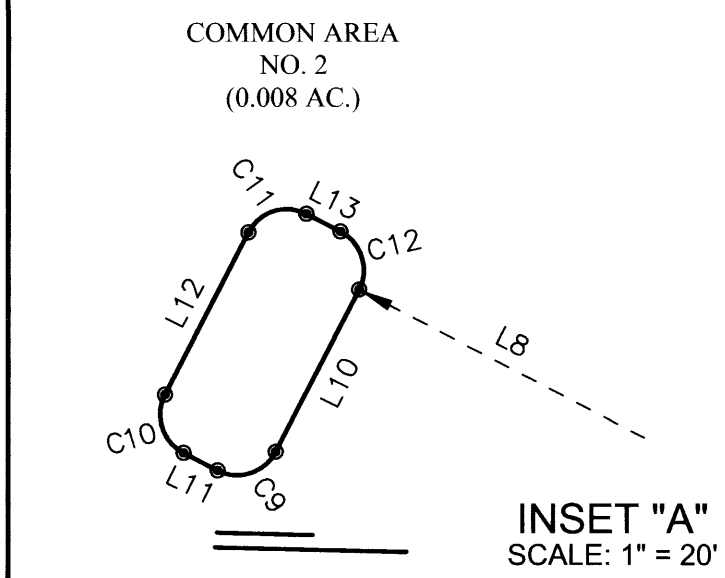


LEGEND

- PLAT BOUNDARY
- ROW LINE
- PROPERTY LINE
- OLD PROPERTY LINE
- PROPERTY CORNER
- PUBLIC UTILITY EASEMENT LINE
- P.U.E.
- 100-YEAR FLOODPLAIN LINE (PER FEMA FIRM)
- MIN. FF=284.0
- MINIMUM FINISHED FLOOR ELEVATION

N/F
TRADITIONS CLUB BY MELROSE, LLC
 26.81 ACRE TRACT
 TRACT TWO, 5153/1



LINE TABLE

LINE	LENGTH	BEARING
L1	86.87'	N28°10'55"E
L2	10.33'	N62°47'19"W
L3	18.99'	N40°43'55"W
L4	41.22'	N62°47'19"W
L5	24.12'	N79°59'04"W
L6	16.89'	N27°12'44"E
L7	70.56'	S27°12'44"W
L8	33.50'	N62°36'16"W
L9	50.00'	N11°30'49"E
L10	19.00'	S27°12'44"W
L11	4.00'	N62°47'16"W
L12	19.00'	N27°12'44"E
L13	4.00'	S62°47'16"E

- 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 ANGLE POINTS AND LOT CORNERS, UNLESS STATED OTHERWISE.
 - A PORTION OF THIS TRACT LIES 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. THE PROPOSED 100-YEAR FLOODPLAIN LIMITS PER THE 2005 DRAINAGE STUDY DOES NOT LIE ON THIS TRACT.
 - BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 7125, PG. 182, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 7 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.
 - PER DEED RESTRICTIONS 5901/1 THERE IS RESERVED THE RIGHT TO CREATE A 5' UTILITY EASEMENT ALONG ALL LOT LINES CREATED IN THE FUTURE, AND THE RIGHT TO CREATE A 10' EASEMENT ALONG ALL STREETS FOR WALKWAY AND STREET MAINTENANCE.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	141.38'	100.00'	81°00'24"	85.42'	129.90'	S84°15'16"E
C2	39.27'	25.00'	89°59'57"	25.00'	35.36'	N72°12'43"E
C3	114.68'	225.00'	29°12'07"	58.61'	113.44'	N41°48'48"E
C4	27.55'	35.00'	45°05'57"	14.53'	26.84'	N33°51'53"E
C5	235.79'	50.00'	27°11'54"	49.83'	70.59'	S33°35'08"E
C6	27.55'	35.00'	45°05'57"	14.53'	26.84'	S78°57'50"W
C7	89.19'	175.00'	29°12'07"	45.59'	88.23'	S41°48'48"W
C8	39.27'	25.00'	90°00'03"	25.00'	35.36'	S17°47'17"E
C9	7.07'	4.50'	90°00'00"	4.50'	6.36'	S72°12'44"W
C10	7.07'	4.50'	90°00'00"	4.50'	6.36'	N17°47'16"W
C11	7.07'	4.50'	90°00'00"	4.50'	6.36'	N72°12'44"E
C12	7.07'	4.50'	90°00'00"	4.50'	6.36'	S17°47'16"E

METES AND BOUNDS DESCRIPTION OF A 5.857 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 THE SAME TRACT OF LAND CALLED 5.86 ACRES AS DESCRIBED BY A DEED OF TRUST BETWEEN BRYAN/TRADITIONS, LP, AND GOLD BANK RECORDED IN VOLUME 7125, PAGE 191 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A POINT ON THE NORTH LINE OF NORTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W. PER 4787/187) MARKING A SOUTHERLY CORNER OF A CALLED 26.81 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE WEST CORNER OF SAID 5.86 ACRE TRACT;

THENCE, ALONG THE COMMON LINE OF SAID 5.86 ACRE TRACT AND SAID 26.81 ACRE TRACT FOR THE FOLLOWING CALLS:

N 28° 10' 55" E FOR A DISTANCE OF 86.87 FEET TO A 1/4 INCH IRON ROD FOUND;

N 55° 11' 01" E FOR A DISTANCE OF 487.06 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81° 00' 24" FOR AN ARC DISTANCE OF 141.38 FEET (CHORD BEARS: S 84° 15' 16" E - 129.90 FEET) TO A 1/4 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 43° 45' 37" E FOR A DISTANCE OF 331.78 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF THE TRADITIONS SUBDIVISION, PHASE 13, ACCORDING TO THE PLAT RECORDED IN VOLUME 8089, PAGE 200 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE, S 48° 41' 20" W ALONG THE NORTHWEST LINE OF THE TRADITIONS SUBDIVISION, PHASE 13, FOR A DISTANCE OF 490.44 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF NORTH TRADITIONS DRIVE MARKING THE WEST CORNER OF THE TRADITIONS SUBDIVISION, PHASE 13;

THENCE, ALONG THE NORTH LINE OF NORTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:

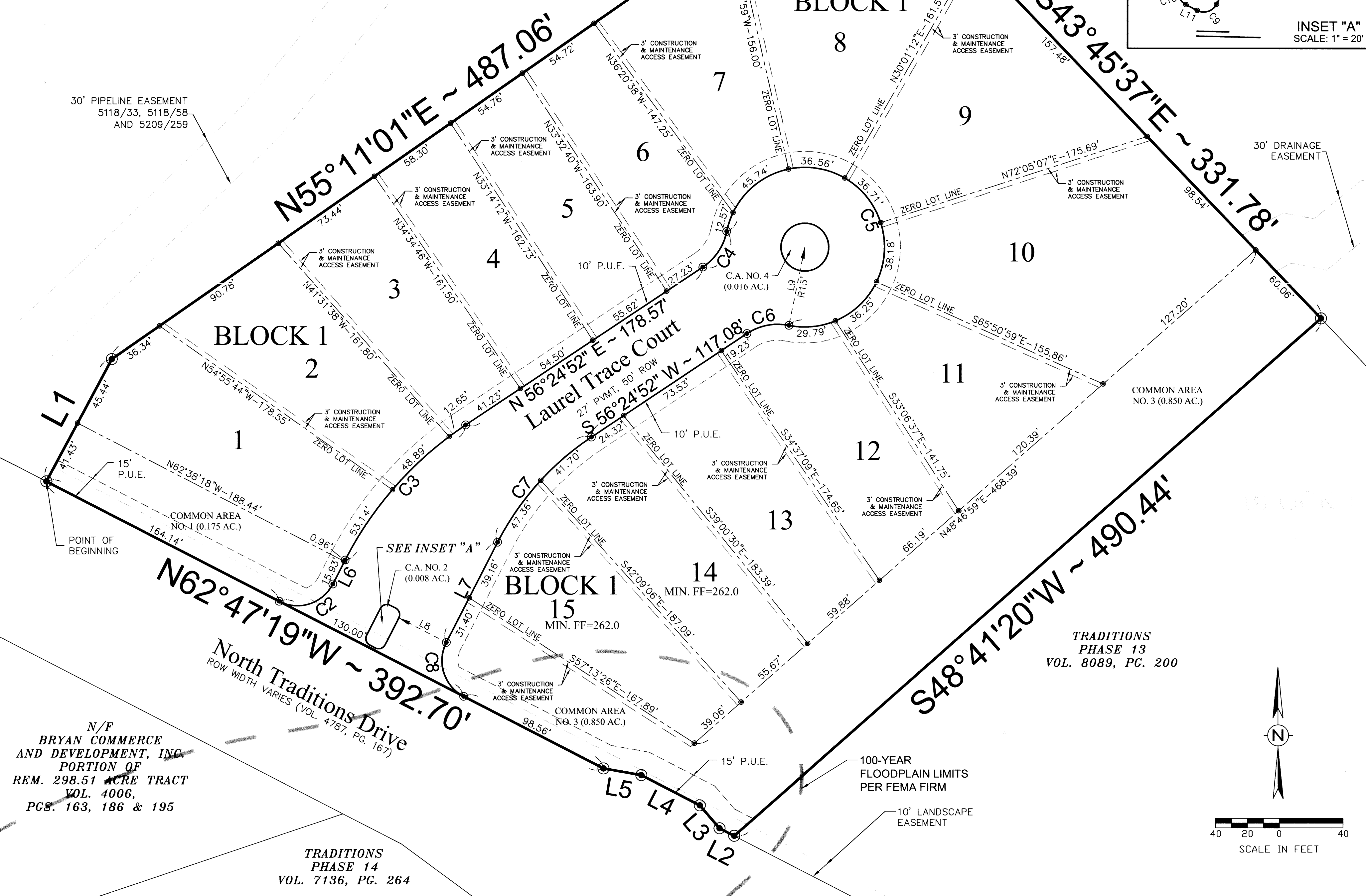
N 62° 47' 19" W FOR A DISTANCE OF 10.33 FEET TO A POINT;

N 40° 43' 55" W FOR A DISTANCE OF 18.99 FEET TO A POINT;

N 62° 47' 19" W FOR A DISTANCE OF 41.22 FEET TO A POINT;

N 79° 59' 04" W FOR A DISTANCE OF 24.12 FEET TO A POINT;

N 82° 47' 19" W FOR A DISTANCE OF 392.70 FEET TO THE POINT OF BEGINNING CONTAINING 5.857 ACRES OF LAND. BEARING ORIENTATION SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

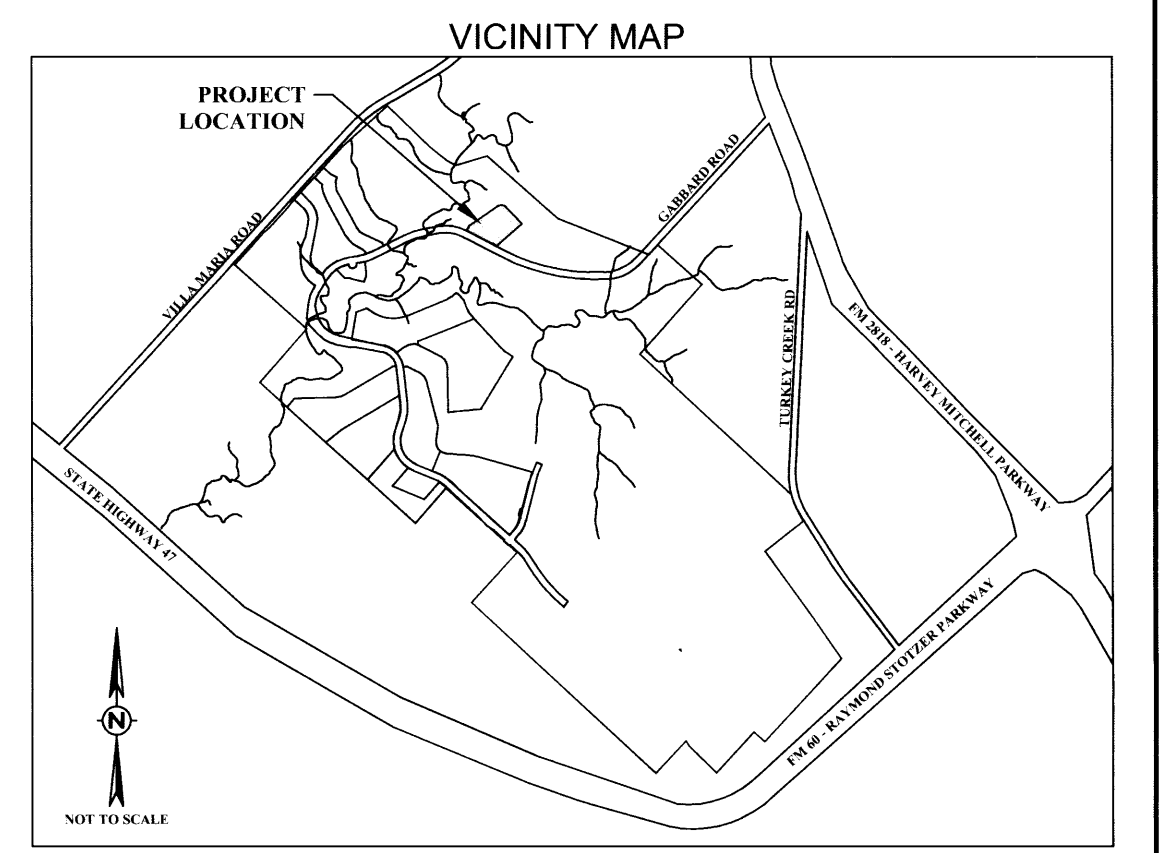


CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Land Surveyor No. 4502 for 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.

Brad Kerr, R.P.L.S. No. 4502



Doc. No. 00988522, BK. 8438, Pg. 47
 File for Record in: BRAZOS COUNTY
 On: Feb 08/2008 at 11:47A
 As a Plat
 Document Number: 00988522
 Amount: \$8.00
 Receipt Number - 334575
 By: Cathy Barcelona
 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 Official Public Records of: BRAZOS COUNTY
 as stamped hereon by me.
 Feb 08/2008
 HONORABLE KAREN 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 5.857 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 7125, Page 182, and designated herein as The Traditions Subdivision, Phase 12, 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, 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 07th day of February, 2008

Martha C. Lynch
 Notary Public in and for the State of Texas
 My Commission Expires: 10/15/2011

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ 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 13th day of August, 2007 and some was duly approved on the 20th day of September, 2007, by said Commission.

John R. Cobb
 Chairman, Planning & Zoning Commission, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, 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 20th day of February, 2008.

Karin Russell
 City Planner, 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 20th day of February, 2008.

W. Buller
 City Engineer, Bryan, Texas

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 20th day of February, 2008 in the Official Records of Brazos County, Texas, in Volume 8438, Page 47.

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

Karen McQueen
 County Clerk
 Brazos County, Texas
 by Cathy Barcelona

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 12
5.857 ACRES
 BLOCK 1, LOTS 1 THRU 15
 J.H. JONES SURVEY, A-26
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1"=40'
 AUGUST, 2007 (REVISED)
 REVISED NOVEMBER, 2007
 REVISED JANUARY, 2008

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

ENGINEER:
 GINGER L. URSO, P.E.
 CIVIL ENGINEERING & DESIGN-BUILD SERVICES
 2033 Harvey Mitchell Parkway South
 College Station, Texas 77840
 (979) 764-7743 Fax: (979) 764-7759

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