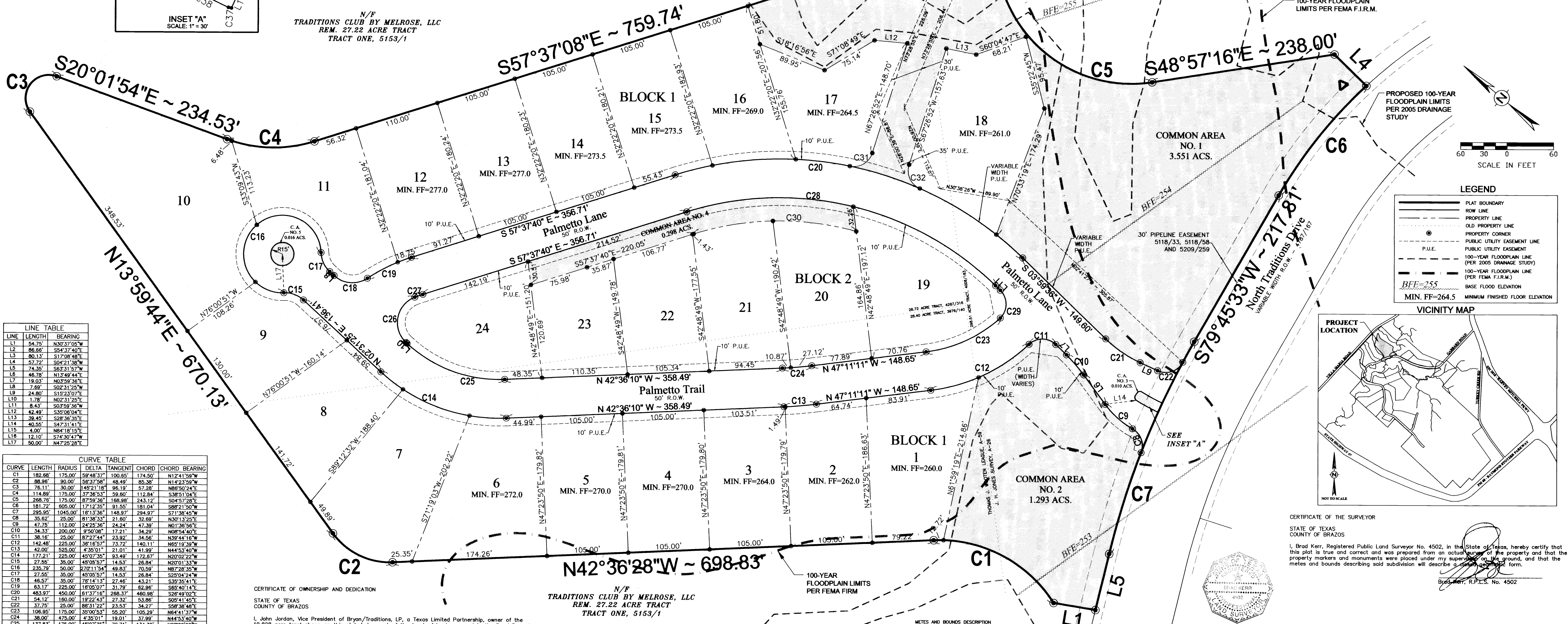


N/F TRADITIONS CLUB BY MELROSE, LLC
REM. 27.22 ACRE TRACT
TRACT ONE, 5153/1



LINE	LENGTH	BEARING
L1	54.25	N30°37'05"W
L2	86.65	S24°37'40"E
L3	80.13	S17°08'48"E
L4	57.72	S04°21'38"W
L5	74.35	S63°31'57"W
L6	46.78	N13°49'44"E
L7	19.03	N03°59'36"E
L8	7.89	S02°31'25"W
L9	24.80	S10°23'07"E
L10	1.78	N02°31'25"E
L11	8.43	S03°59'36"W
L12	42.49	S35°08'04"E
L13	39.45	S28°36'35"E
L14	40.55	S47°31'41"E
L15	4.00	N84°18'15"E
L16	12.10	S74°39'47"W
L17	50.00	N47°28'28"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	192.88	175.00	59°48'37"	100.65	174.50	N12°41'59"W
C2	88.96	80.00	56°37'56"	48.49	85.38	N42°33'59"W
C3	76.11	30.00	145°21'18"	96.19	57.28	N65°50'24"E
C4	114.89	175.00	37°36'53"	59.60	112.84	S38°51'04"E
C5	288.78	175.00	87°29'36"	198.98	243.12	S04°52'28"E
C6	181.72	605.00	11°21'54"	91.65	180.94	S89°21'50"W
C7	295.95	1045.00	16°13'36"	148.97	294.97	S71°38'45"W
C8	35.62	25.00	81°38'33"	21.60	32.69	N30°12'25"E
C9	47.75	112.00	24°25'36"	24.24	47.38	N01°36'36"E
C10	34.33	200.00	9°50'08"	17.21	34.29	N08°54'40"E
C11	38.16	25.00	87°27'44"	23.92	34.56	N39°44'16"W
C12	142.48	225.00	36°16'57"	73.72	140.11	N62°19'38"W
C13	42.00	655.00	4°35'01"	21.01	41.89	N44°53'40"W
C14	177.21	225.00	45°07'35"	93.49	172.67	N20°02'22"W
C15	27.85	35.00	48°05'57"	14.53	26.84	N20°01'33"W
C16	235.79	50.00	27°11'54"	49.87	235.59	N87°28'35"W
C17	27.55	35.00	45°05'57"	14.53	26.84	S25°04'24"W
C18	46.57	35.00	78°14'13"	27.46	43.21	S35°35'41"E
C19	63.17	225.00	18°03'07"	31.79	62.96	S89°40'14"E
C20	483.97	450.00	16°37'16"	268.37	469.88	S29°49'02"E
C21	54.12	180.00	19°22'43"	27.32	53.86	S09°41'45"E
C22	37.75	25.00	86°31'22"	23.53	34.27	S58°38'48"E
C23	108.95	175.00	4°35'01"	55.20	105.29	N84°41'37"W
C24	38.00	475.00	4°35'01"	19.01	37.99	N44°53'40"W
C25	137.83	175.00	45°07'35"	72.71	134.30	N20°02'22"W
C26	21.00	35.00	118°13'15"	56.25	59.43	N60°38'03"E
C27	11.08	175.00	3°37'40"	5.54	11.08	S59°28'30"E
C28	430.20	400.00	61°37'16"	238.55	409.76	S28°49'02"E
C29	39.87	25.00	81°15'00"	25.55	35.74	S46°37'06"W
C30	212.87	370.00	32°55'58"	109.36	209.75	N41°09'41"W
C31	36.63	25.00	83°57'28"	22.49	33.44	S70°34'24"E
C32	36.63	25.00	83°57'28"	22.49	33.44	S22°28'08"W
C33	7.10	4.50	91°33'37"	4.62	6.95	N36°31'27"E
C34	6.94	4.50	88°24'30"	4.36	6.27	S51°29'00"E
C35	28.01	193.50	8°17'37"	14.03	27.99	S11°26'04"E
C36	2.03	4.50	29°24'33"	1.84	2.02	S02°37'36"E
C37	2.03	4.50	29°24'33"	1.84	2.02	S02°37'36"E
C38	29.99	206.50	8°19'17"	15.02	29.96	N11°25'00"W

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 19.828 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 7514, Page 153, and designated herein as the Traditions Subdivision, Phase 15, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, park easements and public places thereon shown for the purpose and consideration therein expressed.

John Jordan
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 14 day of Aug, 2006
Eddie Hare
Notary Public in and for the State of Texas
My Commission Expires July 23, 2008
Printed Name: Eddie Hare
My Commission Expires: 7-23-08

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Art Hughes, 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 21 day of July, 2006 and same was duly approved on the 6 day of July, 2006 by said Commission.

APPROVAL OF THE PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator 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 28th day of August, 2006.

Kari Lovell
Kari Lovell
Planning Administrator, Bryan, Texas

N/F TRADITIONS CLUB BY MELROSE, LLC
REM. 27.22 ACRE TRACT
TRACT ONE, 5153/1

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 August, 2006.

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 on the 28 day of August, 2006, in the Official Records of Brazos County, Texas, in Volume 7504, Page 152.

WITNESS my hand and official Seal, at my office in Bryan, Texas.
Karen McQueen
County Clerk
Brazos County, Texas

BRAZOS COUNTY
I, Art Hughes, 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 21 day of July, 2006 and same was duly approved on the 6 day of July, 2006 by said Commission.

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John Jordan
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 14 day of Aug, 2006
Eddie Hare
Notary Public in and for the State of Texas
My Commission Expires July 23, 2008
Printed Name: Eddie Hare
My Commission Expires: 7-23-08

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Kari Lovell
Kari Lovell
Planning Administrator, Bryan, Texas

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STATE OF TEXAS
COUNTY OF BRAZOS

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John Jordan
John Jordan, Vice President
Bryan/Traditions, LP, a Texas Limited Partnership
STATE OF TEXAS
COUNTY OF BRAZOS

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Given under my hand and seal on this 14 day of Aug, 2006
Eddie Hare
Notary Public in and for the State of Texas
My Commission Expires July 23, 2008
Printed Name: Eddie Hare
My Commission Expires: 7-23-08

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Kari Lovell
Kari Lovell
Planning Administrator, 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 good and lawful form.

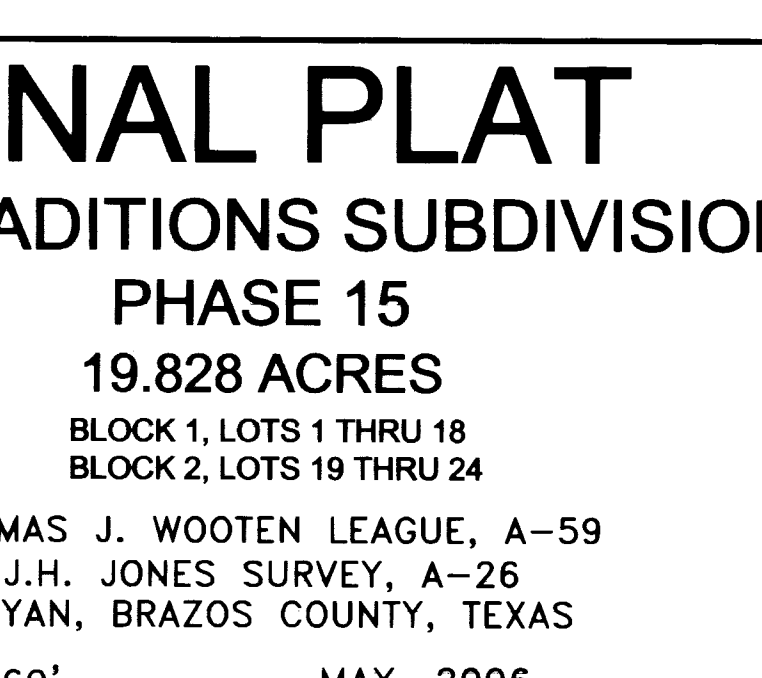
Brad Kerr
Brad Kerr, Registered Public Land Surveyor No. 4502
Bryan, Brazos County, Texas

WITNESS my hand and official Seal, at my office in Bryan, Texas, this 28th day of August, 2006.

THOMAS J. WOOTEN LEAGUE, A-59
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60'
MAY, 2006
REVISED JUNE, 2006
REVISED AUGUST, 2006

OWNER/DEVELOPER:
Bryan/Traditions, LP
2100 Traditions Blvd.
Bryan, Texas 77807
(979) 821-2582
SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195
ENGINEER:
Civil Development, Ltd.
CIVIL ENGINEERING & DESIGN-BUILD SERVICES
Ginger L. Urso, P.E.
2900 Longmire Drive, Suite K
College Station, Texas 77845
P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759
Prepared for Texcon General Contractors



LEGEND
PLAT BOUNDARY
ROW LINE
PROPERTY LINE
OLD PROPERTY LINE
PROPERTY CORNER
PUBLIC UTILITY EASEMENT LINE
PUBLIC UTILITY EASEMENT
100-YEAR FLOODPLAIN LINE (PER 2005 DRAINAGE STUDY)
100-YEAR FLOODPLAIN LINE (PER FEMA F.I.R.M.)
BASE FLOOD ELEVATION
MIN. FF=264.5 MINIMUM FINISHED FLOOR ELEVATION
VICINITY MAP
PROJECT LOCATION
NOT TO SCALE