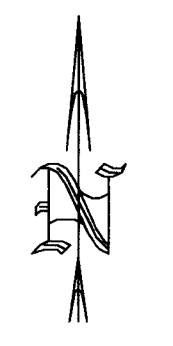


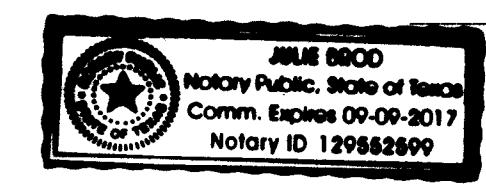
# REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, ELI JONES and FERN JONES, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 12603, Page 160, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.  
 [Signature]  
 Owner(s)

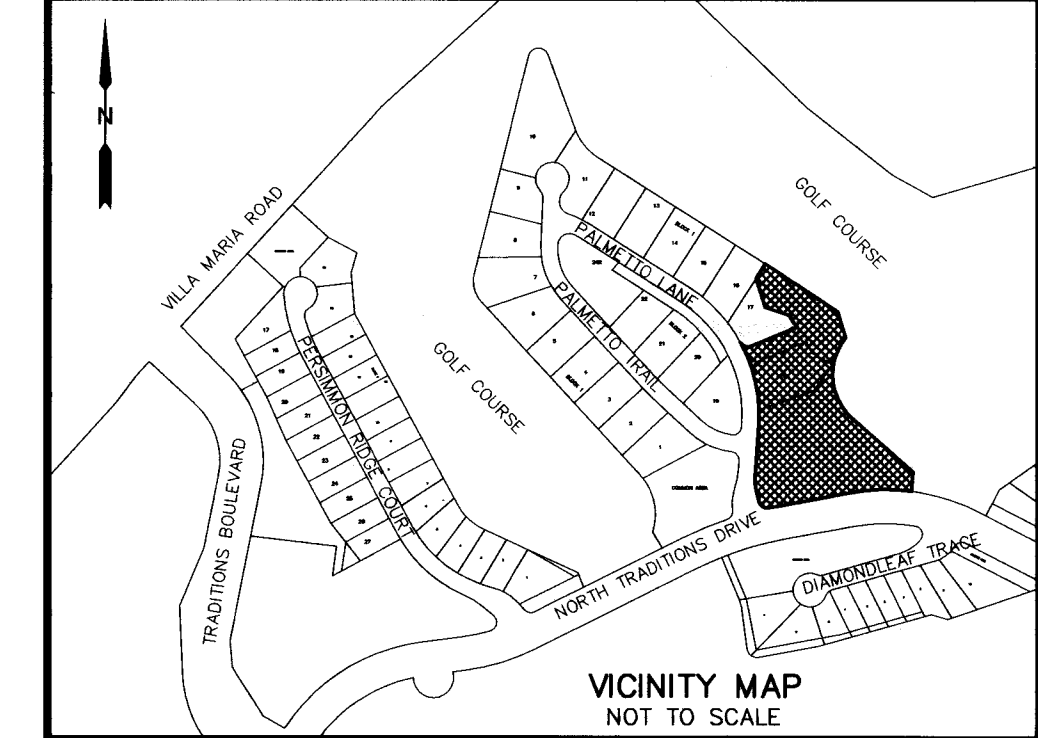


SCALE: 1" = 40'  
 0 40 80 120

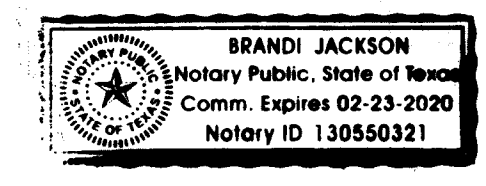
Before me, the undersigned authority, on this day personally appeared ELI JONES and FERN JONES known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.  
 Given under my hand and seal on this 28 day of April, 2016  
 [Signature]  
 Public, Brazos County, Texas



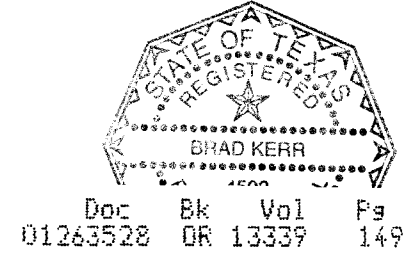
CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, TRADITIONS HOMEOWNERS ASSOCIATION, owner and developer of the land shown on this plat, being the tract of land as conveyed to it in the Official Records of Brazos County, in Volume 11765, Page 102, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.  
 [Signature]  
 Owner  
 Title



CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared [Signature] 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 stated.  
 Given under my hand and seal on this 26 day of April, 2016  
 [Signature]  
 Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR  
 STATE OF TEXAS  
 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 property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing this subdivision will describe a closed geometric form.  
 [Signature]  
 Brad Kerr, R.P.L.S. No. 4502



GENERAL NOTES  
 1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 15, 7554/156. ALL DIMENSIONS SHOWN FOR PROPERTY LINES ARE PLAT CALL AND MEASURED.  
 2. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0285 E DATED MAY 16, 2012.  
 3. CONTOURS SHOWN HEREON ARE OVERLAY FROM CITY OF BRYAN MAPPING.  
 4. FLOOD PLAIN LINES SHOWN HEREON ARE OVERLAY FROM CITY OF BRYAN MAPPING AND FEMA MAPPING FROM THE MOST CURRENT F.I.R.M. MAPS FOR THIS PROPERTY.  
 5. THE PURPOSE OF THIS PLAT IS TO INCREASE THE SIZE OF LOT 18 - NO OTHER CHANGES HAVE BEEN MADE.  
 6. SUBJECT PROPERTY IS ZONED PD - PLANNED DEVELOPMENT. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND ANY DEED RESTRICTIONS IN PLACE AT THE TIME OF DEVELOPMENT.

APPROVAL OF PLANNING AND ZONING COMMISSION  
 I, [Signature], 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 & Zoning Commission of the City of Bryan on the 28 day of April, 2016, and same was duly approved on the 28 day of April, 2016.  
 [Signature]  
 Chairman

CERTIFICATION OF 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 28 day of April, 2016.  
 [Signature]  
 City Planner, City of Bryan

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 28 day of April, 2016.  
 [Signature]  
 City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, [Signature], 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 on the 28 day of April, 2016, in Volume 7554, Page 156, of the Official Public Records of Brazos County, Texas, in accordance with the laws of the State of Texas.  
 [Signature]  
 County Clerk  
 Brazos County, Texas

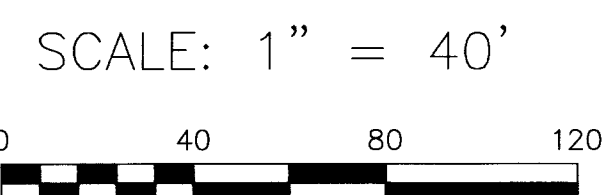
SHEET 1 OF 2

**FINAL PLAT**  
 LOT 18A, BLOCK 1 AND  
 COMMON AREA NO. 1A  
**THE TRADITIONS SUBDIVISION**  
**PHASE 15**  
 4.20 ACRES  
 THOMAS J. WOOTEN LEAGUE, A-59  
 J. H. JONS SURVEY, A-26  
 BEING A **REPLAT** OF  
 LOT 18, BLOCK 1 & COMMON AREA NO. 1  
 THE TRADITIONS SUBDIVISION, PHASE 15  
 VOLUME 7554, PAGE 156  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET  
 SURVEY DATE: 03-09-16  
 PLAT DATE: 03-17-16  
 REVISED: 04-01-16  
 OWNER: ELI JONES  
 3100 ELM CREEK DRIVE  
 BRYAN, TEXAS 77807  
 SURVEYOR: KERR SURVEYING, LLC  
 409 N. TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3195  
 OWNER: TRADITIONS HOMEOWNERS ASSOC.  
 2100 TRADITIONS BLVD.  
 BRYAN, TEXAS 77807  
 PHONE (979) 821-2582

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	605.00'	181.72'	181.04'	S 88°21'50" W	17°12'35"
C2	1045.00'	30.40'	30.39'	S 78°55'33" W	1°40'00"
C3	25.00'	37.75'	34.27'	N 58°38'46" W	86°31'21"
C4	160.00'	54.12'	53.86'	N 05°41'45" W	19°22'43"
C5	450.00'	255.95'	252.51'	N 12°18'03" W	32°35'18"
C6	25.00'	36.63'	33.44'	S 70°34'26" E	83°57'26"
C7	175.00'	268.76'	243.12'	S 04°57'28" E	87°59'36"

# ORIGINAL PLAT



METES AND BOUNDS DESCRIPTION  
OF A  
4.20 ACRE TRACT  
THOMAS J. WOOTEN LEAGUE, A-59  
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 THOMAS J. WOOTEN LEAGUE, ABSTRACT NO. 59, AND THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 18, BLOCK 1, AND ALL OF COMMON AREA NO. 1, THE TRADITIONS SUBDIVISION, PHASE 15, ACCORDING TO THE PLAT RECORDED IN VOLUME 7554, PAGE 156 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF NORTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID COMMON AREA AND THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 26.81 ACRE TRACT DESCRIBED AS EXHIBIT A-1, TRACT TWO, BY A DEED TO TRADITIONS CLUB BRYAN, LP, RECORDED IN VOLUME 9444, PAGE 52 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 605.00 FEET;

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

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 12' 35" FOR AN ARC DISTANCE OF 181.72 FEET (CHORD BEARS: S 88° 21' 50" W - 181.04 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

S 79° 45' 33" W FOR A DISTANCE OF 217.81 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1045.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 40' 00" FOR AN ARC DISTANCE OF 30.40 FEET (CHORD BEARS: S 78° 55' 33" W - 30.39 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 31' 21" FOR AN ARC DISTANCE OF 37.75 FEET (CHORD BEARS: N 58° 38' 46" W - 34.27 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE ON THE EAST LINE OF PALMETTO LANE (CALLED 50' R.O.W.);

THENCE: ALONG THE EAST LINE OF PALMETTO LANE FOR THE FOLLOWING CALLS:

N 15° 23' 07" W FOR A DISTANCE OF 24.80 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 160.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 22' 43" FOR AN ARC DISTANCE OF 54.12 FEET (CHORD BEARS: N 05° 41' 45" W - 53.86 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 03° 59' 36" E FOR A DISTANCE OF 149.60 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 450.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 35' 18" FOR AN ARC DISTANCE OF 255.95 FEET (AT A CHORD DISTANCE OF 45.36 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 18, CONTINUE ANOTHER CHORD DISTANCE OF 115.34 FEET PASS ANOTHER 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 18, TOTAL CHORD BEARS: N 12° 18' 03" W - 252.51 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET AT THE SOUTHWEST CORNER OF LOT 17, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 15;

THENCE: ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID LOT 17 FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 57' 26" FOR AN ARC DISTANCE OF 36.63 FEET (CHORD BEARS: S 70° 34' 26" E - 33.44 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 67° 26' 52" E FOR A DISTANCE OF 148.69 FEET TO A 5/8 INCH IRON ROD FOUND;

N 35° 06' 04" W FOR A DISTANCE OF 42.49 FEET TO A 5/8 INCH IRON ROD FOUND;

N 71° 08' 49" W FOR A DISTANCE OF 75.14 FEET TO A 5/8 INCH IRON ROD FOUND;

N 18° 16' 56" W FOR A DISTANCE OF 89.95 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF LOT 16, BLOCK 1, MARKING THE NORTH CORNER OF SAID LOT 17;

THENCE: N 32° 22' 20" E ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID LOT 16 FOR A DISTANCE OF 51.80 FEET TO A 5/8 INCH IRON ROD FOUND ON A SOUTHWEST LINE OF THE REMAINDER OF A CALLED 27.22 ACRE TRACT DESCRIBED AS EXHIBIT A-1, TRACT ONE, BY SAID DEED TO TRADITIONS CLUB BRYAN, LP (9444/52) MARKING THE MOST NORTHERLY CORNER OF SAID COMMON AREA;

THENCE: ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID REMAINDER OF 27.22 ACRE TRACT AND THE AFOREMENTIONED REMAINDER OF 26.81 ACRE TRACT FOR THE FOLLOWING CALLS:

S 57° 37' 08" E FOR A DISTANCE OF 173.42 FEET TO A 1/2 INCH IRON ROD FOUND;

S 54° 37' 40" E FOR A DISTANCE OF 86.66 FEET TO A 1/2 INCH IRON ROD FOUND;

S 17° 08' 48" E FOR A DISTANCE OF 80.13 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 59' 36" FOR AN ARC DISTANCE OF 268.76 FEET (CHORD BEARS: S 04° 57' 28" E - 243.12 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

S 48° 57' 16" E FOR A DISTANCE OF 238.00 FEET TO A 1/2 INCH IRON ROD FOUND;

S 04° 21' 38" W FOR A DISTANCE OF 57.72 FEET TO THE POINT OF BEGINNING CONTAINING 4.20 ACRES OF LAND, MORE OR LESS, BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 15, 7554/156.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

Filed for Record in:  
BRAZOS COUNTY

On: May 11, 2016 at 12:44P

As a  
Plat

Document Number: 01263528

Amount: 73.00

Receipt Number - 574260

By:  
Amber Moenlinon

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.

May 11, 2016

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

SHEET 2 OF 2

## FINAL PLAT LOT 18A, BLOCK 1 AND COMMON AREA NO. 1A THE TRADITIONS SUBDIVISION PHASE 15

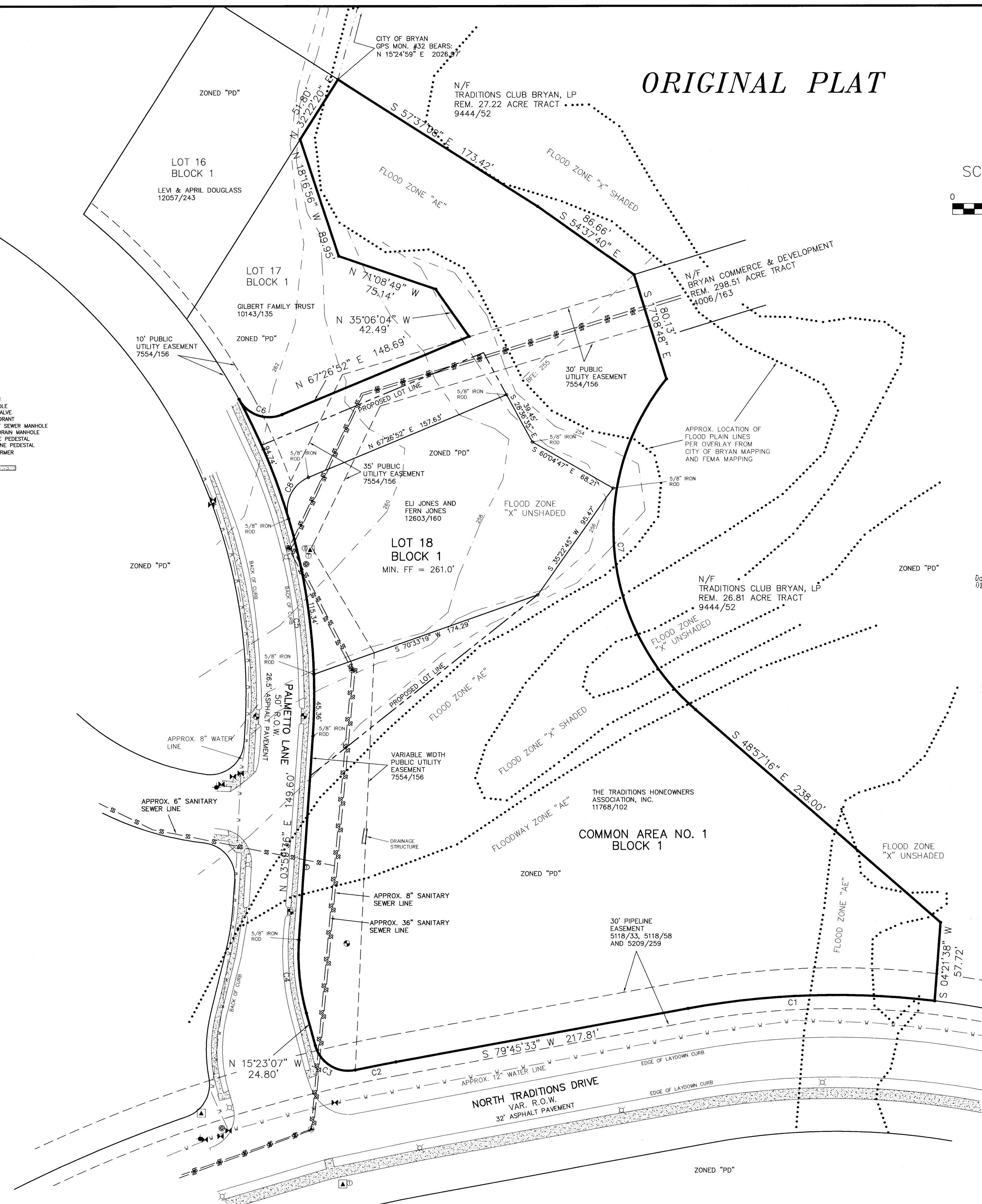
4.20 ACRES  
THOMAS J. WOOTEN LEAGUE, A-59  
J. H. JONS SURVEY, A-26  
BEING A **REPLAT** OF  
LOT 18, BLOCK 1 & COMMON AREA NO. 1  
THE TRADITIONS SUBDIVISION, PHASE 15  
VOLUME 7554, PAGE 156  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET  
SURVEY DATE: 03-09-16  
PLAT DATE: 03-17-16  
REVISED: 04-01-16  
OWNER: ELI JONES  
3100 ELM CREEK DRIVE  
BRYAN, TEXAS 77807  
SURVEYOR: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195  
OWNER: TRADITIONS HOMEOWNERS ASSOC.  
2100 TRADITIONS BLVD.  
BRYAN, TEXAS 77807  
PHONE (979) 821-2582

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	605.00'	181.72'	181.04'	S 88°21'50" W	17°12'35"
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C7	175.00'	268.76'	243.12'	S 04°57'28" E	87°59'36"
C8	25.00'	36.63'	33.44'	N 25°28'07" E	83°57'30"

KERR SURVEYING, LLC CAD NAME: 16-126

- LEGEND:
- ☒ LIGHT POLE
  - ⊕ WATER VALVE
  - ⚡ FIRE HYDRANT
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ STORM DRAIN MANHOLE
  - ⊙ GAS LINE PEDESTAL
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ TRANSFORMER
  - CONCRETE



THE TRADITIONS HOMEOWNERS  
ASSOCIATION, INC.  
11768/102

COMMON AREA NO. 1  
BLOCK 1

30' PIPELINE  
EASEMENT  
5118/33, 5118/58  
AND 5209/259

Doc: 01263528 Bk: Vol: P: 150  
OR: 13339