

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD-83) PER THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION MONUMENT CS94-164 (N:10207269.050; E:2541253.110) AND AS ESTABLISHED FROM GPS OBSERVATION.
- 1/2" IRON RODS WILL BE AT ALL LOT CORNERS AND SINGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- 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.
- BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE 1505 AND ANY OTHERS IMPOSED BY EXISTING DEED RESTRICTIONS.
- DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE (GROUND) DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194.
- THIS PROPERTY IS ZONED PLANNED DEVELOPMENT MIXED USE (PD-M) PER ORDINANCE NUMBER 1505.
- ELEVATION DATUM: NAVD 1988 PER CITY OF COLLEGE STATION MONUMENT CS94-164.

LEGEND

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

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	4.18'	S17° 15' 47"W
L2	60.37'	N54° 37' 59"E
L3	5.18'	S35° 22' 01"E
L4	12.87'	N54° 28' 59"W
L5	6.39'	N71° 59' 48"W
L6	15.00'	N18° 44' 45"E
L7	16.18'	S71° 59' 48"E
L8	70.02'	S54° 37' 59"W
L9	71.36'	N0° 14' 04"E
L10	30.15'	S71° 52' 43"E
L11	121.55'	S12° 24' 14"W
L12	99.56'	S0° 14' 04"W
L13	24.97'	N60° 29' 23"W
L14	54.60'	N12° 24' 14"E
L15	15.03'	N81° 25' 26"W
L16	69.91'	S12° 24' 14"W
L17	38.86'	S60° 29' 23"E
L18	6.06'	N72° 03' 27"W
L19	10.14'	S54° 37' 59"W

ORIGINAL
10193/8

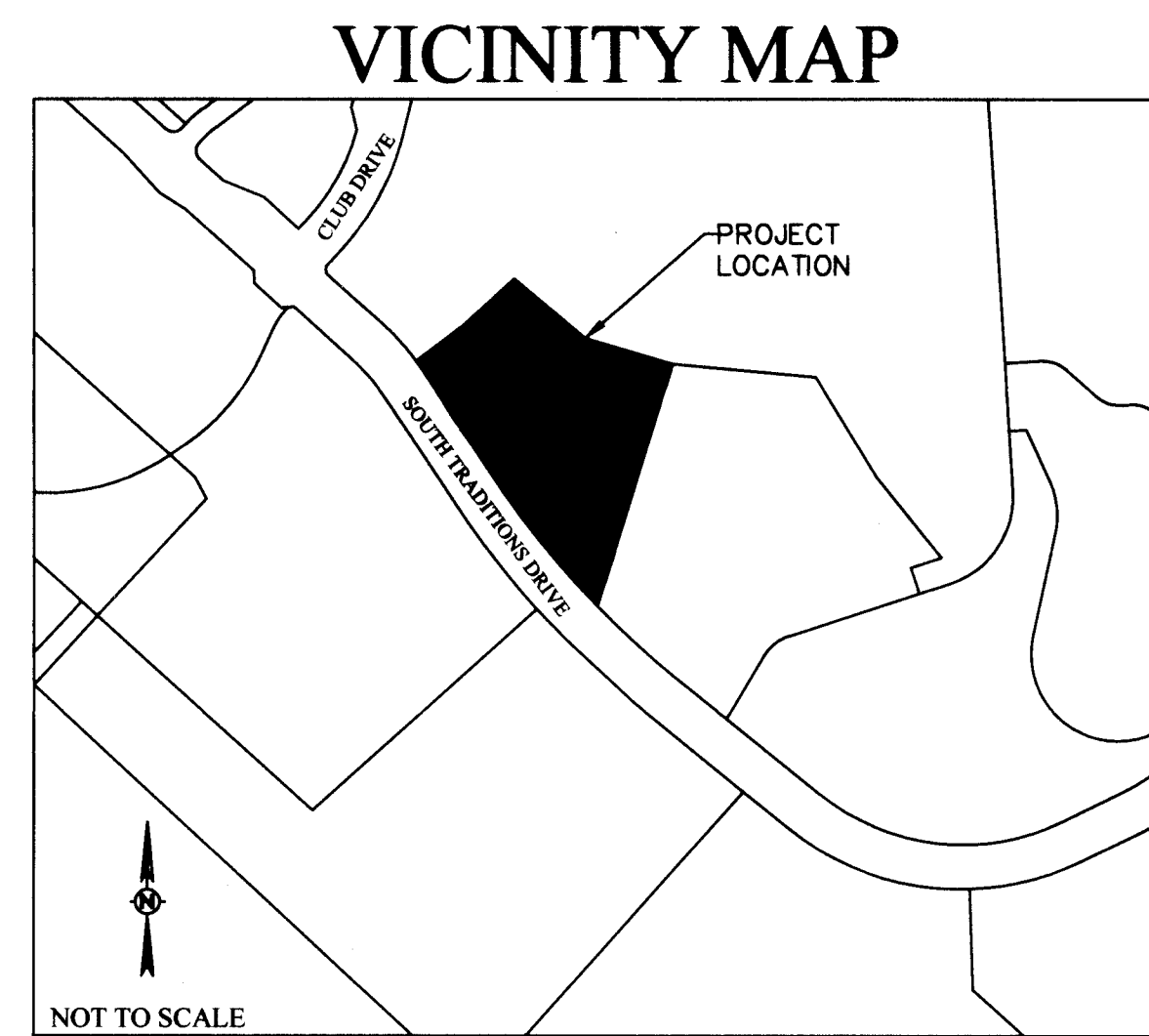
REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, W. Spencer Clements, Jr., Vice President of Traditions Club Bryan, L.P., a Texas Limited Partnership, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Deeds Records of Brazos County in Volume 10193, Page 8, 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.
By Traditions Club Bryan, L.P., a Texas Limited Liability Company its Sole General Partner
W. Spencer Clements, Jr., Vice President

CERTIFICATION OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 10 day of October 2011 in the Official Records of Brazos County, Texas, in Volume 14311, Page 82.
Karen McQueen
County Clerk
Brazos County, Texas
By Michelle Oliver

METES AND BOUNDS DESCRIPTION
OF A
4.59 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, BRAZOS COUNTY, TEXAS SAID TRACT BEING ALL OF A 1.56 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TRADITIONS CLUB BRYAN, LP RECORDED IN VOLUME 13696, PAGE 253 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND ALL OF LOT 1, THE TRADITIONS SUBDIVISION PHASE I ACCORDING TO THE PLAT RECORDED IN VOLUME 10193, PAGE 8 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND BENT (N 10204813.95; E 353792.08) MARKING THE NORTHWEST CORNER OF SAID 1.56 ACRE TRACT AND THE NORTHEAST CORNER OF SAID LOT 1 FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-72 BEARS N 10° 45' 18" W FOR A DISTANCE OF 7437.82 FEET 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 STATION CONTROL MONUMENT CS94-164 (N:10207269.050; E:2541253.110) AND AS ESTABLISHED BY GPS OBSERVATION.
THENCE: S 75° 01' 50" E ALONG THE COMMON LINE OF SAID 1.56 ACRE TRACT AND THE REMAINDER OF A CALLED 51.87 ACRE TRACT OF LAND AS DESCRIBED AS TRACT BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS FOR A DISTANCE OF 200.65 FEET (DEED CALL AND MEASURED, 13696253) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE NORTHEAST CORNER OF SAID 1.56 ACRE TRACT;
THENCE: S 17° 15' 48" W ALONG THE SOUTHWEST LINE OF SAID 1.56 ACRE TRACT, AT 4.18 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE NORTHWEST CORNER OF LOT 2 OF SAID TRADITIONS SUBDIVISION PHASE I, CONTINUE ON ALONG THE COMMON LINE OF SAID 1.56 ACRE TRACT AND SAID LOT 2, AT 341.05 FEET (DEED CALL: S 17° 14' 41" W - 341.05 FEET, 13696253) PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE SOUTHWEST CORNER OF SAID 1.56 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1, CONTINUE ON ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 FOR A TOTAL DISTANCE OF 560.53 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF S. TRADITIONS DRIVE (100' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 1 AND THE WEST CORNER OF SAID LOT 2, SAID IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1944.79 FEET;
THENCE: ALONG THE NORTHEAST LINE OF S. TRADITIONS DRIVE AND THE SOUTHWEST LINE OF SAID LOT 1 FOR THE FOLLOWING CALLS:
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 52' 41" FOR AN ARC DISTANCE OF 369.23 FEET (CHORD BEARS: N 38° 55' 56" W - 368.68 FEET) (PLAT CALL CHORD: N 42° 19' 25" W - 368.73 FEET, 10193/8) TO AN 'X' SET IN CONCRETE MARKING THE END POINT OF SAID CURVE;
N 33° 27' 36" W FOR A DISTANCE OF 269.89 FEET (PLAT CALL: N 33° 27' 16" W - 269.92 FEET, 10193/8) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 554.94 FEET;
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 13' 36" FOR AN ARC DISTANCE OF 31.25 FEET (CHORD BEARS: N 37° 04' 25" W - 31.25 FEET) (PLAT CALL CHORD: N 55° 07' 28" W - 31.20 FEET, 10193/8) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE WEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID REMAINDER OF CALLED 51.87 ACRE TRACT;
THENCE: ALONG THE NORTH LINE OF SAID LOT 1 FOR THE FOLLOWING CALLS:
N 53° 20' 50" E FOR A DISTANCE OF 127.30 FEET (PLAT CALL: N 53° 19' 30" E - 127.12 FEET, 10193/8) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND;
N 47° 22' 46" E FOR A DISTANCE OF 154.02 FEET (PLAT CALL: N 47° 20' 26" E - 153.98 FEET, 10193/8) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE NORTH CORNER OF SAID LOT 1;
S 49° 57' 06" E FOR A DISTANCE OF 203.08 FEET (PLAT CALL: S 49° 55' 05" E - 203.13 FEET, 10193/8) TO THE POINT OF BEGINNING CONTAINING 4.59 ACRES OF LAND AS SURVEYED ON THE GROUND AUGUST 2011. SEE PLAT PREPARED AUGUST 2011 FOR MORE DESCRIPTIVE INFORMATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194.

Doc. No. 01211757
Book 14311
Page 82
Filed for Record in BRAZOS COUNTY, TEXAS
On Oct 18 2011 at 02:48 PM
As a Plat
Document Number: 01211757
Amount: 73.00
Record Number: 615095
By: W. Spencer Clements
Missouri Department of Revenue
STATE OF TEXAS COUNTY OF BRAZOS
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this instrument was filed on the date and time so stated hereon by me and was duly recorded in the volume and page of the Official Public Records of BRAZOS COUNTY, TEXAS as so stated hereon by me.
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY



Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	369.23'	1944.79'	01°05'24.11"	185.17'	368.68'	N38°55'56"W
C2	31.25'	554.94'	00°13'36.18"	15.63'	31.25'	N37°04'25"W

APPROVAL OF THE CITY PLANNER
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Natalie Ann Rosser 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 10 day of October, 2011.
Natalie Ann Rosser
Notary Public, Brazos County, Texas
Notary ID 130665998

APPROVAL OF THE CITY ENGINEER
I, Brad Kerr, 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 15th day of October, 2011.
Brad Kerr
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 monuments 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

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE I
LOTS 1R-A & 1R-B
A TOTAL OF 4.59 ACRES
BEING A
REPLAT
OF
THE TRADITIONS SUBDIVISION
PHASE I
LOT 1
VOL 10193, PG. 8
UNPLATTED 1.56 ACRE TRACT
J.H. JONES SURVEY LEAGUE, A-26
BRYAN, BRAZOS, TEXAS

OWNER/DEVELOPER:
TRADITIONS CLUB BRYAN, 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 PKWY E.
College Station, Texas 77840
(979) 764-3900

SCALE 1" = 50'
OCTOBER 2017