

LINE	LENGTH	BEARING
L1	80.29	S134°00'00"
L2	36.61	S172°52'00"
L3	178.92	S34°10'20"W
L4	50.84	S61°44'02"W
L5	28.41	S90°31'55"W
L6	19.57	S16°19'37"E
L7	14.21	S48°50'40"E
L8	79.80	S73°15'53"W
L9	41.81	N42°23'47"W
L10	33.56	N74°31'32"W
L11	77.62	S77°04'11"W
L12	86.22	S01°25'47"E
L13	65.53	S72°54'21"E
L14	34.41	S24°33'37"E
L15	49.26	S14°42'37"E
L16	68.42	S71°35'16"W
L17	72.36	N41°39'27"W
L18	43.92	N23°00'15"W
L19	26.00	S62°22'28"W
L20	33.31	S27°00'08"W
L21	37.17	S62°04'52"W
L22	23.85	S58°11'24"W
L23	19.71	S87°45'31"W
L24	49.25	N06°04'10"E
L25	13.70	N27°48'59"W
L26	43.66	N86°34'28"W
L27	59.84	S46°14'28"W
L28	24.99	S43°19'22"W
L29	8.28	N06°04'10"E
L30	66.70	N15°58'17"W
L31	121.36	N15°00'36"W
L32	100.03	N32°06'13"W
L33	99.98	N04°06'33"W
L34	41.11	N72°28'27"E
L35	50.03	S62°47'19"E
L36	65.44	S43°39'22"E
L37	41.03	S82°47'19"E
L38	40.75	S73°34'31"E
L39	148.63	S62°47'19"E
L40	82.86	S82°47'19"E
L41	58.65	N89°40'53"E
L42	18.90	N27°12'44"E
L43	50.77	S72°00'08"W
L44	79.85	S33°38'39"E
L45	26.82	N27°12'44"E
L46	50.77	S72°00'08"W
L47	32.45	S33°38'39"E
L48	113.00	N81°10'36"E
L49	89.80	S87°44'36"E
L50	99.34	N68°15'41"E
L51	28.15	S103°14'55"W
L52	59.29	S103°14'55"W
L53	8.40	N77°04'11"E
L54	168.73	S87°44'36"E
L55	29.89	S67°52'24"E
L56	41.82	N73°39'22"E
L57	61.08	N15°00'36"E
L58	67.37	N81°10'36"E
L59	33.51	N90°31'55"W
L60	180.38	N06°04'10"E
L61	58.14	N28°19'30"W
L62	208.32	N73°15'53"W
L63	65.36	N04°06'33"W
L64	11.21	N49°52'28"E
L65	18.12	N06°04'10"E
L66	274.65	N02°08'27"E
L67	5.29	N6°48'58"W
L68	208.22	N06°04'10"E
L69	186.78	N87°48'58"W
L70	263.18	N57°18'08"W
L71	203.23	S24°33'37"E
L72	9.47	S24°33'37"E
L73	33.98	N82°47'19"E
L74	3.15	N06°04'10"E
L75	4.00	N84°00'55"E
L76	1.15	S02°59'22"E
L77	4.00	N82°23'28"W
L78	4.00	S46°50'40"E
L79	44.13	S46°50'40"E
L80	28.13	S74°14'49"W
L81	9.08	N32°18'11"W
L82	42.44	N02°00'00"W
L83	33.51	N90°31'55"W
L84	4.00	N82°47'19"E
L85	18.00	N27°12'44"E
L86	4.00	S02°41'00"W
L87	19.00	S27°12'44"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	34.54	175.00	111°36'30"	17.33	34.46	S82°01'14"E
C2	890.80	3055.00	118°34'56"	499.79	886.46	S72°04'47"E
C3	90.55	355.00	114°36'50"	45.52	90.30	S88°40'40"E
C4	39.27	155.00	90°00'00"	25.96	39.27	N17°47'11"W
C5	29.85	119.00	125°12'19"	15.28	29.85	S10°43'25"E
C6	154.14	325.00	27°10'30"	78.95	152.70	S82°14'49"E
C7	189.36	240.00	42°11'29"	98.73	185.64	S54°44'21"E
C8	348.03	225.00	88°37'32"	219.67	314.36	S72°57'25"E
C9	71.63	175.00	232°7'08"	36.32	71.15	S69°27'22"W
C10	289.85	200.00	83°04'56"	177.14	285.21	S35°30'01"E
C11	37.48	25.00	85°34'49"	23.27	34.07	S41°04'01"W
C12	38.97	25.00	88°18'50"	24.70	35.14	S71°52'10"W
C13	231.74	175.00	72°52'10"	136.41	215.17	S10°43'25"E
C14	130.43	275.00	27°10'30"	66.47	128.21	S82°14'49"E
C15	36.25	280.00	113°51'57"	29.23	36.15	N89°52'28"W
C16	33.37	25.00	102°00'00"	19.20	33.84	N77°51'57"E
C17	258.78	78.00	180°00'00"	883.48	155.40	N45°20'10"W
C18	36.37	25.00	83°21'12"	22.28	33.25	S68°01'37"W
C19	270.69	175.00	88°37'32"	170.85	244.50	S72°57'25"E
C20	36.11	25.00	87°21'03"	23.87	34.53	N14°01'18"E
C21	210.82	78.00	184°29'13"	2021.11	105.88	S62°50'30"W
C22	32.86	25.00	75°32'38"	19.37	30.63	S62°58'19"E
C23	7.26	225.00	125°33'	3.78	7.26	S80°13'09"W
C24	210.82	150.00	187°21'07"	128.88	183.74	N40°27'11"E
C25	42.20	25.00	85°42'51"	28.12	37.37	N47°37'39"W
C26	100.73	395.00	114°36'50"	50.65	100.48	S88°40'40"E
C27	130.06	305.00	23°32'22"	69.00	130.07	S80°03'34"E
C28	813.90	3095.00	110°04'00"	409.31	811.50	S72°32'26"E
C29	13.22	188.00	113°51'57"	7.41	13.21	N89°52'28"W
C30	7.07	4.50	88°59'57"	4.50	6.36	S72°12'43"E
C31	7.07	4.50	88°59'57"	4.50	6.36	S72°12'43"E
C32	16.48	181.50	51°22'37"	8.24	16.47	N03°22'50"E
C33	7.18	4.50	81°23'09"	4.61	6.44	N44°54'56"E
C34	6.96	4.50	88°34'50"	4.39	6.28	S45°08'02"E
C35	25.24	24.00	172°11'57"	12.50	25.24	S77°49'01"E
C36	37.70	24.00	90°00'00"	24.00	33.84	S77°16'11"E
C37	132.27	38.00	204°16'11"	78.29	132.27	S72°11'10"W
C38	30.31	24.00	172°11'57"	12.50	30.31	S77°49'01"E
C39	24.98	289.50	51°18'42"	12.50	24.98	N44°17'35"W
C40	30.31	24.00	172°11'57"	12.50	28.24	S10°48'07"E
C41	148.63	38.00	202°35'05"	104.11	142.22	N44°17'35"W
C42	7.07	4.50	88°59'57"	4.50	6.36	N72°12'43"E
C43	7.07	4.50	88°59'57"	4.50	6.36	S72°12'43"E
C44	7.07	4.50	88°59'57"	4.50	6.36	S72°12'43"E
C45	7.07	4.50	88°59'57"	4.50	6.36	N17°47'11"W

* STORM SEWER LOCATED WITHIN THE ESMT'S MARKED BY AN ASTERISK ARE TO BE MAINTAINED BY THE CITY PER CITY ENGINEER.

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 28.432 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 14, in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public for 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 30th day of January, 2006

Notary Public in and for the State of Texas
Printed Name: Martha Lynch
My Commission Expires: 10/13/07



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 Feb 2006 in the Official Records of Brazos County, Texas, in Volume 7125, Page 206.

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

Karen McQueen
County Clerk
Brazos County, 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 30th day of February, 2006.

Doc 00916045 Bk Vol Ps 7136 264 City Engineer, Bryan, Texas

As a Plat
Filed for Record in: BRAZOS COUNTY
Document Number: 00916045
Amount: 58.00

Receipt Number - 283692
By: Lavita Reed

CERTIFICATE OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

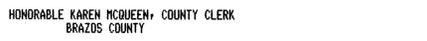
I, Brad Kerr, Registered Public Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

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 02, 2006

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY



METES AND BOUNDS DESCRIPTION
28.432 ACRE TRACT
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCELS OF LAND LIND AND BEING SITUATED IN THE J. H. JONES SURVEY, INSTRUMENT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE TRACT DESCRIBED AS CALLED TRACT TWO (AS REFERRED BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC. RECORDED IN VOLUME 4006, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.) SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BE BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF NORTH TRADITIONS DRIVE (MARKED WITH 8.0 INCH PER 4787/167) MARKING A NORTHERN CORNER OF A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT THREE 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 THROUGH SAID 87.88 ACRE TRACT AND ALONG THE NORTHERLY LINE OF SAID 87.88 ACRE TRACT FOR THE FOLLOWING CALLS:
S 13° 40' 00" E FOR A DISTANCE OF 90.29 FEET TO A 1/2 INCH IRON ROD FOUND;

S 70° 18' 52" W FOR A DISTANCE OF 58.65 FEET TO A 1/2 INCH IRON ROD FOUND;

S 59° 07' 56" W FOR A DISTANCE OF 438.89 FEET TO A POINT;

S 34° 10' 30" W FOR A DISTANCE OF 103.66 FEET TO A POINT;

S 81° 40' 00" W FOR A DISTANCE OF 102.84 FEET TO A POINT;

S 08° 03' 50" W FOR A DISTANCE OF 106.64 FEET TO A POINT;

S 18° 10' 37" E FOR A DISTANCE OF 18.57 FEET TO A POINT;

S 46° 50' 40" E FOR A DISTANCE OF 14.21 FEET TO A POINT;

S 78° 31' 55" W FOR A DISTANCE OF 74.80 FEET TO A POINT;

METES AND BOUNDS, CONTINUED

S 82° 04' 52" W FOR A DISTANCE OF 37.17 FEET TO A POINT;

S 06° 11' 34" W FOR A DISTANCE OF 25.85 FEET TO A POINT;

S 07° 45' 31" W FOR A DISTANCE OF 69.71 FEET TO A POINT;

S 08° 04' 10" W FOR A DISTANCE OF 48.78 FEET TO A POINT;

S 21° 48' 50" W FOR A DISTANCE OF 13.70 FEET TO A POINT;

S 88° 38' 26" W FOR A DISTANCE OF 43.66 FEET TO A POINT;

S 86° 14' 28" W FOR A DISTANCE OF 59.84 FEET TO A POINT;

S 53° 18' 22" W FOR A DISTANCE OF 24.99 FEET TO A POINT;

S 28° 02' 13" W FOR A DISTANCE OF 4.28 FEET TO A POINT;

S 87° 45' 31" W FOR A DISTANCE OF 32.92 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN ARC DISTANCE OF 34.54 FEET (CHORD BEARS S 82° 01' 14" W - 34.46 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN ARC DISTANCE OF 34.54 FEET (CHORD BEARS S 82° 01' 14" W - 34.46 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN ARC DISTANCE OF 34.54 FEET (CHORD BEARS S 82° 01' 14" W - 34.46 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN ARC DISTANCE OF 34.54 FEET (CHORD BEARS S 82° 01' 14" W - 34.46 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN ARC DISTANCE OF 34.54 FEET (CHORD BEARS S 82° 01' 14" W - 34.46 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN ARC DISTANCE OF 34.54 FEET (CHORD BEARS S 82° 01' 14" W - 34.46 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN ARC DISTANCE OF 34.54 FEET (CHORD BEARS S 82° 01' 14" W - 34.46 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN ARC DISTANCE OF 34.54 FEET (CHORD BEARS S 82° 01' 14" W - 34.46 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN ARC DISTANCE OF 34.54 FEET (CHORD BEARS S 82° 01' 14" W - 34.46 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN ARC DISTANCE OF 34.54 FEET (CHORD BEARS S 82° 01' 14" W - 34.46 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN ARC DISTANCE OF 34.54 FEET (CHORD BEARS S 82° 01' 14" W - 34.46 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN ARC DISTANCE OF 34.54 FEET (CHORD BEARS S 82° 01' 14" W - 34.46 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN ARC DISTANCE OF 34.54 FEET (CHORD BEARS S 82° 01' 14" W - 34.46 FEET) TO A 1/2 INCH IRON ROD FOUND