



LINE	LENGTH	BEARING
L1	69.54'	S79°43'51"E
L2	21.27'	S22°24'05"W
L3	39.72'	S51°27'12"W
L4	80.91'	S51°27'12"W
L5	32.50'	S22°32'43"W
L6	37.79'	S22°32'43"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	148.89'	465.00'	18°20'46"	75.09'	148.26'	S58°23'22"E
C2	39.25'	25.00'	89°57'50"	24.98'	35.34'	N22°34'50"W
C3	88.73'	175.00'	29°03'07"	45.34'	87.79'	N36°55'38"E
C4	155.82'	225.00'	39°40'48"	81.18'	152.73'	S31°36'48"W
C5	47.38'	100.00'	27°08'55"	24.15'	46.94'	N25°20'51"E
C6	237.56'	55.00'	247°28'44"	82.35'	91.47'	S84°49'04"E
C7	110.94'	100.00'	63°33'59"	61.96'	105.34'	S03°13'33"W
C8	50.23'	175.00'	16°26'39"	25.29'	50.05'	S43°13'52"W
C9	100.75'	225.00'	25°39'21"	51.23'	99.91'	N38°37'31"E
C10	37.80'	25.00'	86°38'24"	23.58'	34.30'	S69°07'03"W

METES AND BOUNDS DESCRIPTION OF A 9.193 ACRE TRACT J. H. JONES SURVEY, A-26 BRYAN, BRAZOS COUNTY, TEXAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF SOUTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF A CALLED 12.50 ACRE TRACT AS DESCRIBED BY A DEED TO SUSAN GALINDO RECORDED IN VOLUME 3464, PAGE 168 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 08' 40" W ALONG THE COMMON LINE OF SAID REMAINDER OF 101.96 ACRE TRACT AND SAID 12.50 ACRE TRACT FOR A DISTANCE OF 670.07 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF A CALLED 12.50 ACRE TRACT CURRENTLY OWNED BY BRUCE AND JUNE TREYBIG, SAID 12.50 ACRE TRACT BEING DESCRIBED IN VOLUME 331, PAGE 510 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; SAID IRON ROD FOUND MARKING AN EXTERIOR EAST CORNER OF A CALLED 127.91 ACRE TRACT AS DESCRIBED BY A DEED TO GARNER B. JONES, JR., RECORDED IN VOLUME 1242, PAGE 430 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 47° 52' 14" W ALONG THE COMMON LINE OF SAID REMAINDER OF 101.96 ACRE TRACT AND SAID 127.91 ACRE TRACT FOR A DISTANCE OF 667.09 FEET TO A 5/8 INCH IRON ROD SET MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THE TRADITIONS SUBDIVISION, PHASE III, ACCORDING TO THE PLAT RECORDED IN VOLUME 5900, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; BEARS: N 47° 52' 14" W FOR A DISTANCE OF 1085.00 FEET;

THENCE: N 41° 34' 30" E THROUGH SAID REMAINDER OF 101.96 ACRE TRACT FOR A DISTANCE OF 521.72 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHERLY LINE OF SOUTH TRADITIONS DRIVE MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD SET BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 465.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 20' 46" FOR AN ARC DISTANCE OF 148.89 FEET (CHORD BEARS: S 58° 23' 22" E - 148.26 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 41° 21' 26" E FOR A DISTANCE OF 0.23 FEET;

THENCE: S 67° 33' 45" E CONTINUING ALONG THE SOUTHERLY LINE OF SOUTH TRADITIONS DRIVE FOR A DISTANCE OF 341.31 FEET TO A POINT MARKING AN ANGLE POINT IN SAID LINE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 22° 02' 21" E FOR A DISTANCE OF 0.31 FEET;

THENCE: S 35° 05' 10" E CONTINUING ALONG THE SOUTHERLY LINE OF SOUTH TRADITIONS DRIVE FOR A DISTANCE OF 137.85 FEET TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 79° 43' 51" E CONTINUING ALONG THE SOUTHERLY LINE OF SOUTH TRADITIONS DRIVE FOR A DISTANCE OF 69.54 FEET TO THE POINT OF BEGINNING CONTAINING 9.193 ACRES OF LAND. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF THE 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 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.



APPROVAL OF THE PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator 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 7th day of June, 2005.

Karen McQueen
Planning Administrator, Bryan, Texas

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 2nd day of August, 2005.

John Jordan
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
I, *Kim Casey*, 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 30th day of March, 2005 and same was duly approved on the 21st day of April, 2005 by said Commission.

Kim Casey
Chairman, Planning & Zoning Commission, Bryan, Texas

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 - THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
 - IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992.
 - BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE FOR PATIO HOMES. ZERO LOT LINE CONSTRUCTION IS PROPOSED FOR THE RESIDENTIAL STRUCTURES IN THIS SUBDIVISION.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 6668, PG. 210, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 29A ON THE MASTER PLAN.
 - OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
 - ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
 - MINIMUM FINISHED FLOOR (FF) ELEVATIONS SHOWN ARE FOR SANITARY SEWER SERVICE.

Doc 00899427 Bk OR Vol 6838 Pg 81

Filed for Record in: BRAZOS COUNTY
On: Aug 02, 2005 at 01:12P
As a Plat
Document Number: 00899427
Amount: 58.00
Receipt Number - 272201
By: Cynthia Rincon
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 named records of BRAZOS COUNTY as stamped hereon by me.
Aug 02, 2005
HONORABLE NAREN MCQUEEN, COUNTY CLERK, BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, John Jordan, Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of the 9.193 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 6668, Page 210, and designated herein as The Traditions Subdivision, Phase 10, in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

John Jordan
John Jordan, Vice President
Bryan/Traditions LP, a Texas Limited Partnership

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 purpose and consideration therein stated.

Given under my hand and seal on this 19th day of May, 2005.

Martha Lunn
Notary Public in and for the State of Texas
Printed Name: Martha Lunn
My Commission Expires: 05/19/07

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 together with its certificates of authentication was filed for record in my office the 2nd day of August, 2005 in the Official Records of Brazos County, Texas, in Volume 6838, Page 81.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen McQueen by Cynthia Rincon
County Clerk
Brazos County, Texas

FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE 10

9.193 ACRES

BLOCK 1, LOTS 1 THRU 12

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

SCALE: 1"=50'

MARCH, 2005
REVISED APRIL, 2005
REVISED MAY, 2005

OWNER/DEVELOPER:
Bryan/Traditions, LP
2100 Traditions Blvd.
Bryan, Texas 77807
(979) 821-2582

ENGINEER:
TEXCON
General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 764-7743

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195