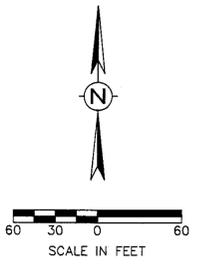
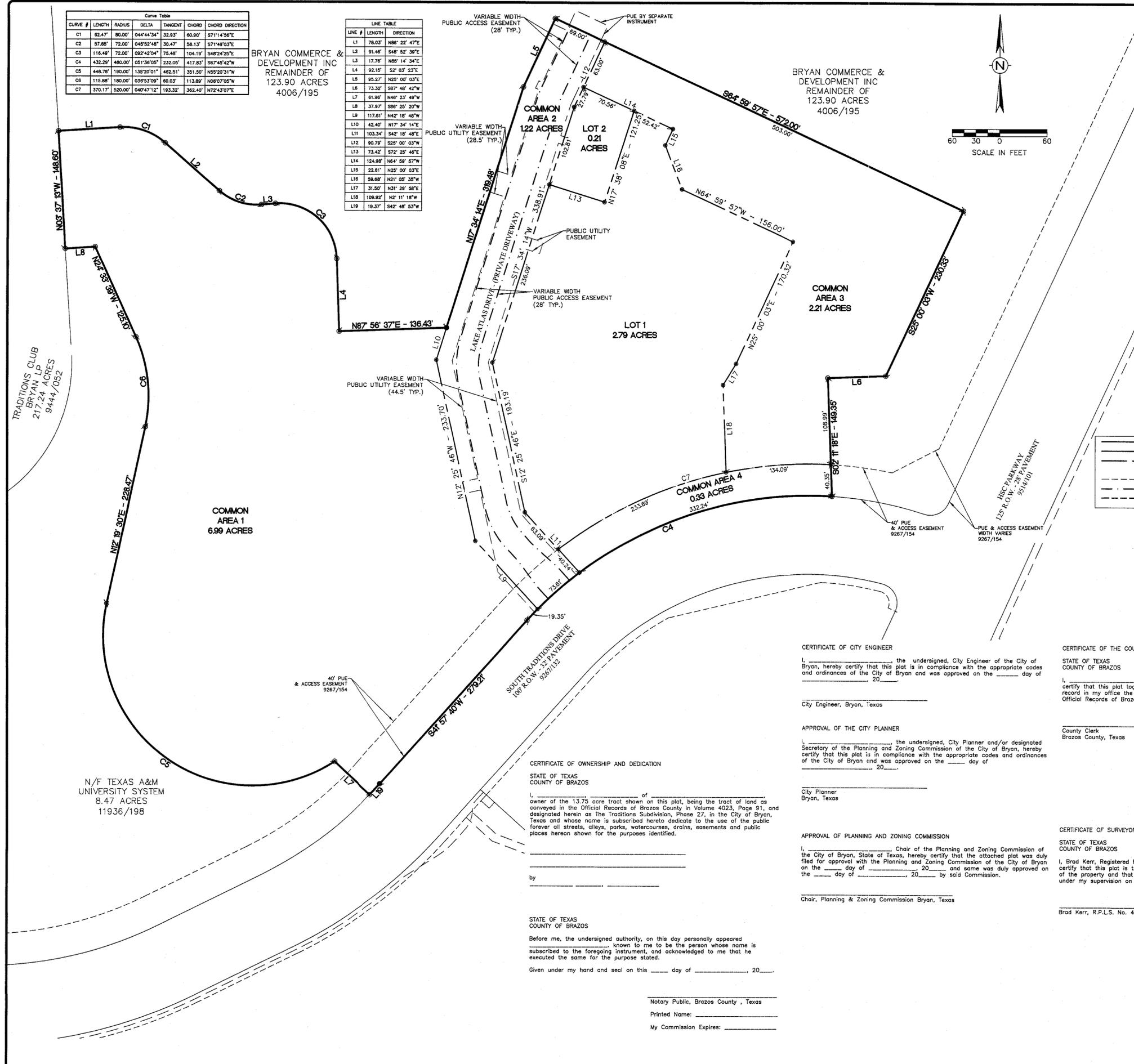


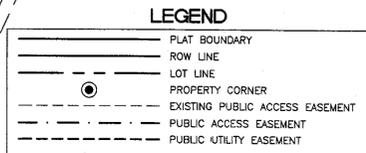
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	82.47	80.00	044°44'34"	32.83	60.90	S71°14'56"E
C2	97.65	72.00	049°52'48"	30.47	58.13	S71°48'03"E
C3	116.49	72.00	092°42'04"	75.48	104.19	S48°24'25"E
C4	432.29	480.00	051°36'05"	232.05	417.83	S87°45'42"W
C5	448.78	190.00	139°20'01"	482.51	351.50	N59°20'31"W
C6	115.88	180.00	039°53'09"	66.03	113.89	N69°07'05"W
C7	370.17	520.00	049°47'12"	193.32	362.40	N72°43'07"E

BRYAN COMMERCE & DEVELOPMENT INC
REMAINDER OF
123.90 ACRES
4006/195

LINE #	LENGTH	DIRECTION
L1	78.03	N86° 22' 47"E
L2	91.46	S48° 52' 36"E
L3	17.76	N85° 14' 34"E
L4	92.15	S2° 03' 23"E
L5	95.27	N25° 00' 03"E
L6	73.32	S87° 08' 42"W
L7	81.94	N48° 23' 46"W
L8	37.97	S88° 25' 20"W
L9	117.61	N42° 18' 48"W
L10	42.40	N17° 34' 14"E
L11	103.34	S42° 18' 48"E
L12	90.74	S25° 00' 03"W
L13	73.42	S72° 25' 46"E
L14	124.98	N64° 59' 57"W
L15	22.81	N25° 00' 03"E
L16	58.68	N21° 05' 32"W
L17	31.50	N31° 29' 58"E
L18	109.92	N2° 11' 18"W
L19	19.37	S42° 48' 53"W



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
 - ZONING IS PD-CORR PLANNED DEVELOPMENT BIO-CORRIDOR.



METES AND BOUNDS DESCRIPTION
OF A
13.75 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 THE REMAINDER OF A CALLED 124.89 ACRES 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.

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

BEGINNING AT A 1/4 INCH IRON ROD FOUND ON THE NORTHERLY LINE OF SOUTH TRADITIONS DRIVE (100' R.O.W.) MARKING THE SOUTHWEST CORNER OF A CALLED 8.47 ACRES 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 ALONG THE COMMON LINE OF SAID REMAINDER OF 124.89 ACRES TRACT AND SAID 8.47 ACRES TRACT FOR THE FOLLOWING CALLS:

N 48° 23' 49" W FOR A DISTANCE OF 41.96 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 90.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133° 20' 01" FOR AN ARC DISTANCE OF 441.78 FEET (CHORD BEARS: N 55° 23' 31" W - 351.50 FEET) TO A 1/4 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 32° 19' 39" E FOR A DISTANCE OF 22.47 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 18.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 57' 06" FOR AN ARC DISTANCE OF 113.89 FEET (CHORD BEARS: N 60° 07' 05" W - 113.89 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 24° 33' 39" W FOR A DISTANCE OF 125.10 FEET TO A 1/2 INCH IRON ROD FOUND;

S 89° 25' 20" W FOR A DISTANCE OF 37.97 FEET TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 124.89 ACRES TRACT AND THE REMAINDER OF A CALLED 51.87 ACRES TRACT DESCRIBED AS TRACT SIX BY A DEED TO TRADITIONS CLUB BRYAN, LLC RECORDED IN VOLUME 844, PAGE 51 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 8.47 ACRES TRACT.

N 09° 37' 13" W ALONG THE COMMON LINE OF SAID REMAINDER OF 124.89 ACRES TRACT AND SAID REMAINDER OF 51.87 ACRES TRACT FOR A DISTANCE OF 146.60 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE THROUGH SAID REMAINDER OF 124.89 ACRES TRACT FOR THE FOLLOWING CALLS:

N 87° 32' 47" E FOR A DISTANCE OF 78.03 FEET TO A 1/4 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 80.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 44' 34" FOR AN ARC DISTANCE OF 62.47 FEET (CHORD BEARS: S 71° 14' 56" E - 60.90 FEET) TO A 1/4 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

S 48° 52' 36" E FOR A DISTANCE OF 91.46 FEET TO A 1/4 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 72.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 52' 48" FOR AN ARC DISTANCE OF 37.65 FEET (CHORD BEARS: S 71° 49' 03" E - 36.13 FEET) TO A 1/4 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 85° 14' 34" E FOR A DISTANCE OF 13.76 FEET TO A 1/4 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 72.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 42' 46" FOR AN ARC DISTANCE OF 116.49 FEET (CHORD BEARS: S 48° 24' 25" E - 104.19 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

S 02° 03' 23" E FOR A DISTANCE OF 92.15 FEET TO A 1/2 INCH IRON ROD SET;

N 87° 59' 37" E FOR A DISTANCE OF 136.43 FEET TO A 1/2 INCH IRON ROD SET;

N 17° 34' 14" E FOR A DISTANCE OF 319.48 FEET TO A 1/2 INCH IRON ROD SET;

N 25° 00' 03" E FOR A DISTANCE OF 95.27 FEET TO A 1/2 INCH IRON ROD SET;

S 64° 59' 57" E FOR A DISTANCE OF 572.00 FEET TO A 1/2 INCH IRON ROD SET;

S 25° 00' 03" W FOR A DISTANCE OF 230.33 FEET TO A 1/2 INCH IRON ROD SET;

S 87° 48' 42" W FOR A DISTANCE OF 73.32 FEET TO A 1/2 INCH IRON ROD SET;

S 62° 11' 18" E FOR A DISTANCE OF 109.92 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHERLY LINE OF SOUTH TRADITIONS DRIVE MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 480.00 FEET;

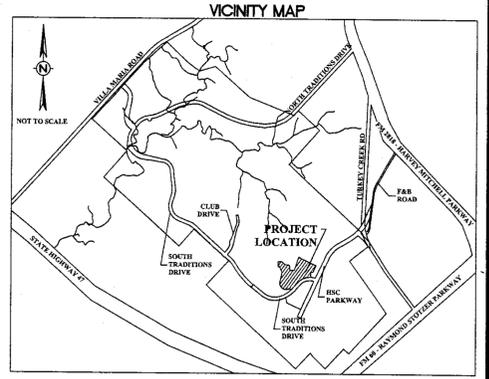
THENCE ALONG THE NORTHERLY LINE OF SOUTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 30' 05" FOR AN ARC DISTANCE OF 432.29 FEET (CHORD BEARS: S 67° 45' 42" W - 417.83 FEET) TO THE END OF SAID CURVE;

S 41° 57' 49" W FOR A DISTANCE OF 279.21 FEET;

S 40° 48' 53" W FOR A DISTANCE OF 19.37 FEET TO THE POINT OF BEGINNING CONTAINING 13.75 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



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

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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ 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 _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chair, Planning & Zoning Commission 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ of _____ owner of the 13.75 acre tract shown on this plat, being the tract of land as conveyed in the Official Records of Brazos County in Volume 4023, Page 91, and designated herein as The Traditions Subdivision, Phase 27, 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 _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ 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
Printed Name: _____
My Commission Expires: _____

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 27
13.75 ACRES
Block 1, Lots 1 & 2
Common Areas 1 - 4
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

Development Services
AUG 06 2014
RECEIVED

OWNER:
BRYAN COMMERCE & DEVELOPMENT, INC
P.O. BOX 1000
BRYAN, TEXAS 77805

DEVELOPER:
BRYAN TRADITIONS, LP
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

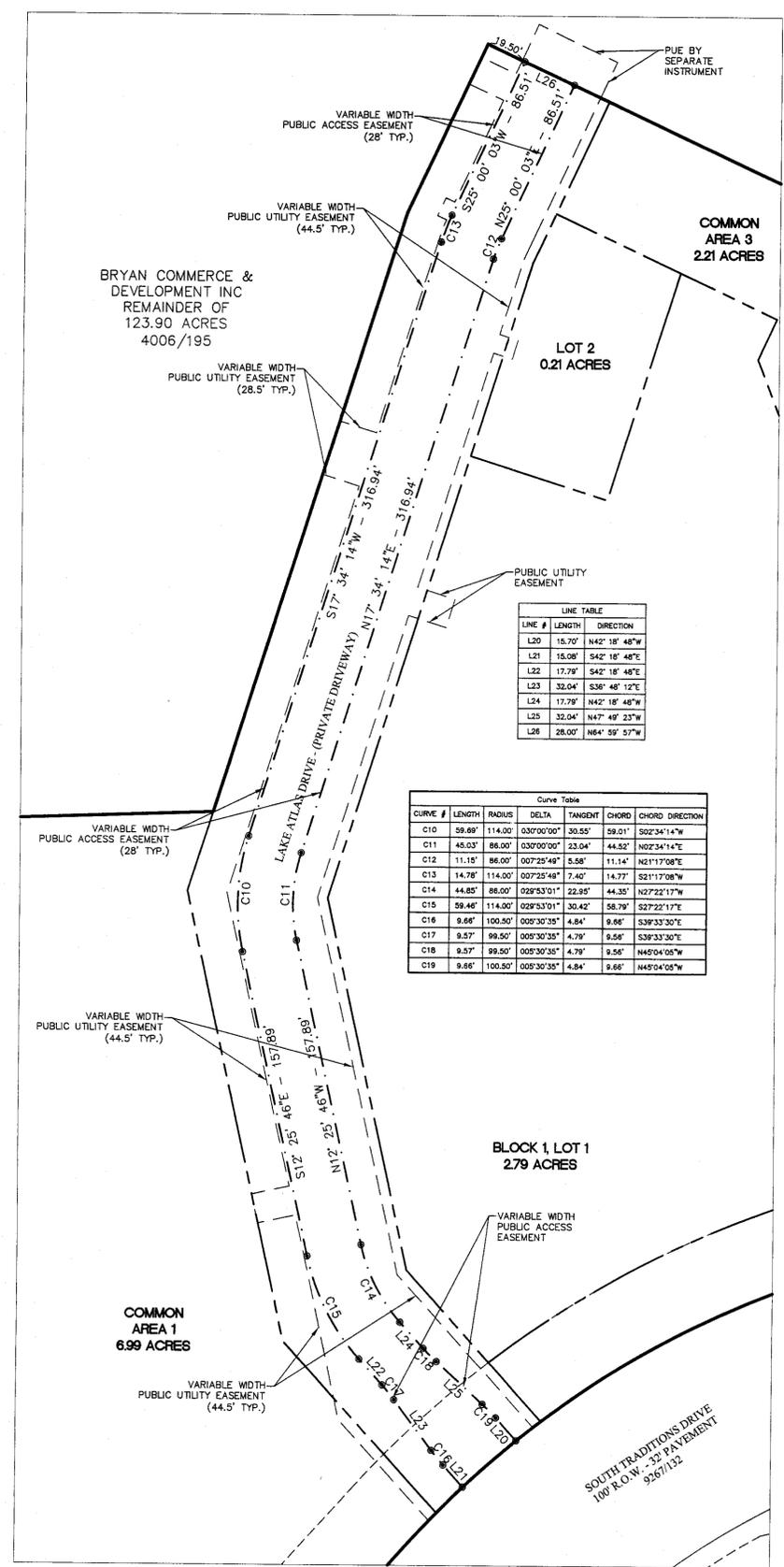
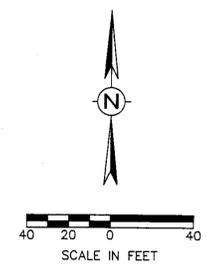
SCALE: 1" = 50'
AUGUST 2014

ENGINEER:
Schultz Engineering, LLC

TSPE No. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

PAGE 1 OF 2

NOTES:
 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.

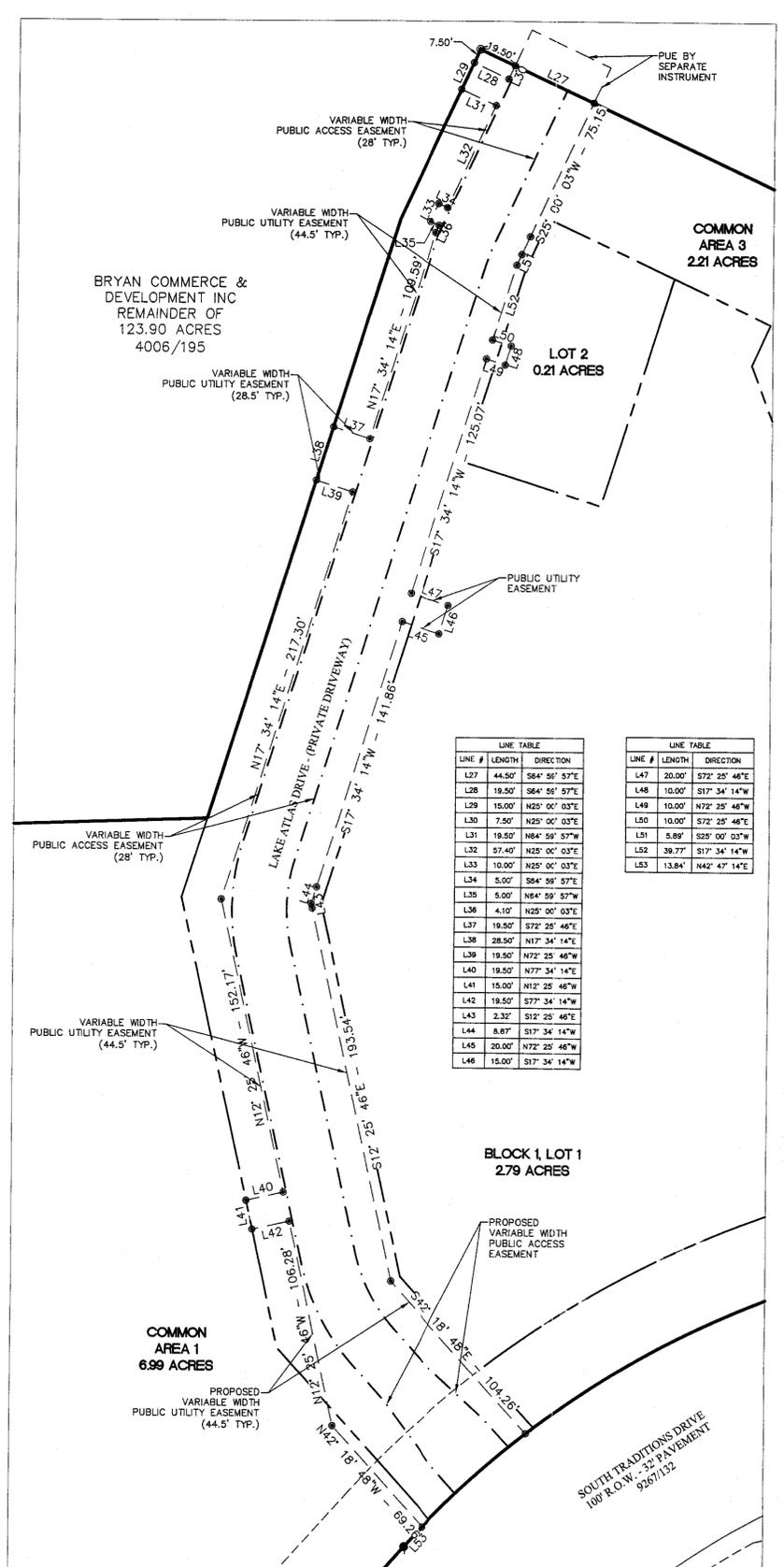


LINE TABLE

LINE #	LENGTH	DIRECTION
L20	15.70'	N42° 18' 48"W
L21	15.08'	S42° 18' 48"E
L22	17.79'	S42° 18' 48"E
L23	32.04'	S36° 48' 12"E
L24	17.79'	N42° 18' 48"W
L25	32.04'	N47° 49' 23"W
L26	28.00'	N64° 59' 57"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C10	59.68'	114.00'	037°00'00"	30.55'	59.01'	S02°34'14"W
C11	45.03'	86.00'	037°00'00"	23.04'	44.52'	N02°34'14"E
C12	11.18'	86.00'	007°25'48"	5.58'	11.14'	N01°17'08"W
C13	14.78'	114.00'	007°25'48"	7.40'	14.77'	S01°17'08"W
C14	44.85'	86.00'	028°53'01"	22.95'	44.35'	S07°22'17"W
C15	59.44'	114.00'	028°53'01"	30.42'	58.79'	S07°22'17"W
C16	9.66'	100.50'	005°30'30"	4.84'	9.66'	S09°33'30"E
C17	9.57'	99.50'	005°30'30"	4.79'	9.56'	S09°33'30"E
C18	9.57'	99.50'	005°30'30"	4.79'	9.56'	N45°04'05"W
C19	9.66'	100.50'	005°30'30"	4.84'	9.66'	N45°04'05"W

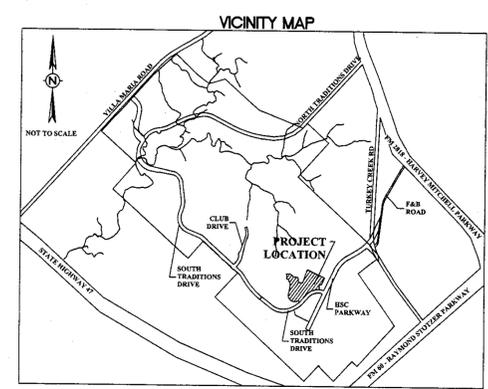
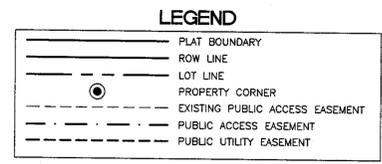


LINE TABLE

LINE #	LENGTH	DIRECTION
L27	44.50'	S64° 59' 57"E
L28	19.50'	S64° 59' 57"E
L29	15.00'	N25° 00' 03"E
L30	7.50'	N25° 00' 03"E
L31	19.50'	N64° 59' 57"W
L32	57.40'	N25° 00' 03"E
L33	10.00'	N25° 00' 03"E
L34	5.00'	S64° 59' 57"E
L35	5.00'	N64° 59' 57"W
L36	4.10'	N25° 00' 03"E
L37	19.50'	S72° 25' 46"E
L38	28.50'	N17° 34' 14"E
L39	19.50'	N72° 25' 46"W
L40	19.50'	N77° 34' 14"E
L41	15.00'	N12° 25' 46"W
L42	19.50'	S77° 34' 14"W
L43	2.32'	S12° 25' 46"E
L44	8.87'	S17° 34' 14"W
L45	20.00'	N72° 25' 46"W
L46	15.00'	S17° 34' 14"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L47	20.00'	S72° 25' 46"E
L48	10.00'	S17° 34' 14"W
L49	10.00'	N72° 25' 46"W
L50	10.00'	S72° 25' 46"E
L51	5.89'	S25° 00' 03"W
L52	39.77'	S17° 34' 14"W
L53	13.84'	N42° 47' 14"E



FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE 27
 13.75 ACRES
 Block 1, Lots 1 & 2
 Common Areas 1 - 4
 J.H. JONES SURVEY, A-26
 BRYAN, BRAZOS COUNTY, TEXAS

OWNER:
 BRYAN COMMERCE & DEVELOPMENT, INC
 P.O. BOX 1000
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SCALE: 1" = 50'
 AUGUST 2014

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 2100 TRADITIONS BLVD.
 BRYAN, TEXAS 77807

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