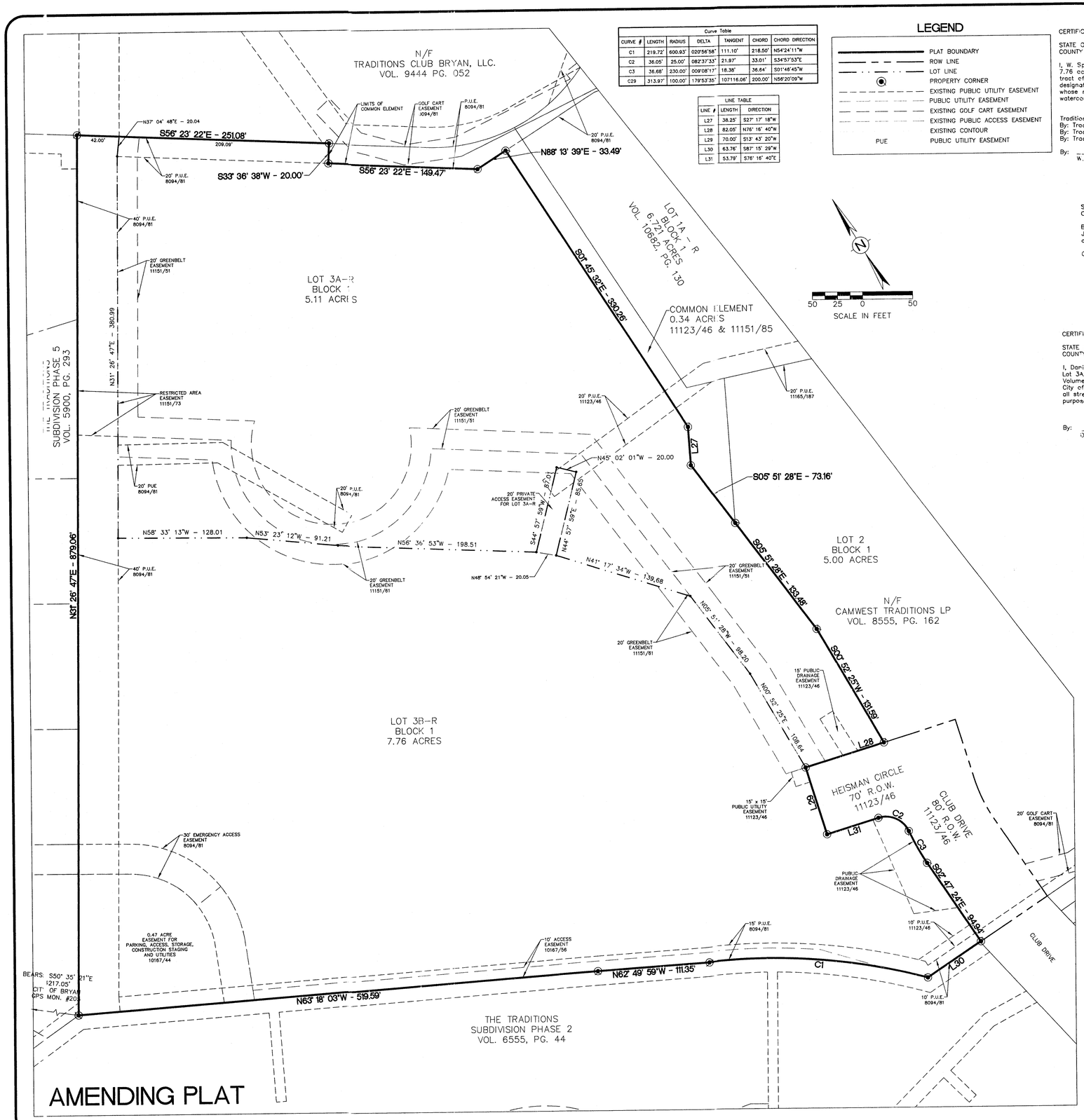


Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	219.72'	600.93'	020°56'58"	111.10'	218.50'	N54°24'11"W
C2	36.05'	25.00'	082°37'33"	21.97'	33.01'	S34°57'53"E
C3	36.68'	230.00'	009°08'17"	18.38'	36.64'	S01°46'45"W
C29	313.97'	100.00'	179°53'35"	107116.06'	200.00'	N56°20'09"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L27	38.25'	S27° 17' 18"W
L28	82.05'	N76° 16' 40"W
L29	70.00'	S13° 43' 20"W
L30	63.76'	S87° 15' 29"W
L31	53.79'	S76° 16' 40"E

LEGEND

- PLAT BOUNDARY
- ROW LINE
- LOT LINE
- PROPERTY CORNER
- EXISTING PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- EXISTING GOLF CART EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT
- EXISTING CONTOUR
- PUE — PUBLIC UTILITY EASEMENT

N

50 25 0 50
SCALE IN FEET

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr. of Traditions Destinations, L.P., a Texas Limited Partnership, owner of the 7.76 acre tract shown on this plat as Traditions Subdivision, Phase 16, Lot 3B, Block 1 being the tract of land as conveyed in the Official Records of Brazos County in Volume 9083, Page 121, and designated herein as The Traditions Subdivision, Phase 16, Lot 3B 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.

Traditions Destinations, L.P., a Texas Limited Partnership
By: Traditions Destinations GP, LLC., a Texas Limited Liability Company, its General Partner
By: Traditions Acquisitions Partnership, L.P., a Texas Limited Partnership, its Managing Member
By: Traditions Acquisitions Partnership GP, LLC., a Texas Limited Liability Company, its General Partner

By: _____
W. Spencer Clements, Jr., Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared W. 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 _____ day of _____, 20____.

_____
Notary Public, Brazos County , Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Danielle Rizzo, owner of the 5.11 acre tract shown on this plat as Traditions Subdivision, Phase 16, Lot 3A, Block 1 being the tract of land as conveyed in the Official Records of Brazos County in Volume 11151, Page 46, and designated herein as The Traditions Subdivision, Phase 16, Lot 3A 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: _____
Danielle Rizzo

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Danielle Rizzo 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 _____ day of _____, 20____.

_____
Notary Public, Brazos County , Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

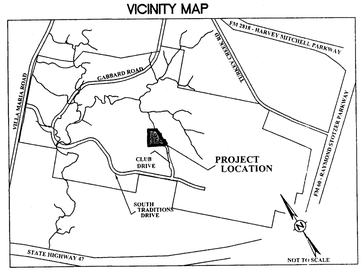
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

_____
County Clerk
Brazos County, Texas

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 11123, PG. 46, AND AS MONUMENTED ON THE GROUND.
2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
3. IRON RODS WILL BE SET AT ALL ANGLE POINTS AND PROPERTY CORNERS.
4. THE COMMON ELEMENT WILL BE MAINTAINED BY TRADITIONS DESTINATIONS, LP.

VICINITY MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Doss Cunningham, owner of the 5.11 acre tract shown on this plat as Traditions Subdivision, Phase 16, Lot 3A, Block 1 being the tract of land as conveyed in the Official Records of Brazos County in Volume 11151, Page 46, and designated herein as The Traditions Subdivision, Phase 16, Lot 3A 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: _____
Doss Cunningham

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Doss Cunningham 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 _____ day of _____, 20____.

_____
Notary Public, 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

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____ day of _____, 20____.

_____
City Planner
Bryan, Texas

CERTIFICATE OF 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 _____ day of _____, 20____.

_____
City Engineer, Bryan, Texas

AMENDING PLAT

BEING AN AMENDING PLAT OF LOTS 3A AND 3B, BLOCK 1 VOL. 11123, PG. 45 TO CREATE LOTS 3A-R AND 3B-R THE TRADITIONS SUBDIVISION PHASE 16

TOTAL 12.87 ACRES
BLOCK 1, LOT 3A - 5.11 ACRES
BLOCK 1, LOT 3B - 7.76 ACRES
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'
AUGUST 2013

Development Services
AUG 14 2013
RECEIVED

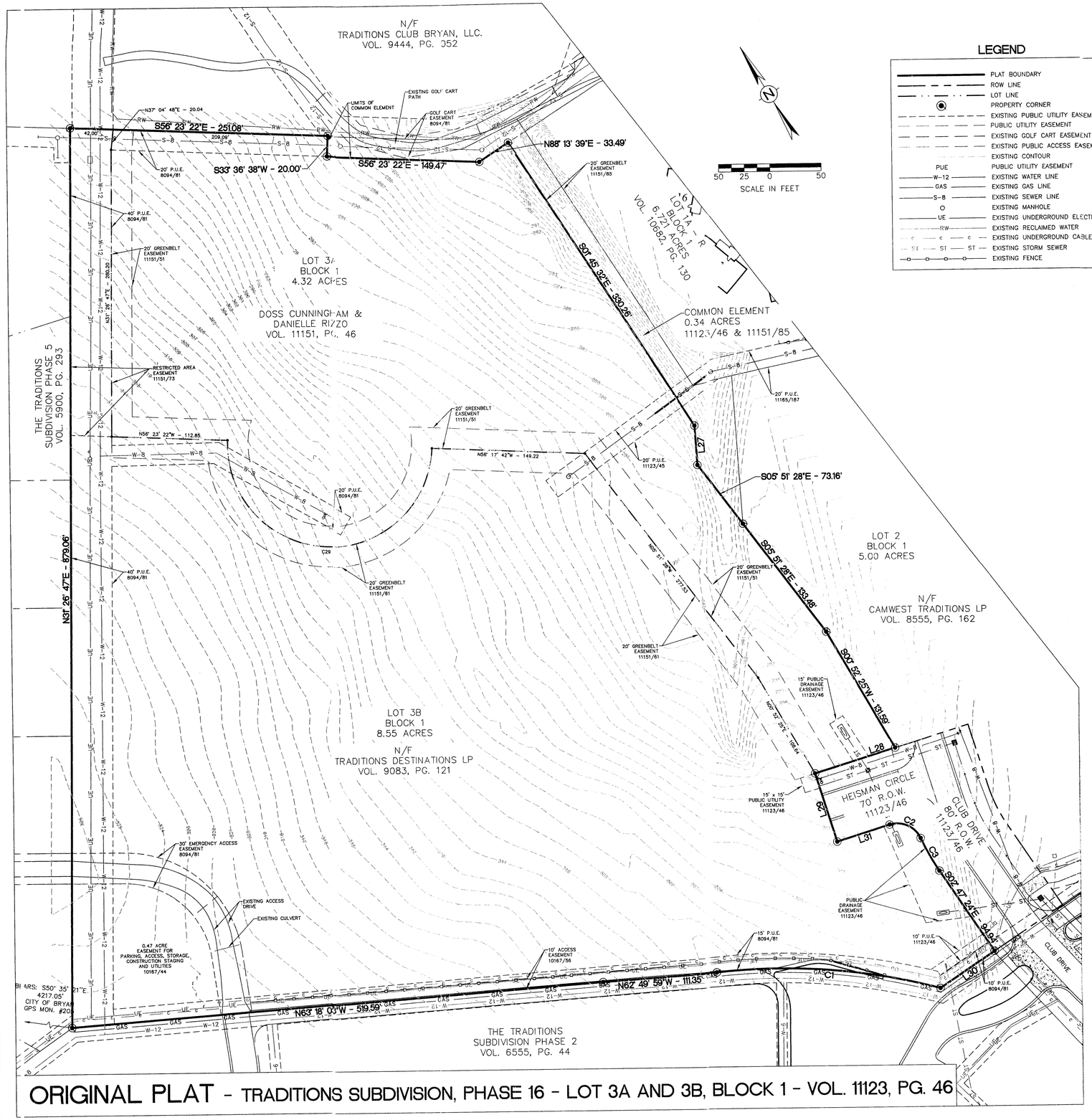
OWNER/DEVELOPER:
TRADITIONS DESTINATIONS LP
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807
979.821.2582

OWNER/DEVELOPER:
DOSS CUNNINGHAM & DANIELLE RIZZO
1011 SANCTUARY CT
COLLEGE STATION, TEXAS 77840

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVE.
BRYAN, TX 77803
(979)268-3195

ENGINEER:
Schultz Engineering, LLC
2730 LONGMIRE DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.764.3900

SHEET 1 OF 2



LEGEND

	PLAT BOUNDARY
	ROW LINE
	LOT LINE
	PROPERTY CORNER
	EXISTING PUBLIC UTILITY EASEMENT
	PUBLIC UTILITY EASEMENT
	EXISTING GOLF CART EASEMENT
	EXISTING PUBLIC ACCESS EASEMENT
	EXISTING CONTOUR
PUE	PUBLIC UTILITY EASEMENT
W-12	EXISTING WATER LINE
GAS	EXISTING GAS LINE
S-8	EXISTING SEWER LINE
	EXISTING MANHOLE
UE	EXISTING UNDERGROUND ELECTRIC
RW	EXISTING RECLAIMED WATER
C	EXISTING UNDERGROUND CABLE
ST	EXISTING STORM SEWER
	EXISTING FENCE

Curve Table						
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L30	63.76'	S87° 15' 29"W
L31	53.79'	S76° 16' 40"E

METES AND BOUNDS DESCRIPTION
OF A
12.87 ACRE TRACT
LOTS 3A AND 3B, BLOCK 1
THE TRADITIONS SUBDIVISION, PHASE 16
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 BEGIN ALL OF LOTS 3A AND 3B, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16, ACCORDING TO THE PLAT RECORDED IN VOLUME 11123, PAGE 46 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT THE WEST CORNER OF SAID LOT 3B, SAME BEING A COMMON CORNER OF THE TRADITIONS SUBDIVISION, PHASE 5, ACCORDING TO THE PLAT RECORDED IN VOLUME 5900, PAGE 293 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, 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;

THENCE: N 31° 26' 47" E ALONG THE COMMON LINE OF SAID LOT 3B AND SAID PHASE 5 FOR A DISTANCE OF 879.06 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT 3 BY A DEED TO TRADITIONS CLUB BY MELROSE RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE MOST NORTHERLY CORNER OF SAID LOT 3B;

THENCE: S 56° 23' 22" E ALONG THE COMMON LINE OF SAID LOT 3B AND LOT 3A AND SAID REMAINDER OF 87.88 ACRE TRACT FOR A DISTANCE OF 251.08 FEET TO THE MOST NORTHERLY CORNER OF A CALLED 0.34 ACRE COMMON ELEMENT AS REFLECTED ON SAID PLAT OF THE TRADITIONS SUBDIVISION, PHASE 16 (11123/46);

THENCE: ALONG THE COMMON LINE OF SAID LOT 3A AND SAID COMMON ELEMENT FOR THE FOLLOWING CALLS:

S 33° 36' 38" W FOR A DISTANCE OF 20.00 FEET;

S 56° 23' 22" E FOR A DISTANCE OF 149.47 FEET;

N 88° 13' 39" E FOR A DISTANCE OF 33.49 FEET;

S 01° 45' 32" E FOR A DISTANCE OF 330.26 FEET;

S 27° 17' 18" W FOR A DISTANCE OF 38.25 FEET;

S 05° 51' 28" E FOR A DISTANCE OF 73.16 FEET TO THE SOUTH CORNER OF SAID COMMON ELEMENT AND AN ANGLE POINT IN THE WESTERLY LINE OF 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;

THENCE: ALONG THE COMMON LINE OF SAID LOT 3B AND SAID LOT 2 FOR THE FOLLOWING CALLS:

S 05° 51' 28" E FOR A DISTANCE OF 133.48 FEET;

S 00° 52' 25" W FOR A DISTANCE OF 131.59 FEET TO THE NORTHERLY LINE OF HEISMAN CIRCLE (70' R.O.W.);

THENCE: N 76° 16' 40" W ALONG THE NORTHERLY LINE OF HEISMAN CIRCLE FOR A DISTANCE OF 82.05 FEET;

THENCE: S 13° 43' 20" W ACROSS THE END OF HEISMAN CIRCLE FOR A DISTANCE OF 70.00 FEET TO THE SOUTHERLY LINE OF HEISMAN CIRCLE;

THENCE: S 76° 16' 40" E ALONG THE SOUTHERLY LINE OF HEISMAN CIRCLE FOR A DISTANCE OF 53.79 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 37' 33" FOR AN ARC DISTANCE OF 36.05 FEET (CHORD BEARS: S 34° 57' 53" E - 33.01 FEET) TO THE END OF SAID CURVE ON THE SOUTHERLY LINE OF CLUB DRIVE (80' R.O.W.) AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 230.00 FEET;

THENCE: ALONG THE SOUTHERLY LINE OF CLUB DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 08' 17" FOR AN ARC DISTANCE OF 36.68 FEET (CHORD BEARS: S 01° 46' 45" W - 36.64 FEET) TO THE END OF SAID CURVE;

THENCE: S 02° 47' 24" E CONTINUING ALONG THE SOUTHERLY LINE OF CLUB DRIVE FOR A DISTANCE OF 94.94 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED THE TRADITIONS SUBDIVISION, PHASE 2;

THENCE: ALONG THE COMMON LINE OF SAID LOT 3B AND SAID PHASE 2 FOR THE FOLLOWING CALLS:

S 87° 15' 29" W FOR A DISTANCE OF 63.76 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 600.93 FEET;

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 THE END OF SAID CURVE;

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

N 63° 18' 03" W FOR A DISTANCE OF 519.59 FEET TO THE **POINT OF BEGINNING** CONTAINING 12.87 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 16, 11123/46.

AMENDING PLAT

BEING AN AMENDING PLAT OF LOTS 3A AND 3B, BLOCK 1 VOL. 11123, PG. 46 TO CREATE LOTS 3A-R AND 3B-R THE TRADITIONS SUBDIVISION PHASE 16

TOTAL 12.87 ACRES
BLOCK 1, LOT 3A - 5.11 ACRES
BLOCK 1, LOT 3B - 7.76 ACRES
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'
AUGUST 2013

OWNER/DEVELOPER:
TRADITIONS DESTINATIONS LP
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807
979.821.2582

OWNER/DEVELOPER:
DOSS CUNNINGHAM & DANIELLE RIZZO
1011 SANCTUARY CT
COLLEGE STATION, TEXAS 77840

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC.
409 N. TEXAS AVE.
BRYAN, TX 77803
(979)268-3195

ENGINEER:
Schultz Engineering, LLC
2730 LONGMIRE DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.764.3900

SHEET 2 OF 2

ORIGINAL PLAT - TRADITIONS SUBDIVISION, PHASE 16 - LOT 3A AND 3B, BLOCK 1 - VOL. 11123, PG. 46