

N/F
BIOCORRIDOR PROPERTY OWNERS ASSOCIATION, INC
TRADITIONS PH 27
COMMON AREA 1, BLOCK 1
6.524 ACRES
12547/291

N/F
BRYAN COMMERCE & DEVELOPMENT, LLC
REMAINDER OF TRACT 56
86.3161 ACRES
4006/195

N/F
BRYAN TRADITIONS LP
LOT 2, BLOCK 1
0.337 ACRES
12534/210

BLOCK 1
COMMON AREA 1
0.56 ACRES

BLOCK 1
LOT 1
0.27 ACRES

N/F
ATLAS HOTEL LP
TRADITIONS PH 27
LOT 1, BLOCK 1
3.045 ACRES
12534/210

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 0.83 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 31, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicates 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.

Notary Public, Brazos County, Texas

LINE #	LENGTH	DIRECTION
L1	25.86'	S12° 25' 46"E
L2	15.29'	S77° 34' 14"W
L3	15.00'	S12° 22' 52"E
L4	5.28'	N77° 34' 14"E
L5	15.00'	S12° 25' 46"E
L6	18.09'	N81° 15' 03"E
L7	15.03'	S12° 20' 57"E
L8	19.84'	N81° 15' 03"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	241.15'	332.00'	225° 58' 16"	122.88'	239.09'	S03° 33' 22"W
C2	90.72'	250.00'	228° 47' 28"	45.88'	90.22'	N12° 27' 06"W
C3	15.02'	332.00'	501° 37' 04"	7.51'	15.02'	N03° 38' 43"W

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 _____.

County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF A
0.83 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:

BEGINNING AT THE MOST EASTERLY NORTH CORNER OF COMMON AREA 1, THE TRADITIONS SUBDIVISION, PHASE 27, ACCORDING TO THE PLAT RECORDED IN VOLUME 12534, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEING ON THE WEST LINE OF COMMON AREA 2, PHASE 27, MARKING A SOUTHEAST CORNER OF SAID REMAINDER OF 324.83 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 1 FOR THE FOLLOWING CALLS:

S 77° 34' 14" W FOR A DISTANCE OF 133.29 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 250.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 47' 26" FOR AN ARC DISTANCE OF 90.72 FEET CHORD BEARS: N 12° 27' 06" W - 90.22 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 02° 03' 24" W FOR A DISTANCE OF 171.41 FEET TO THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 1 BEARS: N 02° 03' 24" W FOR A DISTANCE OF 11.38 FEET;

THENCE: N 77° 34' 17" E THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR A DISTANCE OF 156.19 FEET TO THE WEST LINE OF SAID COMMON AREA 2 MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 531.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 58' 16" FOR AN ARC DISTANCE OF 241.15 FEET (CHORD BEARS: S 09° 33' 22" W - 239.09 FEET) TO THE END OF SAID CURVE;

S 12° 25' 46" E FOR A DISTANCE OF 25.86 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.832 OF AN ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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.

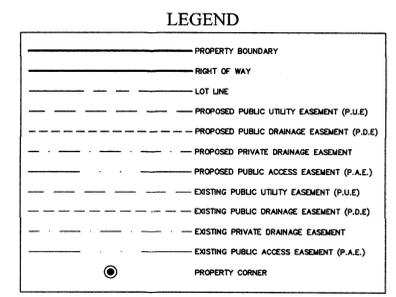
City Engineer

APPROVAL OF THE CITY PLANNER

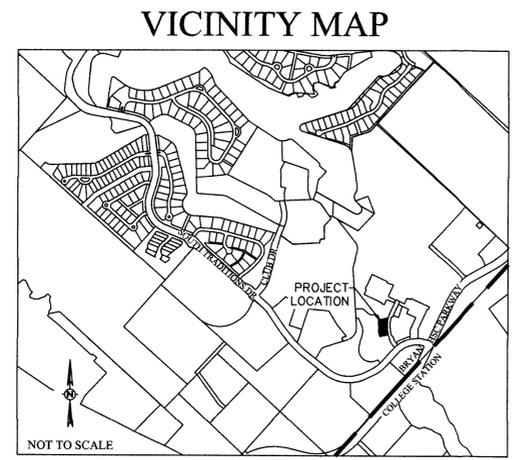
I, _____ the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner
Bryan, Texas

MAR 02 2016



- NOTES:
- BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS OBSERVATION.
 - 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. 4804-0202AS, EFFECTIVE DATE, MAY 16, 2012.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT MIXED USE (PD-M)



FINAL PLAT

THE TRADITIONS SUBDIVISION PHASE 31

LOT 1 & COMMON AREA 1 IN BLOCK 1 0.83 ACRES

J.H. JONES SURVEY LEAGUE, A-26
BRYAN, BRAZOS COUNTY, TEXAS
PHASE 31: LOT 1 - 0.27 ACRES, COMMON AREA 1 - 0.56 ACRES

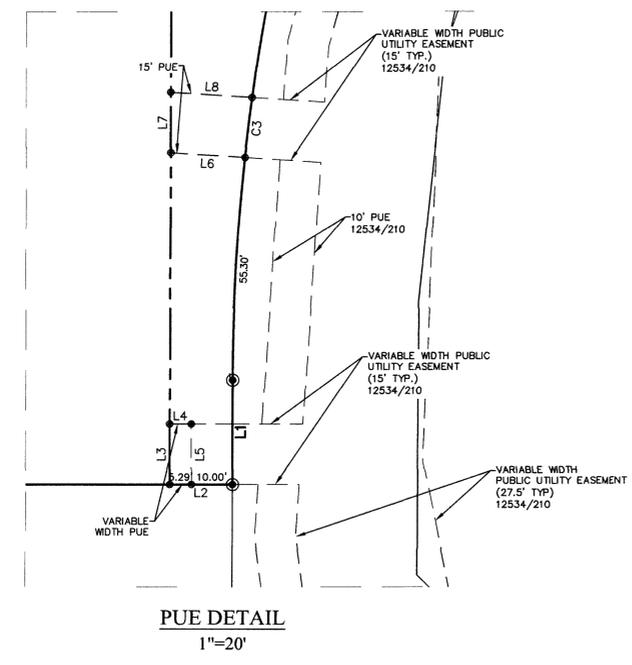
OWNER: Bryan Commerce & Development Inc.
P.O. Box 1000
Bryan, TX 77805

DEVELOPER: Bryan Traditions LP
2160 Traditions BLVD
Bryan, TX 77807

SURVEYOR: Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3155

ENGINEER: Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
(979) 764-3800

SCALE 1" = 30'
MARCH 2016



PUE DETAIL
1"=20'