



- 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 NOTED OTHERWISE.
 - A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAN 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 CHAPTER 62 FOR RD-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. 191, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 8 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.

LINE TABLE

LINE	LENGTH	BEARING
L1	170.22'	N73°15'28"W
L2	192.12'	N80°47'32"W
L3	195.38'	N73°35'02"W
L4	110.15'	N62°47'19"W
L5	23.73'	S09°19'57"E
L6	14.77'	S53°42'34"E
L7	85.60'	S24°42'17"E
L8	18.94'	S04°36'38"W
L9	1.97'	S25°11'29"W
L10	11.08'	S03°53'36"W
L11	2.97'	S25°11'29"W
L12	3.36'	S03°53'36"W
L13	85.34'	S66°26'15"W
L14	34.02'	S83°54'34"W
L15	19.00'	S25°11'29"W
L16	4.00'	N64°48'31"W
L17	19.00'	N25°11'29"E
L18	4.00'	S64°48'31"E
L19	20.00'	S03°53'36"W
L20	5.00'	N86°06'24"W
L21	20.00'	N03°53'36"E
L22	5.00'	S86°06'24"E
L23	88.10'	N49°39'53"E
L24	50.58'	N49°39'53"E
L25	40.42'	N23°11'07"E
L26	40.75'	N23°11'07"E
L27	51.86'	N10°20'15"E
L28	51.26'	N10°20'15"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	65.04'	255.00'	14°36'50"	32.70'	64.86'	S88°40'40"E
C2	400.86'	2955.00'	7°46'21"	200.74'	400.55'	S66°40'29"E
C3	123.14'	195.00'	36°10'55"	63.70'	121.11'	S61°48'04"E
C4	99.01'	80.00'	70°54'49"	56.97'	92.81'	N44°36'46"W
C5	125.44'	170.00'	42°16'39"	65.73'	122.61'	S30°44'34"E
C6	45.73'	95.00'	27°34'43"	23.32'	45.29'	N57°51'00"W
C7	39.68'	25.00'	90°56'15"	25.41'	35.64'	N70°39'37"E
C8	13.06'	25.00'	29°55'35"	6.88'	12.91'	N10°13'42"E
C9	140.43'	50.00'	160°55'27"	297.58'	98.62'	S75°43'37"W
C10	27.55'	35.00'	45°05'57"	14.53'	26.84'	S46°21'38"E
C11	182.98'	975.00'	10°45'09"	91.76'	182.71'	S74°17'11"E
C12	25.31'	35.00'	41°25'53"	13.24'	24.76'	N79°37'18"E
C13	129.66'	50.00'	148°35'04"	177.79'	96.27'	N46°48'06"W
C14	10.30'	25.00'	23°35'50"	5.22'	10.22'	S15°41'31"W
C15	43.58'	25.00'	99°52'41"	29.73'	38.27'	S46°02'45"E
C16	31.94'	20.00'	91°30'44"	20.53'	28.66'	S20°33'53"E
C17	29.98'	20.00'	85°53'55"	18.62'	27.25'	S68°08'27"W
C18	192.36'	1025.00'	10°45'09"	96.46'	192.08'	S74°17'11"E
C19	36.46'	25.00'	83°33'21"	22.34'	33.31'	N37°53'05"W
C20	41.34'	25.00'	94°44'09"	27.16'	36.79'	N51°15'40"E
C21	7.07'	4.50'	90°00'00"	4.50'	6.36'	S19°48'31"E
C22	7.07'	4.50'	90°00'00"	4.50'	6.36'	S70°11'29"W
C23	7.07'	4.50'	90°00'00"	4.50'	6.36'	N19°48'31"W
C24	7.07'	4.50'	90°00'00"	4.50'	6.36'	N70°11'29"E
C25	6.28'	4.00'	90°00'00"	4.00'	5.66'	S48°53'36"W
C26	6.28'	4.00'	90°00'00"	4.00'	5.66'	N41°06'24"W
C27	6.28'	4.00'	90°00'00"	4.00'	5.66'	N48°53'36"E
C28	6.28'	4.00'	90°00'00"	4.00'	5.66'	S41°06'24"E

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kevin Russell, 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 10th day of June, 2007, and same was duly approved on the 10th day of June, 2007, by said Commission.

Kevin Russell
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 10th day of June, 2007.

Kevin 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 10th day of June, 2007.

Kevin Russell
City Engineer, Bryan, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

METES AND BOUNDS DESCRIPTION

OF A
10.948 ACRE TRACT
A SOUTHWEST 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.

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 10.948 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 1/8 INCH IRON ROD FOUND ON THE NORTH LINE OF NORTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W. PER 4787/167) MARKING A SOUTHWEST 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;

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

S 84° 00' 55" W FOR A DISTANCE OF 201.48 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 255.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 36' 50" FOR AN ARC DISTANCE OF 65.04 FEET (CHORD BEARS: N 88° 40' 40" W - 64.86 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

N 81° 22' 15" W FOR A DISTANCE OF 284.15 FEET TO A POINT;

N 73° 15' 28" W FOR A DISTANCE OF 170.22 FEET TO A POINT;

N 80° 47' 32" W FOR A DISTANCE OF 192.12 FEET TO A POINT;

N 73° 35' 02" W FOR A DISTANCE OF 195.38 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2955.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 46' 21" FOR AN ARC DISTANCE OF 400.86 FEET (CHORD BEARS: N 86° 40' 29" W - 400.55 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

N 62° 47' 19" W FOR A DISTANCE OF 110.15 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 48° 41' 20" E ALONG THE COMMON LINE OF SAID 10.948 ACRE TRACT AND A CALLED 5.86 ACRE TRACT AS DESCRIBED IN SAID DEED OF TRUST (7125/191) FOR A DISTANCE OF 490.44 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID 26.81 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID 10.948 ACRE TRACT AND SAID 26.81 ACRE TRACT FOR THE FOLLOWING CALLS:

S 43° 45' 37" E FOR A DISTANCE OF 270.69 FEET TO A 1/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 170.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 10' 55" FOR AN ARC DISTANCE OF 123.14 FEET (CHORD BEARS: S 61° 48' 04" E - 121.11 FEET) TO A 1/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 79° 39' 45" E FOR A DISTANCE OF 673.03 FEET TO A 1/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 80.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70° 54' 49" FOR AN ARC DISTANCE OF 99.01 FEET (CHORD BEARS: S 44° 36' 46" E - 92.81 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 09° 19' 57" E FOR A DISTANCE OF 23.73 FEET TO A 1/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 170.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42° 16' 39" FOR AN ARC DISTANCE OF 125.44 FEET (CHORD BEARS: S 30° 44' 34" E - 122.61 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 53° 42' 34" E FOR A DISTANCE OF 14.77 FEET TO A 1/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 95.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 34' 43" FOR AN ARC DISTANCE OF 45.73 FEET (CHORD BEARS: S 37° 51' 00" E - 45.29 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 24° 42' 17" E FOR A DISTANCE OF 85.60 FEET TO THE POINT OF BEGINNING CONTAINING 10.948 ACRES OF LAND. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

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 10.948 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 191, and designated herein as The Traditions Subdivision, Phase 13, 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 purposes and consideration therein stated.

Given under my hand and seal on this 10th day of June, 2007.

Eddie Hare
Notary Public, State of Texas
My Commission Expires July 23, 2008

Printed Name: Eddie Hare
My Commission Expires: 7-23-2008

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 10th day of June, 2007, in the Official Records of Brazos County, Texas, in Volume 5153, Page 268.

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

Karen McQueen
County Clerk
Brazos County, Texas

FILED FOR RECORD

Doc: 00968689
Bk: 38
Vol: 5153
Pg: 268

Filed for Record in:
BRAZOS COUNTY

On: Jul 10 2007 at 09:19A

As a
Plat

Document Number: 00968689

Amount: \$8.00

Receipt Number - 320016

By:
Lynn Greer

STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this instrument was
TTTB 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 attested hereon by me.

Jul 10 2007

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE 13

10.948 ACRES

BLOCK 1, LOTS 1 THRU 10

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

SCALE: 1"=60'

APRIL, 2007 (REVISED)
REVISED MAY, 2007

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

ENGINEER:
CIVIL DEVELOPMENT, Ltd.
Civil Engineering & Design-Build Services
Ginger L. Urso, P.E.
2033 Harvey Mitchell Parkway South
College Station, Texas 77840
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

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

NOTARY PUBLIC:
Eddie Hare
Notary Public, State of Texas
My Commission Expires July 23, 2008