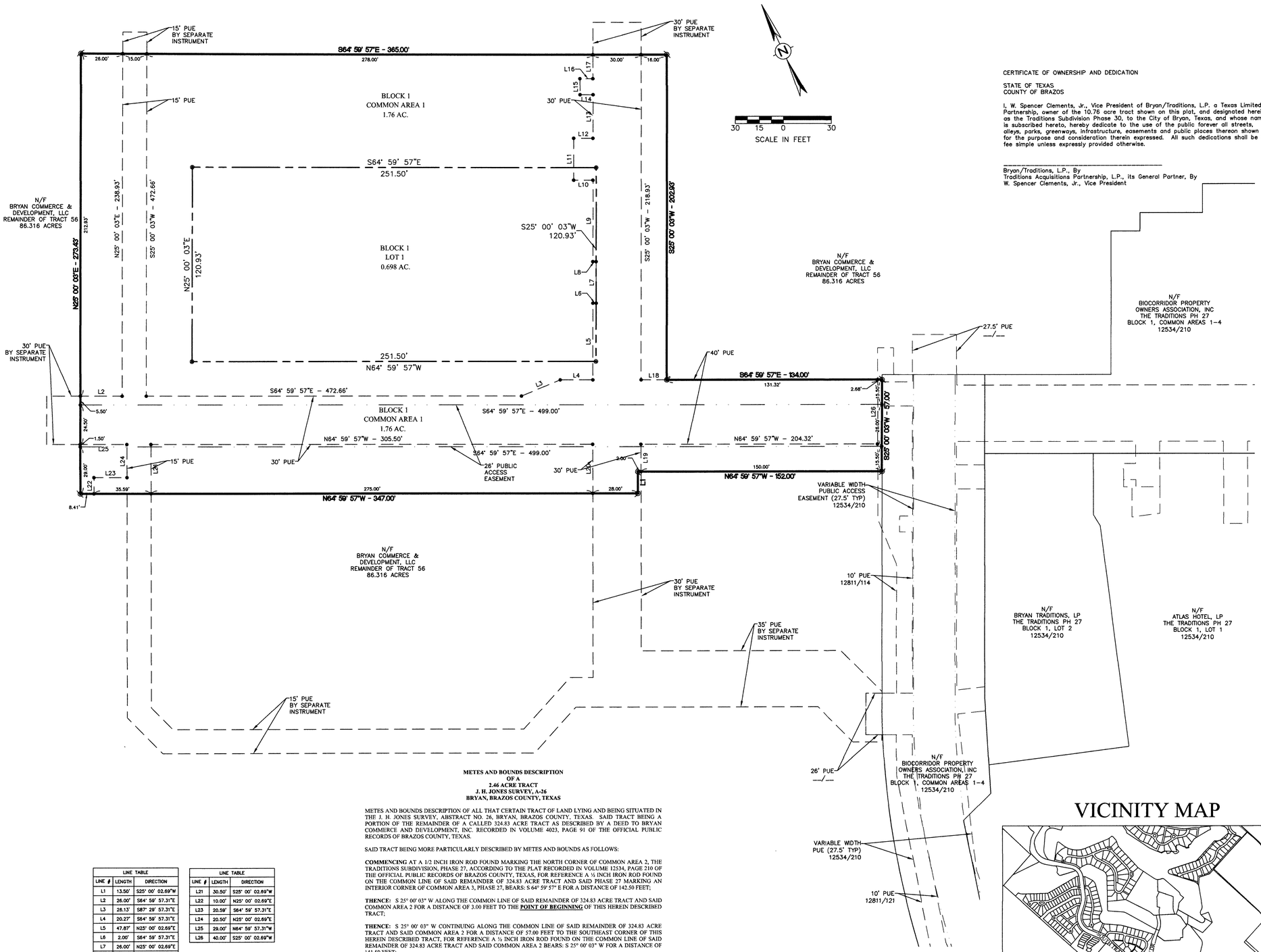


CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, L.P. a Texas Limited Partnership, owner of the 10.76 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 30, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____
Bryan/Traditions, L.P., By
Traditions Acquisitions Partnership, L.P., 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 and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20___.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional 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.

_____, R.P.L.S. No. 4502

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 Deed Records of Brazos County, Texas, in Volume _____ Page _____.

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

_____
County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 20____.

_____
Chairman

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

_____
City Engineer

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER

METES AND BOUNDS DESCRIPTION
OF A
2.46 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 THE REMAINDER OF A CALLED 324.83 ACRE 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:

COMMENCING AT A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF COMMON AREA 2, THE TRADITIONS SUBDIVISION, PHASE 27, ACCORDING TO THE PLAT RECORDED IN VOLUME 12534, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A ½ INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID PHASE 27 MARKING AN INTERIOR CORNER OF COMMON AREA 3, PHASE 27, BEARS: S 64° 59' 57" E FOR A DISTANCE OF 142.50 FEET;

THENCE: S 25° 00' 03" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 FOR A DISTANCE OF 3.00 FEET TO THE **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 25° 00' 03" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 FOR A DISTANCE OF 57.00 FEET TO THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A ½ INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 BEARS: S 25° 00' 03" W FOR A DISTANCE OF 141.59 FEET;

THENCE: THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR THE FOLLOWING CALLS:

N 64° 59' 57" W FOR A DISTANCE OF 152.00 FEET;

S 25° 00' 03" W FOR A DISTANCE OF 13.50 FEET;

N 64° 59' 57" W FOR A DISTANCE OF 347.00 FEET;

N 25° 00' 03" E FOR A DISTANCE OF 273.43 FEET;

S 64° 59' 57" E FOR A DISTANCE OF 365.00 FEET;

S 25° 00' 03" W FOR A DISTANCE OF 202.93 FEET;

S 64° 59' 57" E FOR A DISTANCE OF 134.00 FEET TO THE **POINT OF BEGINNING** CONTAINING 2.46 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	13.50'	S25° 00' 02.69"W
L2	26.00'	S64° 59' 57.31"E
L3	28.13'	S87° 29' 57.31"E
L4	20.27'	S84° 59' 57.31"E
L5	47.87'	N25° 00' 02.69"E
L6	2.00'	S64° 59' 57.31"E
L7	26.00'	N25° 00' 02.69"E
L8	2.00'	N64° 59' 57.31"W
L9	50.73'	N25° 00' 02.69"E
L10	12.00'	N64° 59' 57.31"W
L11	26.19'	N25° 00' 02.69"E
L12	12.00'	S64° 59' 57.31"E
L13	27.18'	N25° 00' 02.69"E
L14	8.09'	N64° 59' 57.31"W
L15	10.00'	N25° 00' 02.69"E
L16	8.09'	S64° 59' 57.31"E
L17	14.98'	N25° 00' 02.69"E
L18	18.00'	S64° 59' 57.31"E
L19	17.00'	S25° 00' 02.69"W
L20	30.50'	N25° 00' 02.69"E

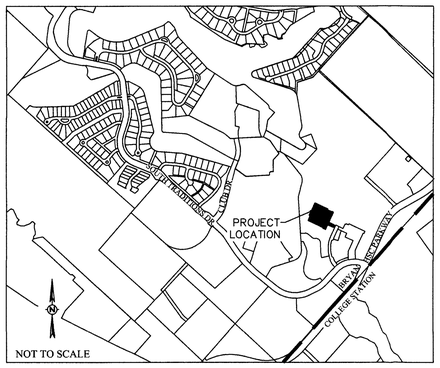
LINE TABLE

LINE #	LENGTH	DIRECTION
L21	30.50'	S25° 00' 02.69"W
L22	10.00'	N25° 00' 02.69"E
L23	20.59'	S64° 59' 57.31"E
L24	20.50'	N25° 00' 02.69"E
L25	29.00'	N64° 59' 57.31"W
L26	40.00'	S25° 00' 02.69"W

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
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. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
4. ZONING IS PD-M PLANNED DEVELOPMENT MIXED USE.

VICINITY MAP



FINAL PLAT

THE TRADITIONS SUBDIVISION PHASE 30

2.46 ACRES - 1 LOT & 1 COMMON AREA

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

PHASE 30: LOT 1 - 0.698 ACRES, COMMON AREA 1 - 1.76 ACRES

SCALE 1" = 30'
OCTOBER 2015

OWNER/DEVELOPER:
Bryan Traditions, LP
2100 Traditions BLVD
Bryan, TX 77807

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

ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
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(979) 764-3900