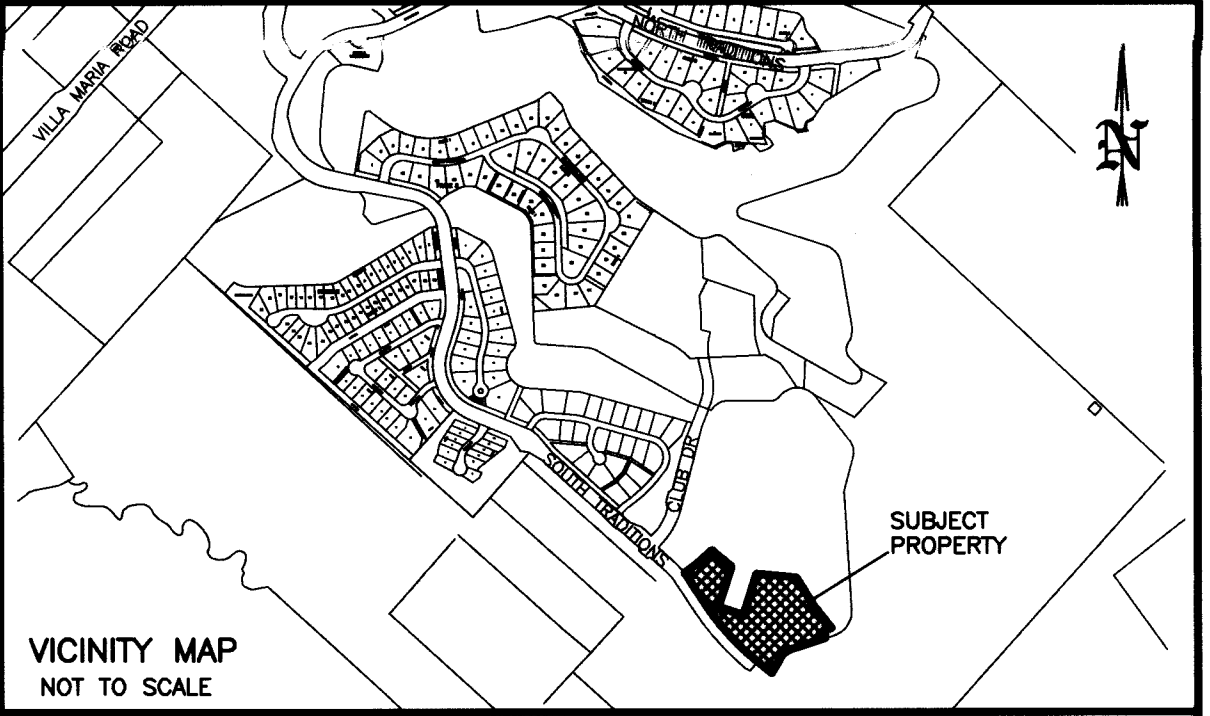
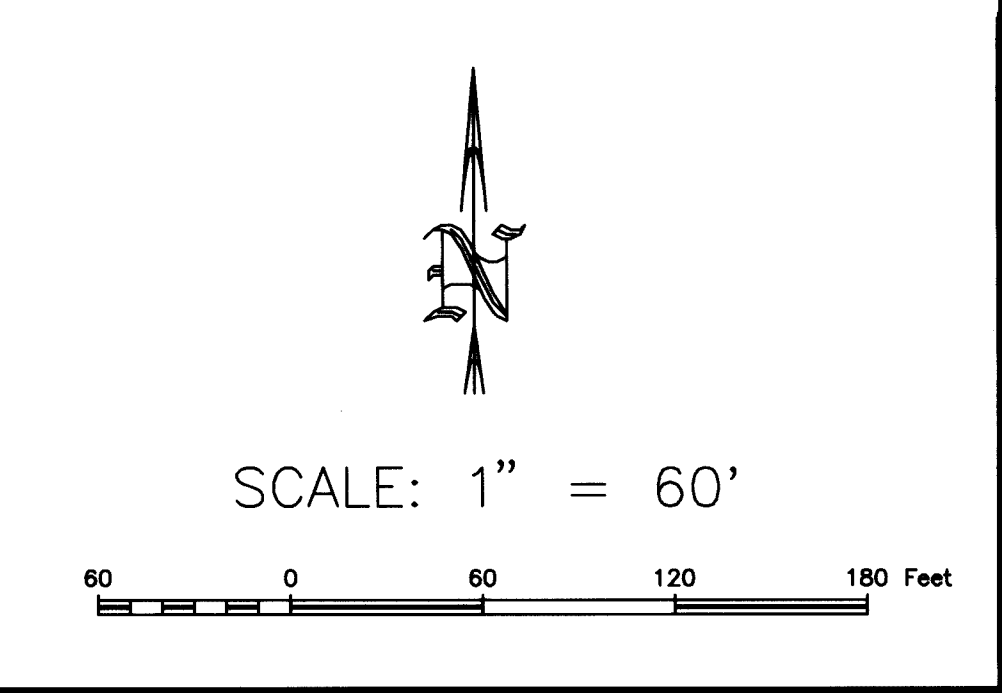


EASEMENT LINE TABLE

LINE	DISTANCE	BEARING
L1	16.18'	N 72°01'08" W
L2	15.00'	S 18°43'25" W
L3	6.39'	S 72°01'08" E
L4	12.87'	S 54°25'39" W
L5	5.18'	N 35°23'21" W
L6	24.61'	N 80°46'30" E
L7	15.00'	N 09°13'30" W
L8	20.46'	S 80°46'30" W
L9	14.83'	N 18°00'04" W
L10	6.44'	N 52°54'07" W
L11	10.00'	S 37°25'53" W
L12	4.44'	S 18°00'04" E
L13	74.62'	N 60°30'43" W
L14	69.91'	N 12°22'54" E
L15	15.03'	S 81°26'46" E
L16	54.60'	S 12°22'54" W
L17	60.73'	S 60°30'43" E



METES AND BOUNDS DESCRIPTION
 OF A
 10.86 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 324.83 ACRE TRACT AS DESCRIBED AS TRACT SIX BY A DEED TO TRADITIONS CLUB BRYAN, LLC, RECORDED IN VOLUME 9444, PAGE 52 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT INCLUDING ALL OF LOT 1 AND A PORTION OF LOT 2, THE TRADITIONS SUBDIVISION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 5926, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT THE SOUTH CORNER OF SAID LOT 2 ON THE NORTHEAST LINE OF SOUTH TRADITIONS DRIVE (100' R.O.W.) MARKING A WEST CORNER 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;

THENCE: ALONG THE NORTHEAST LINE OF SOUTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:
 N 51° 02' 33" W FOR A DISTANCE OF 144.15 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1845.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 42' 17" FOR AN ARC DISTANCE OF 601.02 FEET (CHORD BEARS: N 42° 18' 25" W - 598.63 FEET) TO THE END OF SAID CURVE;

N 33° 27' 16" W FOR A DISTANCE OF 269.92 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 555.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 13' 17" FOR AN ARC DISTANCE OF 31.20 FEET (CHORD BEARS: N 35° 07' 28" W - 31.20 FEET) TO THE WEST CORNER OF SAID LOT 1;

THENCE: THROUGH SAID REMAINDER OF 51.87 ACRE TRACT AND ALONG THE ORIGINAL LINES OF SAID LOT 1 FOR THE FOLLOWING CALLS:
 N 53° 19' 30" E FOR A DISTANCE OF 127.12 FEET;
 N 47° 20' 26" E FOR A DISTANCE OF 153.98 FEET;
 S 49° 55' 05" E FOR A DISTANCE OF 203.13 FEET;
 S 17° 55' 13" W FOR A DISTANCE OF 329.98 FEET;
 S 71° 54' 03" E FOR A DISTANCE OF 204.40 FEET TO THE WEST LINE OF SAID LOT 2;

THENCE: N 17° 14' 41" E ALONG THE WEST LINE OF SAID LOT 2 AND CONTINUING THROUGH SAID REMAINDER OF 51.87 ACRE TRACT FOR A DISTANCE OF 336.87 FEET;

THENCE: CONTINUING THROUGH SAID REMAINDER OF 51.87 ACRE TRACT FOR THE FOLLOWING CALLS:
 S 84° 42' 46" E FOR A DISTANCE OF 314.81 FEET;
 S 31° 17' 08" E FOR A DISTANCE OF 258.79 FEET;
 S 38° 50' 58" E FOR A DISTANCE OF 224.39 FEET;
 S 71° 59' 56" W ALONG A NORTHWESTERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 70.00 FEET;

S 18° 00' 04" E THROUGH SAID LOT 2 FOR A DISTANCE OF 60.00 FEET TO THE COMMON LINE OF SAID REMAINDER OF 51.87 ACRE TRACT AND THE AFORESAID 324.83 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 51.87 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID LOT 2, FOR THE FOLLOWING CALLS:
 S 71° 59' 56" W FOR A DISTANCE OF 299.50 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 10' 58" FOR AN ARC DISTANCE OF 71.88 FEET (CHORD BEARS: S 51° 24' 27" W - 70.34 FEET) TO THE END OF SAID CURVE;

S 30° 48' 57" W FOR A DISTANCE OF 180.13 FEET TO THE POINT OF BEGINNING CONTAINING 10.86 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE I, 5926/13.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I (We) TRADITIONS CLUB BRYAN, LLC (SPENCER CLEMENTS), owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 9444, Page 52, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

[Signature]
 Vice President

Owner(s)

SPENCER CLEMENTS
 I, Spencer Clements, in and for said county, do hereby certify that this instrument was duly recorded in the volume and page of the Official Public Records of Brazos County, Texas, as shown on this plat, and was duly recorded in the volume and page of the Official Public Records of Brazos County, Texas, as shown on this plat.

Given under my hand and seal on this 24 day of MAY, 2011.

[Signature]
 Notary Public, Brazos County, Texas

R=1945.00'
 D=1742'17"
 L=601.02'
 T=302.92'
 LC=598.63'
 CB=N 42°18'25" W

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 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.

[Signature]
 Brad Kerr, R.P.L.S. No. 4502



APPROVAL OF PLANNING AND ZONING COMMISSION

I, *[Signature]*, Chairman 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 & Zoning Commission of the City of Bryan on the 23 day of April, 2011, and same was duly approved on the 23 day of June, 2011.

[Signature]
 Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 30 day of June, 2011.

[Signature]
 City Planner, City of Bryan

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 22 day of June, 2011.

[Signature]
 City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, *[Signature]*, 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 on the 23 day of June, 2011, in the Official Public Records of Brazos County, Texas, in Volume 4023 Page 91.

[Signature]
 County Clerk, Brazos County, Texas

Doc: 01092907
 Bk: 0R
 Vol: 10193
 Pg: 8

Filed for Record in:
 BRAZOS COUNTY

On: Jun 06, 2011 at 11:32a

As a
 Plat

Document Number: 01092907
 Amount: 63.00
 Receipt Number: 414547
 By: [Signature]
 Flo Workman

STATE OF TEXAS
 COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of Brazos County, Texas, as shown on this plat.

[Signature]
 HONORABLE KAREN McQUEEN, COUNTY CLERK
 BRAZOS COUNTY
 Jun 06, 2011

R=100.00'
 D=41°10'58"
 L=71.88'
 T=37.57'
 LC=70.34'
 CB=S 51°24'27" W

N/F
 BRYAN COMMERCE AND
 DEVELOPMENT, INC.
 REM. 324.83 ACRE TRACT
 4023/91

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE I, PLAT 5926/13, SAID PLAT VACATED IN VOLUME _____ PAGE _____ OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410143 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS AND ANY OTHERS IMPOSED BY EXISTING DEED RESTRICTIONS.
4. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE INDICATED.
5. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

FINAL PLAT
 OF
 LOT 1 & LOT 2
THE TRADITIONS SUBDIVISION
 PHASE I

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

SCALE: 1 INCH = 60 FEET
 SURVEY DATE: 05-09-11
 PLAT DATE: 04-27-11
 REVISED: 05-09-11
 JOB NUMBER: 11-021
 CAD NAME: 11-021F
 CR5 FILE: 11-021

PREPARED BY: KERR SURVEYING, LLC
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE (979) 268-3195

OWNER:
 TRADITIONS CLUB BRYAN, LLC
 2100 TRADITIONS BLVD.
 BRYAN, TEXAS 77807
 PHONE (979) 821-2582