

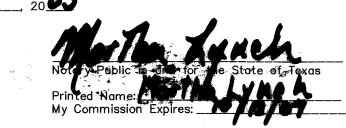
CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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.



CERTIFICATE OF THE COUNTY CLERK

COUNTY OF BRAZOS

1, aren 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 day of 2005 in the Official Records of Brazos County, Texas, in Volume 2005, Page

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



APPROVAL OF PLANNING AND ZONING COMMISSION Kim Casey, Chairmon of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for opproval with the Planning & Zoning Commission of the City of Bryan on the __30_ day of ______, 20_05 ond same was duly approved on the ______, 20_05 by said Commission.



CURVE TABLE							
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 9.193 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 101.96 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INCORPORATED, RECORDED IN VOLUME 3983, PAGE 54 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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 1D1.96 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 51D 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 GAINER 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 DESCRIED 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.DO 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

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 HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

ANGLE POINT IN SAID LINE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 22° D2' 21" E FOR A DISTANCE OF 0.31 FEET;

CERTIFICATE OF THE SURVEYOR

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 the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.



Kuri Kursell

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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 VEHICLES.

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 WAYS 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 ROADWAY. PUBLIC SAFETY ELEMENTS AND SIGNING 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 TIME WITHOUT LIABILITY WHEN ON OFFICIAL BUSINESS. THE CITY MAY REMOVE OBSTRUCTIONS INCLUDING ANY GATE AND GUARD (HOUSE) 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

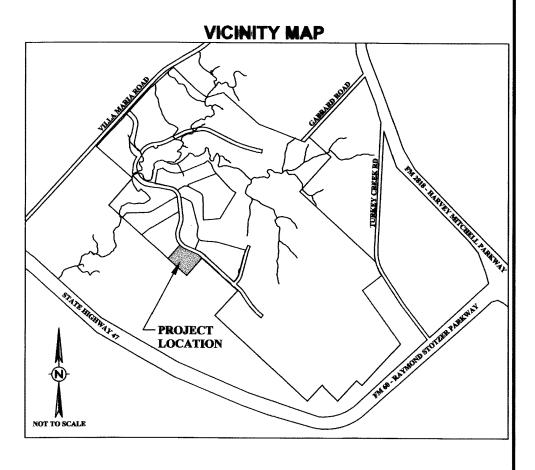
6. MAINTENANCE RESPONSIBILITIES OF THE HOA SHALL BE REVIEWED BY THE CITY ON AN ONGOING BASIS. IN THE EVENT THE CITY DEEMS THAT REPAIRS TO PRIVATE STREETS WITHIN GATED COMMUNITY ARE NECESSARY TO INSURE SAFE ACCESS AND PASSAGE FOR ANY HEALTH AND SAFETY RELATED VEHICLES. THE CITY WILL NOTIFY THE HOA BY 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 THE NOTIFICATION LETTER, THEN THE CITY MAY MAKE THE NECESSARY REPAIRS AND ASSESS THE HOA ALL COSTS BORNE 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

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 HEREBY 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, JUDGEMENT, SUIT, CLAIM, DEFICIENCY, INTERESTS, FEE, CHARGE COST OR EXPENSE (INCLUDING, WITHOUT LIMITATION, INTEREST, COURT COST AND PENALTIES, ATTORNEY'S FEES AND DISBURSEMENT AND AMOUNTS PAID IN SETTLEMENT, OR LIABILITIES RESULTING FROM ANY CHARGE IN FEDERAL, STATE OR LOCAL LAW OR REGULATION OR INTERPRETATION HEREOF) OF WHATEVER NATURE, EVEN WHEN CAUSED IN WHOLE OR IN PART BY THE CITY'S NEGLIGENCE OR THE JOINT OR CONCURRING 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 OR BASED UPON THE OPERATION, MANAGEMENT, MAINTENANCE, REPAIR AND USE OF THE COMMON FACILITIES, OR ANY OTHER ACTIVITY IN THE SUBDIVISION.

LEGEND

Ì		PLAT BOUNDARY
-		ROW LINE
-		PROPERTY LINE
-	\odot	PROPERTY CORNER
		PUBLIC UTILITY EASEMENT LIN
	P.U.E.	PUBLIC UTILITY EASEMENT
I	P.D.E.	PUBLIC DRAINAGE EASEMENT
۱	S.S.E.	SANITARY SEWER EASEMENT



1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.

2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).

3. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.

4. 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.

5. 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.

6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.

7. 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

8. 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.

9. 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.

10. MINIMUM FINISHED FLOOR (FF) ELEVATIONS SHOWN ARE FOR SANITARY SEWER SERVICE.

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 MARCH, 2005 SCALE: 1'=50'

REVISED APRIL, 2005 REVISED MAY, 2005

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

Brad Kerr, RPLS No. 4502

College Station, Texas 77841

SURVEYOR:

P.O. Box 269

(979) 268-3195

Kerr Surveying, LLC

ENGINEER:

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