

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PRIVATE DRAINAGE EASEMENT (P.D.E.)
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER

Curve Table

| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
|---------|--------|---------|------------|----------|--------|-----------------|
| C1 | 109.77 | 1242.50 | 025°03'42" | 54.92 | 109.73 | S43°13'42"E |
| C2 | 214.14 | 862.54 | 014°13'28" | 107.62 | 213.59 | N32°07'19"E |
| C3 | 39.27 | 25.00 | 090°00'00" | 25.00 | 35.36 | N89°05'55"E |
| C4 | 14.89 | 100.00 | 008°31'51" | 7.48 | 14.88 | S72°10'00"E |
| C5 | 14.89 | 100.00 | 008°31'51" | 7.48 | 14.88 | S72°10'00"E |
| C6 | 387.98 | 1167.50 | 019°12'14" | 196.82 | 386.15 | S58°17'59"E |
| C7 | 306.88 | 1242.50 | 014°08'32" | 154.13 | 305.91 | N58°49'49"W |
| C8 | 14.89 | 100.00 | 008°31'51" | 7.48 | 14.88 | N81°38'10"W |
| C9 | 14.89 | 100.00 | 008°31'51" | 7.48 | 14.88 | N81°38'10"W |
| C10 | 39.67 | 25.00 | 090°54'42" | 25.40 | 35.64 | N29°28'44"W |
| C11 | 21.99 | 7.00 | 180°00'00" | INFINITY | 14.00 | N24°05'55"E |
| C12 | 21.99 | 7.00 | 180°00'00" | INFINITY | 14.00 | S24°05'55"W |

LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|--------|---------------|
| L1 | 151.88 | N24° 05' 55"E |
| L2 | 127.50 | S38° 14' 27"W |
| L3 | 18.13 | S48° 41' 51"E |
| L4 | 111.48 | N57° 48' 06"W |
| L5 | 103.15 | N10° 45' 01"W |
| L6 | 107.73 | N27° 34' 46"W |
| L7 | 141.50 | N73° 23' 14"W |
| L8 | 135.82 | N24° 44' 14"W |
| L9 | 15.00 | S48° 41' 51"E |
| L10 | 192.23 | S88° 38' 33"E |
| L11 | 116.24 | S45° 43' 02"E |
| L12 | 18.39 | N34° 48' 30"W |
| L13 | 73.58 | N82° 38' 47"W |
| L14 | 61.80 | N41° 33' 23"W |
| L15 | 53.67 | N28° 08' 21"W |
| L16 | 74.18 | N14° 31' 20"W |
| L17 | 68.77 | N24° 05' 23"W |
| L18 | 103.72 | N24° 57' 20"W |
| L19 | 70.97 | N52° 35' 28"W |

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 AND COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 417.85 ACRE TRACT DESCRIBED AS EXHIBIT 'A' BY DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC. RECORDED IN VOLUME 11293, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 882.54 FEET;

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF HSC PARKWAY (120' R.O.W.) MARKING THE WESTERLY CORNER OF SAID REMAINDER OF 417.85 ACRE TRACT AND THE NORTH CORNER OF THE GREENWAY/COMMON AREA, THE TRADITIONS SUBDIVISION, PHASE 23, ACCORDING TO THE PLAT RECORDED IN VOLUME 11293, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 882.54 FEET;

THENCE, ALONG THE COMMON LINE OF SAID REMAINDER OF 417.85 ACRE TRACT AND SAID GREENWAY/COMMON AREA FOR THE FOLLOWING CALLS:

S 24° 44' 14" E FOR A DISTANCE OF 135.82 FEET TO A 1/2 INCH IRON ROD FOUND;

S 73° 23' 14" E FOR A DISTANCE OF 141.55 FEET TO A 1/2 INCH IRON ROD FOUND;

S 27° 34' 46" E FOR A DISTANCE OF 107.73 FEET TO A 1/2 INCH IRON ROD FOUND;

S 10° 45' 01" E FOR A DISTANCE OF 103.15 FEET TO A 1/2 INCH IRON ROD FOUND;

S 57° 48' 55" E FOR A DISTANCE OF 155.37 FEET TO A 1/2 INCH IRON ROD FOUND;

S 27° 36' 51" E FOR A DISTANCE OF 59.17 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE POINT OF BEGINNING OF HIS HERIN DESCRIBED TRACT;

THENCE, THROUGH SAID REMAINDER OF 417.85 ACRE TRACT FOR THE FOLLOWING CALLS:

N 89° 21' 49" E FOR A DISTANCE OF 279.29 FEET;

N 43° 18' 09" E FOR A DISTANCE OF 518.16 FEET;

S 46° 41' 51" E FOR A DISTANCE OF 15.00 FEET;

S 43° 18' 09" W FOR A DISTANCE OF 503.71 FEET;

S 88° 38' 33" E FOR A DISTANCE OF 152.23 FEET;

S 45° 43' 02" E FOR A DISTANCE OF 115.24 FEET;

S 01° 26' 05" E FOR A DISTANCE OF 354.29 FEET;

S 42° 44' 50" W FOR A DISTANCE OF 251.95 FEET TO THE COMMON LINE OF SAID REMAINDER OF 417.85 ACRE TRACT AND SAID GREENWAY/COMMON AREA;

THENCE, ALONG THE COMMON LINE OF SAID REMAINDER OF 417.85 ACRE TRACT AND SAID GREENWAY/COMMON AREA FOR THE FOLLOWING CALLS:

N 34° 48' 30" W FOR A DISTANCE OF 18.39 FEET TO A 1/2 INCH IRON ROD FOUND;

N 62° 38' 47" W FOR A DISTANCE OF 73.58 FEET TO A 1/2 INCH IRON ROD FOUND;

N 41° 33' 23" W FOR A DISTANCE OF 61.80 FEET TO A 1/2 INCH IRON ROD FOUND;

N 28° 08' 21" W FOR A DISTANCE OF 53.67 FEET TO A 1/2 INCH IRON ROD FOUND;

N 14° 31' 20" W FOR A DISTANCE OF 74.18 FEET TO A 1/2 INCH IRON ROD FOUND;

N 24° 05' 23" W FOR A DISTANCE OF 68.77 FEET TO A 1/2 INCH IRON ROD FOUND;

N 24° 57' 20" W FOR A DISTANCE OF 103.72 FEET TO A 1/2 INCH IRON ROD FOUND;

N 52° 35' 28" W FOR A DISTANCE OF 70.97 FEET TO A 1/2 INCH IRON ROD FOUND;

N 22° 09' 26" W FOR A DISTANCE OF 224.08 FEET TO THE POINT OF BEGINNING CONTAINING 5.19 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2016. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

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 AND COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 417.85 ACRE TRACT DESCRIBED AS EXHIBIT 'A' BY DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC. RECORDED IN VOLUME 11293, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 882.54 FEET;

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF HSC PARKWAY (120' R.O.W.) MARKING THE WESTERLY CORNER OF SAID REMAINDER OF 417.85 ACRE TRACT AND THE NORTH CORNER OF THE GREENWAY/COMMON AREA, THE TRADITIONS SUBDIVISION, PHASE 23, ACCORDING TO THE PLAT RECORDED IN VOLUME 11293, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 882.54 FEET;

THENCE, ALONG THE SOUTHEAST LINE OF HSC PARKWAY FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 13' 29" FOR AN ARC DISTANCE OF 214.14 FEET (CHORD BEARS: N 32° 07' 19" E - 213.59 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 25° 00' 35" E FOR A DISTANCE OF 244.08 FEET TO A 1/2 INCH IRON ROD FOUND;

N 24° 05' 55" E FOR A DISTANCE OF 151.88 FEET TO A 1/2 INCH IRON ROD FOUND;

N 25° 00' 37" E FOR A DISTANCE OF 426.49 FEET TO THE NORTH CORNER OF HIS HERIN DESCRIBED TRACT;

THENCE, THROUGH SAID REMAINDER OF 417.85 ACRE TRACT FOR THE FOLLOWING CALLS:

S 65° 54' 05" E FOR A DISTANCE OF 588.00 FEET;

S 18° 38' 28" W FOR A DISTANCE OF 370.22 FEET;

S 38° 14' 27" W FOR A DISTANCE OF 127.50 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1242.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 05' 42" FOR AN ARC DISTANCE OF 109.77 FEET (CHORD BEARS: S 49° 13' 42" E - 109.73 FEET) TO THE END OF SAID CURVE;

S 48° 41' 51" E FOR A DISTANCE OF 18.13 FEET;

S 43° 18' 09" W FOR A DISTANCE OF 796.08 FEET TO THE COMMON LINE OF SAID REMAINDER OF 417.85 ACRE TRACT AND SAID GREENWAY/COMMON AREA, THE TRADITIONS SUBDIVISION, PHASE 23;

THENCE, ALONG THE COMMON LINE OF SAID REMAINDER OF 417.85 ACRE TRACT AND SAID GREENWAY/COMMON AREA FOR THE FOLLOWING CALLS:

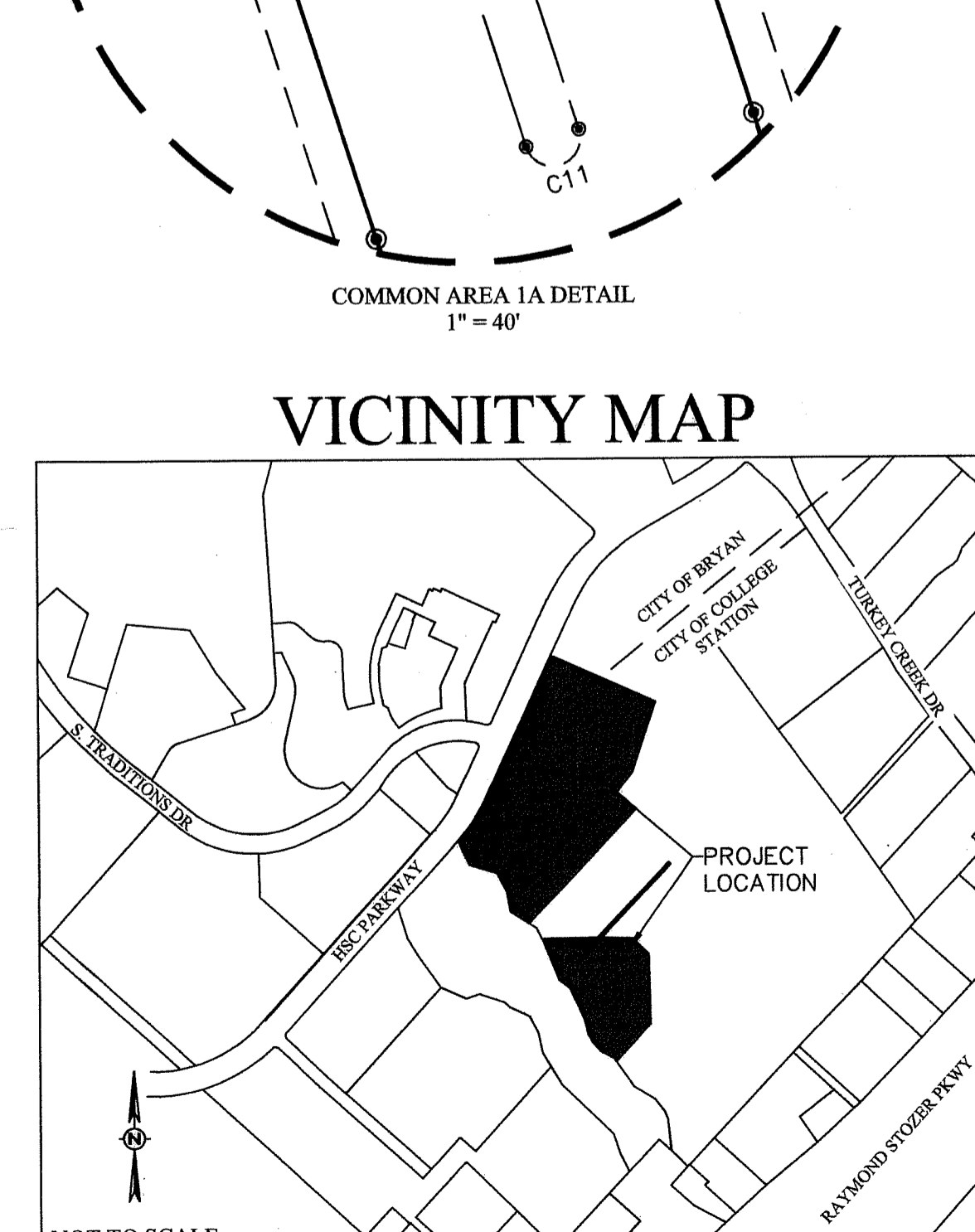
N 57° 48' 55" W FOR A DISTANCE OF 111.47 FEET TO A 1/2 INCH IRON ROD FOUND;

N 10° 45' 01" W FOR A DISTANCE OF 103.15 FEET TO A 1/2 INCH IRON ROD FOUND;

N 27° 34' 46" W FOR A DISTANCE OF 107.73 FEET TO A 1/2 INCH IRON ROD FOUND;

N 73° 23' 14" W FOR A DISTANCE OF 141.55 FEET TO A 1/2 INCH IRON ROD FOUND;

N 24° 44' 14" W FOR A DISTANCE OF 135.82 FEET TO THE POINT OF BEGINNING CONTAINING 18.48 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2016. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.



Filed for Record in: BRAZOS COUNTY
 On: Sep 22, 2016 at 03:25P
 As a Plat
 Document Number: 01276898
 Amount: 73.00
 Receipt Number: 585216
 By: Debbie Baker
 STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on this date and time stated herein by me and was duly recorded in the volume and page of the Official Public records of: BRAZOS COUNTY
 as stated herein by me.
 Sep 22, 2016
 Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, L.P. a Texas Limited Partnership, owner of the tract shown on this plat, and designated herein as the Traditions Subdivision, Phase 101, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.
 W. Spencer Clements, Jr.
 Bryan/Traditions L.P., By Traditions Acquisitions Partnership, L.P., its General Partner, By W. Spencer Clements, Jr., Vice President

CERTIFICATE OF CITY ENGINEER
 STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., 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 15th day of September, 2016.
 BRANDI JACKSON
 Notary Public, State of Texas
 Comm. Expires 02-23-2020
 Notary ID 130550321

CERTIFICATE OF CITY ENGINEER
 I, Shanie Price, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of Bryan, Texas.
 Shanie Price
 City Engineer

APPROVAL OF THE CITY PLANNER
 I, Marla Zimmerman, the undersigned, City Planner 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 15th day of September, 2016.
 Marla Zimmerman
 City Planner
 Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Jason P. Bienski, Bryan Commerce and Development, Inc., owner and developer of the land shown on this plat, and designated herein as the Traditions Subdivision, Phase 101, to the City of College Station, Texas, and City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.
 Jason P. Bienski
 Bryan Commerce and Development, Inc.

CERTIFICATE OF CITY ENGINEER
 STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Priscilla Renee Rice, 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 September, 2016.
 Priscilla Renee Rice
 Notary Public, State of Texas
 My Commission Expires April 14, 2019

CERTIFICATE OF CITY ENGINEER
 I, Alan Colbes, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.
 Alan Colbes
 City Engineer

CERTIFICATE OF PLANNING AND ZONING COMMISSION
 I, Jane Kee, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that this subdivision plat was duly approved by the Commission on the 15th day of September, 2016.
 Jane Kee
 Chairman

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 22nd day of September, 2016, in the Deed Records of Brazos County, Texas, in Volume 18194, Page 53.
 Witness my hand and official Seal, at my office in Bryan, Texas.
 Karen McQueen
 County Clerk
 Brazos County, Texas
 By: Debbie Baker
 Deputy Clerk

CERTIFICATE OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Professional Land 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.
 R.P.L.S. No. 4502

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 101
21.687 ACRES
 J.H. JONES SURVEY ; A-26
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 2 LOTS
 LOT 1, COMMON AREA 1, AND COMMON AREA 1A, BLOCK 1
 LOT 1, BLOCK 2
 SCALE 1" = 100'
 SEPTEMBER 2016

OWNER:
 BRYAN COMMERCIAL & DEVELOPMENT, INC.
 P.O. BOX 1500
 BRYAN, TEXAS 77805

DEVELOPER:
 BRYAN TRADITIONS, L.P.
 2100 TRADITIONS BLVD.
 BRYAN, TEXAS 77807

SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 268-3195

ENGINEER:
 SCHULTZ
 TPBE NO. 12227
 911 SOUTHWEST PKWY E.
 COLLEGE STATION, TEXAS 77840
 (979) 764-3800