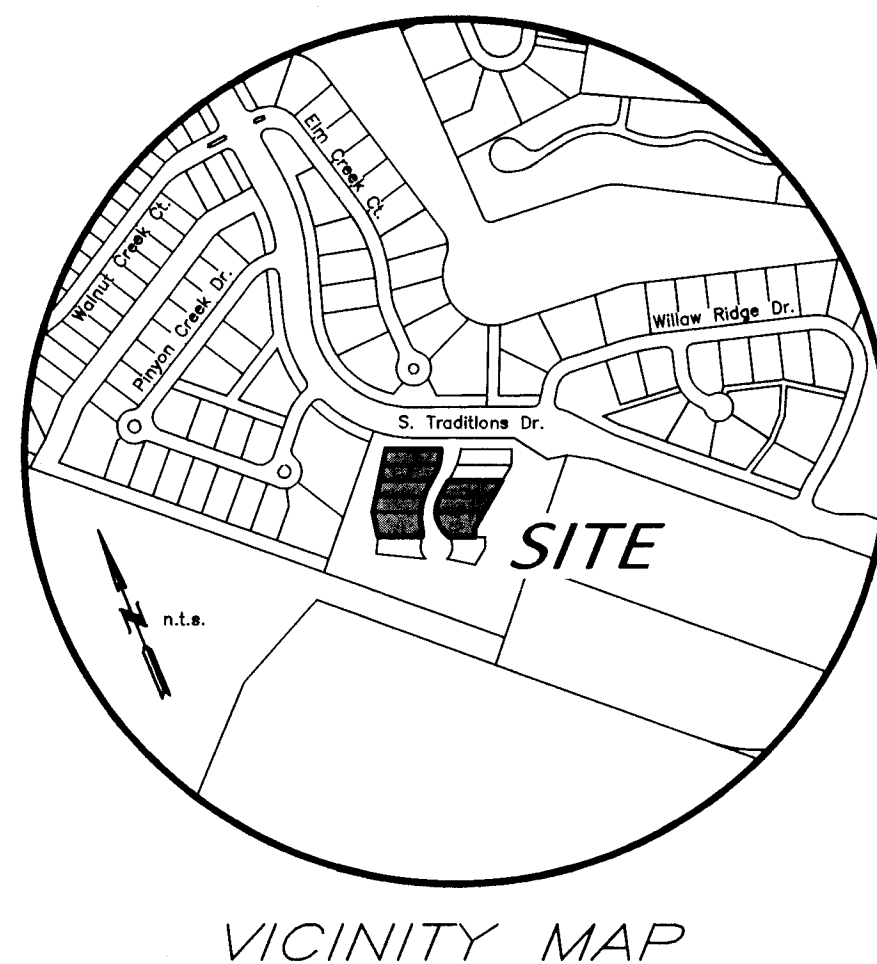


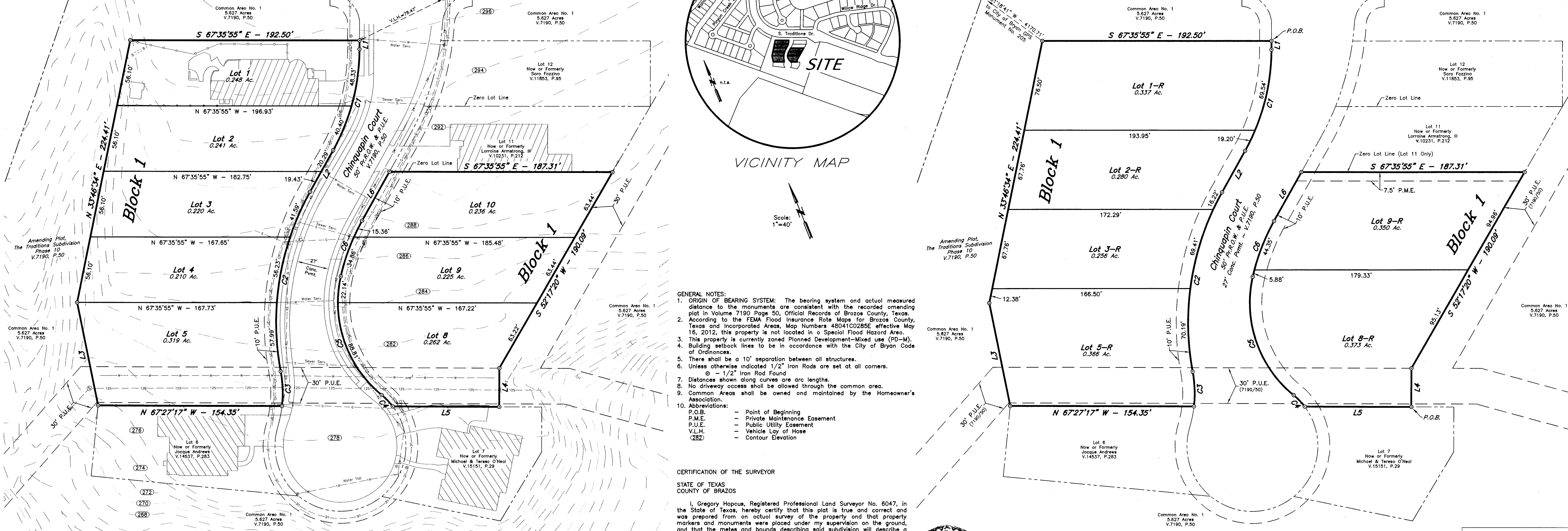
South Traditions Drive  
R.O.W. Width Varies  
V.4787, P.167

South Traditions Drive  
R.O.W. Width Varies  
V.4787, P.167



VICINITY MAP

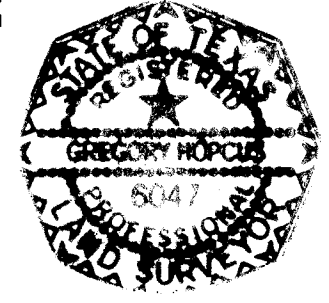
Scale: 1"=40'



- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded opening plat in Volume 7190 Page 50, Official Records of Brazos County, Texas.
  2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Numbers 480410D285E effective May 16, 2012, this property is not located in a Special Flood Hazard Area.
  3. This property is currently zoned Planned Development-Mixed Use (PD-M).
  4. Building setback lines to be in accordance with the City of Bryan Code of Ordinances.
  5. There shall be a 10' separation between all structures.
  6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
  7. Distances shown along curves are arc lengths.
  8. No driveway access shall be allowed through the common area.
  9. Common Areas shall be owned and maintained by the Homeowner's Association.
  10. Abbreviations:
    - P.O.B. - Point of Beginning
    - P.M.E. - Private Maintenance Easement
    - P.U.E. - Public Utility Easement
    - V.L.H. - Vehicle Lay of Hose
    - C.E. - Contour Elevation

CERTIFICATION OF THE SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.



### ORIGINAL PLAT

LOTS 1, 2, 3, 4, 5, 8, 9 AND 10, BLOCK 1  
AMENDING PLAT, THE TRADITIONS SUBDIVISION, PHASE 10  
RECORDED IN VOLUME 7190, PAGE 50

### REPLAT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 22°24'05" W	7.28'
L2	S 51°27'12" W	39.72'
L3	N 10°46'09" E	88.28'
L4	S 22°32'43" W	32.50'
L5	N 67°27'17" W	89.39'
L6	N 51°27'12" E	47.20'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	29°03'07"	175.00'	88.73'	45.34'	S 36°55'38" W	87.79'
C2	39°40'48"	225.00'	155.82'	81.18'	S 31°36'48" W	152.73'
C3	16°45'10"	100.00'	29.24'	14.72'	S 20°08'59" W	29.14'
C4	13°52'05"	55.00'	13.31'	6.69'	N 21°37'23" W	13.28'
C5	63°33'59"	100.00'	110.94'	61.96'	N 31°13'34" E	105.34'
C6	16°26'39"	175.00'	50.23'	25.29'	N 43°13'52" E	50.05'

- Gated subdivision notes:
1. Access (Lock Box) shall be provided at all times for police, fire, city inspection, mail delivery, garbage pickup, utility, school buses, para transit, demand and response vehicles, and other health and safety related vehicles. Access must not require drivers to exit their vehicle.
  2. The gate design and implementation shall be such that it does not pose a threat to public health, safety and welfare. All mechanical or manual operating functions of the gates shall meet the fire department requirements and provide passage with unobstructed vertical and horizontal clearance. Gated entry way to subdivision shall provide adequate access for pedestrians and bicycles. The gated area shall provide a minimum unobstructed vertical clearance of 14' 6" from the finished roadway surface over the entire width of the entry. Public safety elements and signage shall be included in the gate entry way design.
  3. A Homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all private streets and sidewalks, which are part of the gated subdivision.
  4. The city shall have practical access to the subdivision at any tie without liability when on official business. The city may remove obstructions including any gate and guard (hoarse) upon non-compliance by the HOA of any terms of this ordinance or if necessary, for emergency vehicle access. In the event the city must remove obstructions to access the development, the HOA will be assessed all costs of removal.
  5. The legal instrument establishing the Homeowner's Association shall be submitted with the application for final plat.
  6. Maintenance responsibilities of the HOA shall be reviewed by the city on an ongoing basis. In the event the City deems that repairs to private streets within gated community are necessary to insure safe, access and passage for any health and safety related vehicles, the City will notify the HOA by letter of the needed repairs. Should the HOA fail to provide the satisfactory repairs deemed necessary in a time frame set by the city in repair of the private streets, and may deduct the costs from the street maintenance reserve fund, if any, held by the city.
  7. Developments may be exempted from the street maintenance reserve fund requirements if streets are constructed of a higher standard, including a minimum 8" thick portland cement reinforced concrete paving over a minimum 6" thick stabilized subgrade. The private street for this subdivision will be constructed to this higher standard.
  8. The developer and the HOA unconditionally and irrevocably agree to indemnify, defend and hold the city and city's officials, agents, employees and contractors harmless, from and against any loss, liability, demand, damage, judgment, suit, claim, deficiency, interests, fees, charge, cost or expense (including, without limitation, interest, court cost and penalties, attorney's fees and disbursement and amount paid in settlement, or liabilities resulting from any charge in federal, state or local law or regulations or interpretation hereof) of whatever nature, even when caused in whole or in part by the city's negligence or the joint or concurrent negligence of the city and any other person or entity, which may result or to which the city and/or any of the city's officials, agents, employees, and contractors may sustain, suffer, incur, or become subject to in connection with or arising in any way whatsoever out of maintenance, repair, use, or occupation of the common facilities, or any other activity of whatever nature in connection therewith, or arising out of or by reason of any investigation, litigation, or other proceedings brought or threatened, arising out of or based upon the operation, management, maintenance, repair, and use of the common facilities, or any other activity in the subdivision.

FIELD NOTES  
LOTS 1-R, 2-R, 3-R & 5-R

Being all that certain tract or parcel of land lying and being situated in the J.H. JONES SURVEY, Abstract No. 26, in Bryan, Brazos County, Texas and being all of Lots 8, 9 and 10, Block 1, THE TRADITIONS SUBDIVISION, PHASE 10, according to the Amending Plat recorded in Volume 7190, Page 50 of the Official Records of Brazos County, Texas (O.R.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of said Lot 8, Block 1, an interior all corner of the called 5.627 acre Common Area No. 1 tract, THE TRADITIONS SUBDIVISION, PHASE 10 and being in the northeast line of Lot 7, Block 1 of said THE TRADITIONS SUBDIVISION, PHASE 10;

THENCE: N 67°27'17" W along the common line of said Lots 8 and 7, Block 1 for a distance of 89.39 feet to a found 1/2-inch iron rod marking the west corner of said Lot 8, Block 1 and the north corner of said Lot 7, Block 1, said iron rod also being in the south easterly right-of-way line of Chiniquapin Court (right-of-way width varies);

THENCE: along the south easterly right-of-way line of Chiniquapin Court for the following four (4) calls:

- 1) 13.31 feet in a counter clockwise direction along the arc of a curve having a central angle of 13°52'05", a radius of 55.00 feet, a tangent of 6.69 feet and a long chord bearing N 21°37'23" W at a distance of 13.28 feet to a found 1/2-inch iron rod for the Point of Reverse Curvature;
- 2) 110.94 feet along the arc of said reverse curve having a central angle of 63°33'59", a radius of 100.00 feet, a tangent of 61.96 feet and a long chord bearing N 31°13'34" E at a distance of 105.34 feet to a found 1/2-inch iron rod for the Point of Compound Curvature;
- 3) 50.23 feet along the arc of said compound curve having a central angle of 16°26'39", a radius of 175.00 feet, a tangent of 25.29 feet and a long chord bearing N 43°13'52" E at a distance of 50.05 feet to a found 1/2-inch iron rod for the Point of Tangency;
- 4) N 51°27'12" E for a distance of 47.20 feet to a found 1/2-inch iron rod marking the north corner of said Lot 10, Block 1 and the west corner of said Lot 11, Block 1 of said THE TRADITIONS SUBDIVISION, PHASE 10;
- 5) S 22°32'43" W for a distance of 32.50 feet to a found 1/2-inch iron rod, and
- 6) S 22°32'43" W for a distance of 32.50 feet to the POINT OF BEGINNING and containing 0.723 acres of land, more or less.

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper, 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 14th day of April, 2020.

W. Paul Kasper  
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, 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 14th day of April, 2020.

Martin Zimmerman  
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Robby Gierman, 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 and Zoning Commission of the City of Bryan on the 28th day of March, 2020 and some was duly approved on the 28th day of March, 2020, by said Commission.

Robby Gierman  
Chairman, Planning and Zoning Commission

CERTIFICATION BY THE  
(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Karan McQuinn, Clerk of the County of Brazos, do hereby certify that this plat was filed for record in the Public Records Office of the County of Brazos, Texas, on the 14th day of April, 2020.

Karan McQuinn  
County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, James Russell Bradley, Jr. and Norma L. Bradley owner and developer of LOT 1, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 10 as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 9178, Page 9 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.

James Russell Bradley, Jr.  
James Russell Bradley, Jr.  
Norma L. Bradley  
Norma L. Bradley

Before me, the undersigned authority, on this day personally appeared James Russell Bradley, Jr. and Norma L. Bradley, 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 stated.

Given under my hand and seal on this 7 day of April, 2020.

Noddy Fuchs  
Noddy Fuchs, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Brazos Traditions Properties, LLC owner and developer of LOTS 2, 3, 4, 5, 8, 9 and 10, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 10 as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 684, Page 109 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.

Brazos Traditions Properties, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Brazos Traditions Properties, LLC, 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 stated.

Given under my hand and seal on this 7 day of April, 2020.

Noddy Fuchs  
Noddy Fuchs, Brazos County, Texas

**FINAL PLAT**

LOTS 1-R, 2-R, 3-R,  
5-R, 8-R & 9-R, BLOCK 1  
**THE TRADITIONS  
SUBDIVISION, PHASE 10**  
BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 8, 9 & 10, BLOCK 1  
RECORDED IN VOLUME 7190, PAGE 50  
**1.962 ACRES**  
J.H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS  
FEBRUARY, 2020  
SCALE: 1" = 40'

Owner: Brazos Traditions Properties, LLC  
PO Box 5727  
Bryan, TX 77805

Surveyor: McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

Texas Firm Registration No. 10103300