3	223.17'	450.00'	28°24'53"	113.93'	220.89'	S28°40'18"W
C4	34.16'	25.00'	78°17'34"	20.35'	31.57'	N72°53'03"E
C5	132.34'	125.00'	60°39'33"	73.13'	126.24'	N64°04'02"E
C6	152.43'	775.00'	11°16'10"	76.46'	152.19'	S79°58'07"E
C7	336.26'	175.00'	110°05'36"	250.36'	286.87'	S19°17'14"E
C8	410.47'	1225.00'	19°11'55"	207.18'	408.55'	S45°21'32"W
C9	39.47'	175.00'	12°55'20"	19.82'	39.39'	S48°29'49"W
C10	39.29'	25.00'	90°03'05"	25.02'	35.37'	S02°56'18"E
C11	39.27'	25.00'	90°00'00"	25.00'	35.36'	N87°02'09"E
C12	50.75'	225.00'	12°55'20"	25.48'	50.64'	N48°29'49"E
C13	393.72'	1175.00'	19°11'55"	198.72'	391.88'	N45°21'32"E
C14	240.19'	125.00'	110°05'36"	178.83'	204.90'	N19°17'14"W
C15	39.27'	25.00'	90°00'00"	25.00'	35.36'	S60°39'58"W
C16	106.98'	100.00'	61°17'52"	59.26'	101.96'	S14°58'58"E
C17	17.45'	20.00'	49°59'41"	9.33'	16.90'	S70°37'45"E
C18	244.34'	50.00'	279°59'24"	41.96'	64.29'	S44°22'07"W
C19	17.47'	20.00'	50°03'23"	9.34'	16.92'	N20°39'53"W
C20	160.48'	150.00'	61°17'52"	88.88'	152.93'	N14°58'58"W
C21	39.27'	25.00'	90°00'00"	25.00'	35.36'	N29°20'02"W
C22	142.60'	725.00'	11°16'10"	71.53'	142.37'	N79°58'07"W
C23	79.40'	75.00'	60°39'33"	43.88'	75.75'	S64°04'02"W
C24	36.32'	25.00'	83°13'40"	22.21'	33.21'	S07°52'35"E

METES AND BOUNDS DESCRIPTION
OF A
20.032 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, RECORDED IN VOLUME 3983, PAGE 54 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF THE REMAINDER OF A CALLED 25.01 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT RECORDED IN VOLUME 3989, PAGE 201 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF THE REMAINDER OF A CALLED 298.51 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT RECORDED IN VOLUME 4006, PAGE 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 87.20 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT 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 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SOUTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE MOST SOUTHERLY CORNER OF TRADITIONS SUBDIVISION, PHASE IV, ACCORDING TO THE PLAT RECORDED IN VOLUME 5900, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 23° 24' 20" E ALONG THE SOUTHEAST LINE OF TRADITIONS SUBDIVISION, PHASE 4, FOR A DISTANCE OF 284.67 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 19.04 ACRE TRACT DESCRIBED AS TRACT 5 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 IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE: ALONG THE SOUTHERLY LINES OF SAID 19.04 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 12' 13" FOR AN ARC DISTANCE OF 70.87 FEET (CHORD BEARS: S 74° 01' 48" E – 70.39 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

S 85° 37' 55" E FOR A DISTANCE OF 409.61 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 13' 29" FOR AN ARC DISTANCE OF 34.28 FEET (CHORD BEARS: S 80° 01' 11" E – 34.23 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

S 74° 24' 26" E FOR A DISTANCE OF 875.52 FEET TO A 5/8 INCH IRON ROD SET ON THE WEST LINE OF CLUB DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

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

S 21° 44' 46" W FOR A DISTANCE OF 167.17 FEET TO A 1/2 INCH IRON ROD FOUND;

S 14° 28' 24" W FOR A DISTANCE OF 370.61 FEET TO A 5/8 INCH IRON ROD SET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 40° 43' 08" E FOR A DISTANCE OF 0.12 FEET;

S 48° 27' 50" W FOR A DISTANCE OF 42.65 FEET TO A 1/2 INCH IRON ROD FOUND;

S 14° 28' 24" W FOR A DISTANCE OF 76.62 FEET TO A 1/2 INCH IRON ROD FOUND;

S 13° 30' 27" E FOR A DISTANCE OF 50.79 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 450.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 24' 53" FOR AN ARC DISTANCE OF 223.17 FEET (CHORD BEARS: S 28° 40' 18" W – 220.89 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 42° 52' 44" W FOR A DISTANCE OF 31.71 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF SOUTH TRADITIONS DRIVE MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 77° 29' 58" W FOR A DISTANCE OF 0.20 FEET

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

N 47° 21' 03" W FOR A DISTANCE OF 103.70 FEET TO A 5/8 INCH IRON ROD SET;

N 67° 56' 36" W FOR A DISTANCE OF 95.81 FEET TO A 5/8 INCH IRON ROD SET;

N 47° 57' 51" W FOR A DISTANCE OF 819.83 FEET TO A 1/2 INCH IRON ROD FOUND;

N 40° 17' 37" W FOR A DISTANCE OF 173.04 FEET TO A 5/8 INCH IRON ROD SET;

N 49° 29' 25" W FOR A DISTANCE OF 63.25 FEET TO A 5/8 INCH IRON ROD SET;

N 67° 58' 10" W FOR A DISTANCE OF 227.49 FEET TO THE POINT OF BEGINNING CONTAINING 20.032 ACRES OF LAND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

on landbase 8/5/04

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 20.032 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 6174, Page 45, and designated herein as The Traditions Subdivision, Phase 7, 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 therein stated.

Given under my hand and seal on this 16 day of JULY, 2004

[signature]
Notary Public in and for the State of Texas

Printed Name: EDDIE HARE
My Commission Expires: 3-14-2008

EDDIE HARE
Notary Public, State of Texas
My Commission Expires
MARCH 14, 2008

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 20th day of July, 2004, in the Official Records of Brazos County, Texas, in Volume 6181, Page 282.

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

Karen McQueen
County Clerk
Brazos County, Texas by: Teresa Ramirez

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 geometric form.

[signature]
Brad Kerr, R.P.L.S. No. 4502

STATE OF TEXAS
REGISTERED
BRAD KERR
4502
PROFESSIONAL LAND SURVEYOR

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim C. 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 21st day of April, 2004 and same was duly approved on the 20th day of May, 2004 by said Commission.

Kim C. 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 20th day of May, 2004.

[signature] LG
Planning Administrator, Bryan, Texas
for Joey Dunn

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 19 day of July, 2004.

[signature] APG
City Engineer, Bryan, Texas

LINE TABLE

LINE	LENGTH	BEARING
L1	167.17'	S21°44'46"W
L2	42.65'	S48°27'50"W
L3	76.62'	S14°28'24"W
L4	50.79'	S13°30'27"E
L5	31.71'	S42°52'44"W
L6	103.70'	N47°21'03"W
L7	95.81'	N67°56'36"W
L8	173.04'	N40°17'37"W
L9	63.25'	N49°29'25"W
L10	55.93'	N33°44'16"E
L11	0.21'	S35°45'34"W
L12	0.21'	S54°57'29"W
L13	12.52'	S42°02'09"W
L14	12.55'	N42°02'09"E
L15	0.21'	N54°57'29"E
L16	0.21'	N35°45'34"E
L17	69.43'	S15°39'58"W
L18	0.36'	S45°37'54"E
L19	0.34'	N45°41'34"W
L20	69.43'	N15°39'58"E
L21	14.06'	N74°20'02"W
L22	45.02'	S33°44'16"W
L23	24.44'	S38°26'06"W
L24	13.67'	S38°26'06"W

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE VII
20.032 ACRES

BLOCK 1, LOTS 1 THRU 11
BLOCK 2, LOTS 12 THRU 26

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

SCALE: 1'=60'

APRIL, 2004 (REVISED)
REVISED JULY, 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