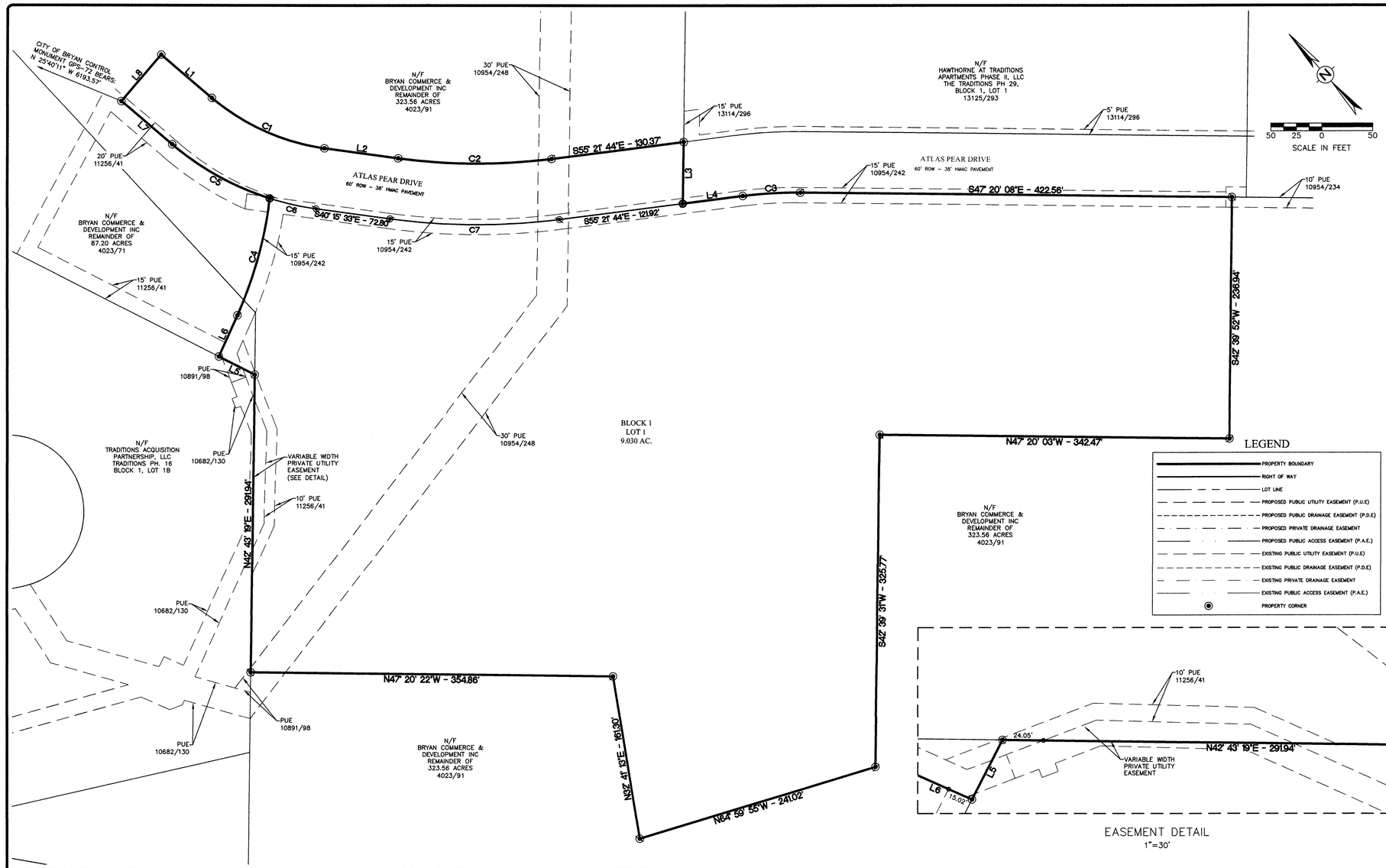


METES AND BOUNDS DESCRIPTION OF A 9.804 ACRE TRACT J.H. JONES SURVEY, A-26 BRYAN, BRAZOS COUNTY, TEXAS

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 323.56 ACRE TRACT OF LAND 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 AND A PORTION OF THE REMAINDER OF A CALLED 87.20 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INC. 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 ½ INCH IRON ROD FOUND (N:10206141.018, E:3539470.093) MARKING THE NORTH CORNER OF ATLAS PEAR DRIVE (60' R.O.W.) AND THE WEST CORNER OF LOT 1, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 29 ACCORDING TO THE PLAT RECORDED IN VOLUME 13114, PAGE 296 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE - GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATE CONTROL MONUMENT CS94-164 (N:10207269.050, E:3541253.110) AND AS ESTABLISHED BY GPS OBSERVATION;

THENCE: S 42° 39' 36" W ALONG THE NORTHWEST LINE OF ATLAS PEAR DRIVE FOR A DISTANCE OF 60.59 FEET (PLAT CALL AND MEASURED, 13114/296) TO A ½ INCH IRON ROD FOUND MARKING THE WEST CORNER OF ATLAS PEAR DRIVE.

THENCE: ALONG THE SOUTHWEST LINE OF ATLAS PEAR DRIVE FOR THE FOLLOWING CALLS:

S 55° 21' 44" E FOR A DISTANCE OF 59.13 FEET (PLAT CALL AND MEASURED, 13114/296) TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 402.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 01' 36" FOR AN ARC DISTANCE OF 56.39 FEET (CHORD BEARS: S 51° 20' 56" E - 56.34 FEET) (PLAT CALL AND MEASURED, 13114/296) TO A ½ INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

S 47° 20' 08" E FOR A DISTANCE OF 422.56 FEET (PLAT CALL AND MEASURED BEARING, 13114/296) TO A POINT. FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: S 47° 20' 08" E FOR A DISTANCE OF 14.03 FEET;

THENCE: THROUGH SAID 323.56 ACRE TRACT FOR THE FOLLOWING CALLS:

S 42° 39' 52" W FOR A DISTANCE OF 236.94 FEET TO A POINT;

N 47° 20' 03" W FOR A DISTANCE OF 342.47 FEET TO A POINT;

S 42° 39' 31" W FOR A DISTANCE OF 325.77 FEET TO A POINT;

N 64° 59' 55" W FOR A DISTANCE OF 241.02 FEET TO A POINT;

N 32° 41' 13" E FOR A DISTANCE OF 161.30 FEET TO A POINT;

N 47° 20' 22" W FOR A DISTANCE OF 354.86 FEET TO A POINT ON THE SOUTHEAST LINE OF LOT 1B, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16 ACCORDING TO THE PLAT RECORDED IN VOLUME 10682, PAGE 130 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 43' 19" E ALONG THE SOUTHEAST LINE OF SAID LOT 1B FOR A DISTANCE OF 291.94 FEET (PLAT CALL BEARING: N 42° 45' 02" E, 10682/130) TO A POINT MARKING THE EAST CORNER OF SAID LOT 1B;

THENCE: N 21° 07' 53" W ALONG THE NORTHEAST LINE OF SAID LOT 1B FOR A DISTANCE OF 39.33 FEET (PLAT CALL BEARING: N 21° 06' 10" W, 10682/130) TO A POINT;

THENCE: THROUGH SAID REMAINDER OF 87.20 ACRE TRACT AND SAID 323.56 ACRE TRACT FOR THE FOLLOWING CALLS:

N 66° 06' 28" E FOR A DISTANCE OF 44.26 FEET TO A POINT MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 392.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 26' 34" FOR AN ARC DISTANCE OF 119.49 FEET (CHORD BEARS: N 57° 23' 11" E - 119.03 FEET) TO A POINT MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 275.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 54' 12" FOR AN ARC DISTANCE OF 109.93 FEET (CHORD BEARS: N 19° 05' 17" W - 109.20 FEET) TO A POINT MARKING THE END POINT OF SAID CURVE;

N 07° 38' 11" W FOR A DISTANCE OF 65.31 FEET TO A POINT. FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-72 BEARS: N 25° 40' 11" W FOR A DISTANCE OF 6193.57 FEET;

N 82° 21' 49" E FOR A DISTANCE OF 60.00 FEET TO A POINT;

S 07° 38' 11" E FOR A DISTANCE OF 65.31 FEET TO A POINT MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 215.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 37' 22" FOR AN ARC DISTANCE OF 122.42 FEET (CHORD BEARS: S 23° 56' 52" E - 120.77 FEET) TO A POINT MARKING THE END POINT OF SAID CURVE;

S 40° 15' 33" E FOR A DISTANCE OF 72.83 FEET TO A POINT MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 570.89 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 08' 10" FOR AN ARC DISTANCE OF 150.82 FEET (CHORD BEARS: S 47° 47' 44" E - 150.38 FEET) TO A POINT MARKING THE END POINT OF SAID CURVE;

S 55° 21' 44" E FOR A DISTANCE OF 130.37 FEET TO THE **POINT OF BEGINNING** CONTAINING 9.804 ACRES OF LAND AS SURVEYED ON THE GROUND AUGUST, 2016. SEE PLAT PREPARED AUGUST, 2016, FOR MORE DESCRIPTIVE INFORMATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194.

LEGEND

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

EASEMENT DETAIL
1"=30'

NOTES:

1. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH – NAVD 1988) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (N:10207269.050; E:3541253.110) AND AS ESTABLISHED BY GPS OBSERVATION.
2. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
3. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT – MIXED USE (PD–M) AS DEFINED IN ORDINANCE NO. 2100, APPROVED BY THE BRYAN CITY COUNCIL JUNE 30, 2015.
4. ALL LOTS WILL MEET SETACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
5. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNER. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
6. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
7. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194.
8. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

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,, the owner of the 9.804 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 32, being (part of) the tract of land as conveyed to me in the Deeds Records of Brazos County and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

_____
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(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

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

_____
Notary Public, Brazos County, 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 approvalwith 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 Commision

_____
Chair
Planning & Zoning Commission
Bryan, Texas

CERTIFICATE 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 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 ____ day of _____, 20____

_____
City Engineer, Bryan, Texas

CERTIFICATION 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 monumenta were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

CERTIFICATION 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, Texas, in Volume _____ Page _____.

_____
County Clerk
Brazos County, Texas

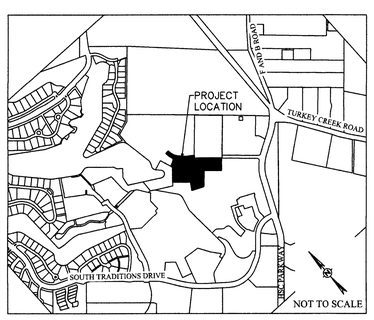
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	65.31'	S7° 38' 11"E
L2	72.83'	S40° 15' 33"E
L3	60.59'	S42° 39' 36"W
L4	59.13'	S55° 21' 44"E
L5	39.33'	N21° 07' 53"W
L6	44.26'	N66° 06' 28"E
L7	65.31'	N7° 38' 11"W
L8	60.00'	N82° 21' 49"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	122.42'	215.00'	032°37'22"	62.92'	120.77'	S23°56'52"E
C2	150.82'	570.89'	015°08'10"	75.85'	150.38'	S47°47'44"E
C3	56.39'	402.50'	008°01'36"	28.24'	56.34'	S51°20'56"E
C4	119.49'	392.50'	017°28'34"	60.21'	119.03'	N57°23'11"E
C5	109.93'	275.00'	022°54'12"	55.71'	109.20'	N19°05'17"W
C6	46.65'	275.00'	009°43'11"	23.38'	46.59'	S35°23'58"E
C7	166.66'	630.89'	015°08'10"	83.82'	166.18'	S47°47'44"E

VICINITY MAP



FINAL PLAT
THE TRADITIONS SUBDIVISION PHASE 32
9.804 ACRES TOTAL - 1 LOT

J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS
PHASE 32: LOT 1, BLOCK 1 9.024 ACRES, ROW DEDICATION 0.775 ACRES

SCALE 1" = 50'
OCTOBER 2016

OCT 19 2016

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
TBPE NO. 12327
911 Southwest Parkway East
College Station, Texas 77845
***
(979) 764-3500