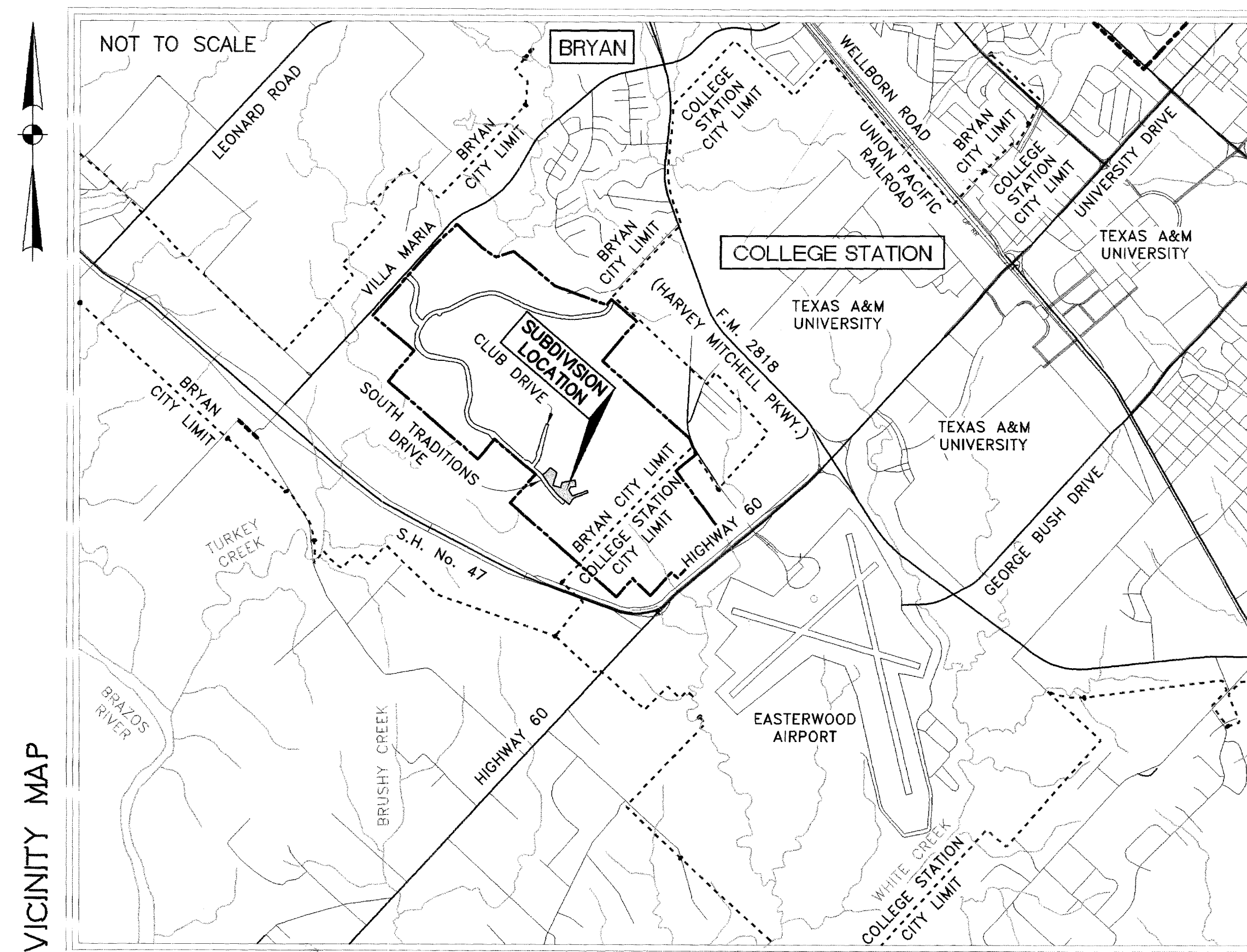


# FINAL PLAT OF THE TRADITIONS SUBDIVISION - PHASE 1



**NOTES:**

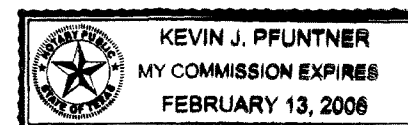
1. THE BASIS OF BEARINGS IS GRID NORTH, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD-27 DATUM, CONVERGENCE=02'01"56". DISTANCES ARE SURFACE DISTANCES EXPRESSED IN U.S. SURVEY FEET (SURFACE ADJUSTMENT FACTOR=1.001093, SURFACE DISTANCE x 0.9998907 = GRID DISTANCE.)
2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, PANEL NO. 0143C, MAP NO. 48041C0143C. EFFECTIVE DATE: JULY 2, 1992.
3. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
4. SIDE AND REAR BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN SECTION 21 OF THE CITY OF BRYAN ZONING ORDINANCE NO. 756, EFFECTIVE DATE DECEMBER 1, 1989. FRONT BUILDING SETBACKS SHALL BE 25' AS INDICATED ON THIS PLAT.
5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO ADDITIONAL RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.

**OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, John Jordan OF TRADITIONS CLUB BY MELROSE, LLC., Owner and Developer of 7.35 Acres shown on this plat, being a portion of the 51.87 Acre - Tract 6, as conveyed by Vol. 5153, Pg. 1 of the Official Records of Brazos County, Texas, hereby dedicate to the use of the public forever oil streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

*John Jordan*  
Traditions Club by Melrose, LLC.

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared John Jordan, 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 purposes and considerations therein stated.  
Given under my hand and seal this 19th day of February, 2004.



*Kevin J. Pfuntner*  
Notary Public in and for the State of Texas  
Printed Name: KEVIN J. PFUNTNER  
My Commission Expires: FEB. 13, 2006

**APPROVAL OF THE DEVELOPMENT ENGINEER**

I, Alan P. Gibbs, Asst. City Engineer, Development Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 17 day of MARCH, 2004.

*Alan P. Gibbs*  
Development Engineer, City of Bryan, Texas  
Asst. City Engineer

**CERTIFICATE OF THE COUNTY CLERK**

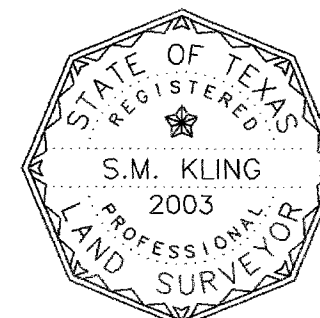
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat authentication was filed for record in my office the 19 day of February, 2004, in the Official Records of Brazos County, Texas, in Volume 5926 Page 12.

*Karen McQueen*  
Karen McQueen, County Clerk, Brazos County, Texas  
*Suzanne Polonsky*

**CERTIFICATE OF SURVEYOR**

I, S.M. KLING, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT IT INDICATES ALL EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

*S.M. Kling*  
S.M. KLING R.P.L.S. NO. 2003  
JUNE 30, 2003



**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

~~I, Joey Dunn, Planning Administrator 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 17th day of MARCH, 2004.~~

**CERTIFICATE OF THE PLANNING ADMINISTRATOR**

I, Joey Dunn, Planning Administrator 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 17th day of MARCH, 2004.

*Joey Dunn*  
Planning Administrator, City of Bryan, Texas  
*for Joey Dunn*

**LEGEND**

1/2" IRON ROD SET  
(UNLESS OTHERWISE SPECIFIED) ○

**FINAL PLAT  
OF  
THE TRADITIONS SUBDIVISION,  
PHASE I**

**7.35 ACRES**

J. H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=60 JUNE, 2003  
SHEET 1 OF 2

OWNED AND DEVELOPED BY:  
TRADITIONS CLUB BY MELROSE, LLC.  
200 MERCHANT STREET  
HILTONHEAD, SOUTH CAROLINA 29926  
PHONE No. (843) 689-7150

PREPARED BY:

KLING ENGINEERING & SURVEYING  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

LAND DEVELOPMENT PROJECT NAME		
Traditions		
XREF DRAWING NUMBER	LAYOUT TAB	DRAWING NUMBER
Final-Plat_03-06-27_Sheet-1		Platting_Lots1&2.dwg

SCALE: 1"=50'

BRYAN COMMERCE AND  
DEVELOPMENT, INC.  
324.83 ACRES (NET)  
VOL. 4023, PG. 91

TRADITIONS CLUB BY  
MELROSE, LLC.  
REMAINDER OF  
51.87 ACRE  
TRACT SIX  
VOL. 5153, PG. 1

4" CREOSOTE  
FENCE CNR. POST

EASEMENT ONE, TRACT SIX  
PROPOSED VARIABLE WIDTH  
IRRIGATION EASEMENT  
1.38 ACRES (60,294 SQ.FT.)

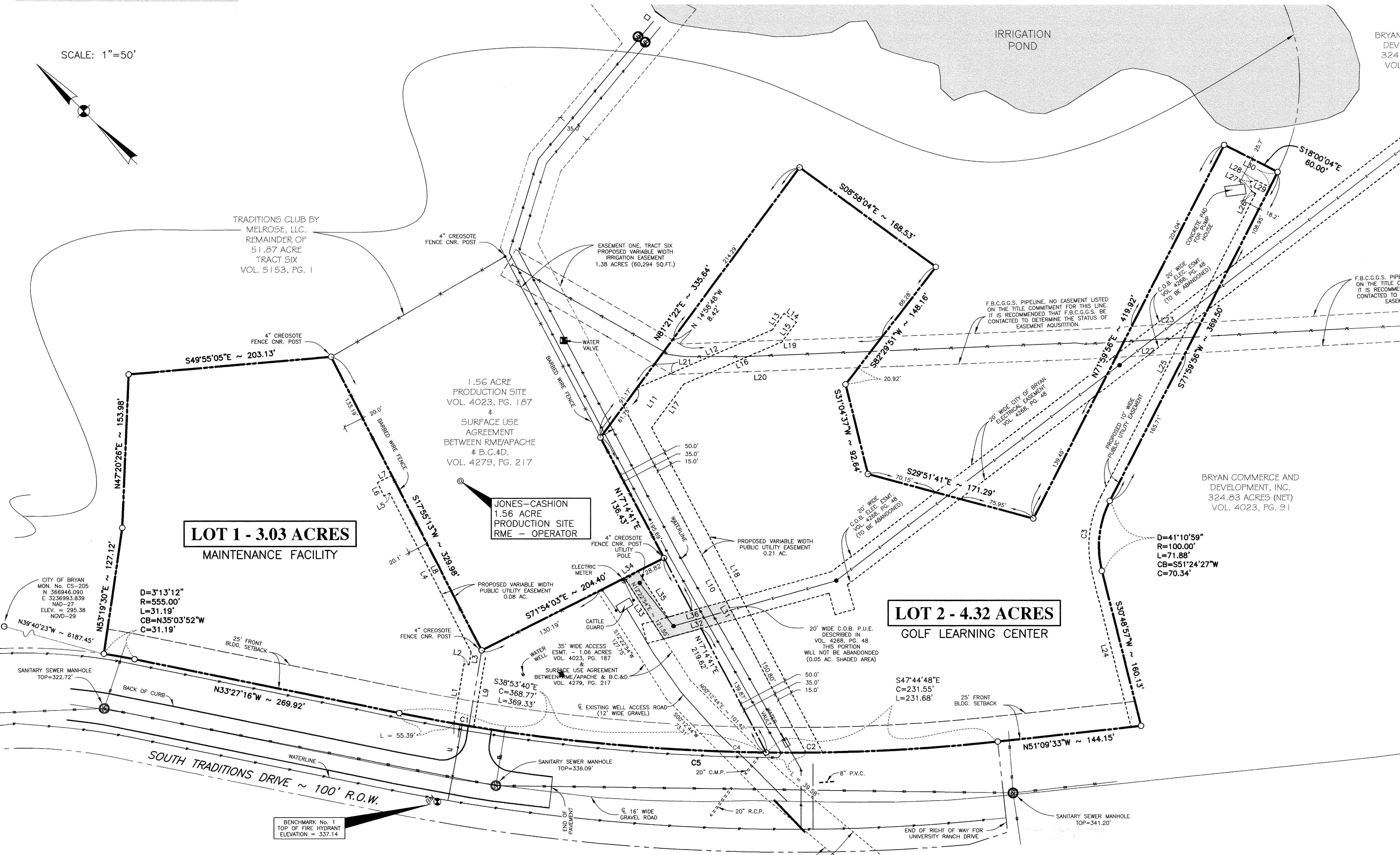
1.56 ACRE  
PRODUCTION SITE  
VOL. 4023, PG. 187  
&  
SURFACE USE  
AGREEMENT  
BETWEEN RME/APACHE  
& B.C.&D.  
VOL. 4279, PG. 217

JONES-CASHION  
1.56 ACRE  
PRODUCTION SITE  
RME - OPERATOR

**LOT 1 - 3.03 ACRES**  
MAINTENANCE FACILITY

**LOT 2 - 4.32 ACRES**  
GOLF LEARNING CENTER

H:\Land Projects RE\Traditions\wg\Traditions Subdivision\Phase I\Plotting\_Lots1&2.dwg 02/18/2004 08:29:09 PM CST  
02/18/2004 08:29:09 PM CST



**P.U.E. LINE TABLE:**

LINE	BEARING	LENGTH
L1	N54°36'39"E	60.36'
L2	S35°23'21"E	5.18'
L3	N54°25'39"E	12.87'
L4	N17°55'13"E	178.50'
L5	N72°01'08"W	6.39'
L6	N18°43'25"E	15.00'
L7	S72°01'08"E	16.19'
L8	S17°55'13"W	204.94'
L9	S54°36'39"W	70.03'
L10	N17°14'41"E	391.52'
L11	N81°21'22"E	44.75'
L12	S89°47'44"W	146.94'
L13	N80°47'44"E	20.46'
L14	S09°12'16"E	15.00'
L15	S80°47'44"W	24.61'
L16	N88°14'56"W	106.72'
L17	S81°21'22"W	54.03'
L18	S17°14'41"W	367.11'
L19	S47°08'36"W	202.40'
L20	N47°08'36"W	186.19'
L21	N14°58'48"W	20.40'
L22	S48°14'05"E	69.45'
L23	S48°14'05"E	69.45'
L24	N30°48'57"E	158.72'
L25	N71°59'56"E	340.46'
L26	N18°00'04"W	4.44'
L27	N37°25'53"E	10.00'
L28	S52°54'07"E	6.44'
L29	S18°00'04"E	14.83'
L30	N71°59'56"E	17.13'
L31	S17°14'41"W	20.46'
L32	N60°30'43"W	74.61'
L33	N12°23'54"E	69.89'
L34	S81°26'46"W	15.03'
L35	S12°22'54"W	54.60'
L36	S60°31'16"E	60.73'

**P.U.E. CURVE TABLE**

C #	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°35'21"	1945.00'	20.00'	S35°22'50"E	20.00'
C2	0°29'45"	1945.00'	16.84'	S45°44'54"E	16.84'
C3	41°10'59"	110.00'	79.07'	S51°24'27"W	77.37'
C4	1°16'39"	1945.00'	43.37'	S43°33'36"E	43.37'

**BOUNDARY CURVE TABLE**

C #	DELTA	RADIUS	LENGTH	BEARING	CHORD
C5	17°42'17"	1945.00'	601.01'	N42°18'25"W	598.63'

**LEGEND**

1/2" IRON ROD SET  
(UNLESS OTHERWISE SPECIFIED) ○

**FINAL PLAT**  
OF  
**THE TRADITIONS SUBDIVISION,**  
**PHASE I**

**7.35 ACRES**

J. H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=60' JUNE, 2003  
SHEET 2 OF 2

OWNED AND DEVELOPED BY:  
TRADITIONS CLUB BY MELROSE, LLC.  
200 MERCHANT STREET  
HILTONHEAD, SOUTH CAROLINA 29926  
PHONE No. (843) 689-7150

PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

LAND DEVELOPMENT PROJECT NAME		
Traditions		
XREF DRAWING NUMBER	LAYOUT TAB	DRAWING NUMBER
Final-Plat_03-06-27_Sheet-2		Plotting_Lots1&2.dwg

Doc 200848911 BK 5926 Pg 13  
OR 5926 13  
Filed for Record in:  
Brazos County

On: Mar. 19, 2004 at 11:27H  
As a  
Plat

Document Number: 00048911  
Amount: \$5,400  
Receipt Number: 238597  
By: Sylvia Pransky

SIGNATURE OF JONES SURVEYING COMPANY  
I hereby certify that this instrument was  
filed on the date and time stated herein by me  
and was duly recorded in the volume and page  
of the same records as shown above.  
Witness my hand and seal of my company  
as stamped herein by me.

Mar. 15, 2004  
MARSHALEE WELCH HILTONHEAD, COUNTY CLERK  
BRAZOS COUNTY

BENCHMARK No. 1  
TOP OF FIRE HYDRANT  
ELEVATION = 337.14

35' WIDE ACCESS EASEMENT  
1.06 ACRES  
VOL. 4023, PG. 187  
&  
SURFACE USE AGREEMENT  
BETWEEN RME/APACHE & B.C.&D.  
VOL. 4279, PG. 217

20' WIDE C.O.B. P.U.E. DESCRIBED IN  
VOL. 4268, PG. 48  
THIS PORTION  
WILL NOT BE ABANDONED  
(0.05 AC. SHADED AREA)

SANITARY SEWER MANHOLE  
TOP=341.20'

35' WIDE ACCESS  
ESMT. - 1.06 ACRES  
VOL. 4023, PG. 187  
&  
SURFACE USE AGREEMENT  
BETWEEN RME/APACHE & B.C.&D.  
VOL. 4279, PG. 217

25' FRONT BLDG. SETBACK