

**METES AND BOUNDS DESCRIPTION**  
 OF A  
 3.848 ACRE TRACT  
 & 2.888 ACRE TRACT  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCELS OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16, ACCORDING TO THE PLAT RECORDED IN VOLUME 4023, PAGE 84 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF LOT 1A AND LOT 2, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16, ACCORDING TO THE PLAT RECORDED IN VOLUME 4023, PAGE 84 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, THE REMAINDER OF A CALLED 27.80 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 487, PAGE 22 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 27.80 ACRE TRACT DESCRIBED AS TRACT 1 BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 71 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 EAST LINE OF CLUB DRIVE (BY R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID PHASE SIX AND THE NORTHEAST CORNER OF THE REMAINDER OF A CALLED 21.87 ACRE TRACT DESCRIBED AS TRACT SIX BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

TRACED: ALONG THE EAST LINE OF CLUB DRIVE FOR THE FOLLOWING CALLS:

N 21° 51' 22" E FOR A DISTANCE OF 159.87 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 460.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 27' 51" FOR AN ARC DISTANCE OF 268.67 FEET (CHORD BEARS N 60° 09' 47" E - 268.67 FEET) TO THE END OF SAID CURVE;

N 11° 39' 02" W FOR A DISTANCE OF 132.87 FEET TO THE NORTHWEST CORNER OF SAID PHASE SIX AND THE SOUTHWEST CORNER OF SAID LOT 2, PHASE 16;

TRACED: ALONG THE COMMON LINE OF SAID LOTS 2 AND 1A, AND LOT 1, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16, FOR THE FOLLOWING CALLS:

N 02° 47' 24" W FOR A DISTANCE OF 150.01 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 150.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 39' 44" FOR AN ARC DISTANCE OF 42.25 FEET (CHORD BEARS N 09° 27' 58" E - 42.08 FEET) TO THE END OF SAID CURVE;

N 13° 47' 20" E FOR A DISTANCE OF 74.63 FEET;

N 09° 16' 40" W FOR A DISTANCE OF 74.63 FEET;

N 09° 52' 25" E FOR A DISTANCE OF 131.59 FEET;

N 09° 51' 28" W FOR A DISTANCE OF 133.48 FEET;

N 27° 17' 18" E FOR A DISTANCE OF 143.90 FEET;

N 71° 32' 58" W FOR A DISTANCE OF 38.92 FEET;

N 04° 42' 32" W FOR A DISTANCE OF 311.99 FEET TO A POINT ON THE COMMON LINE OF SAID PHASE 16 AND A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT 3 BY SAID DEED TO TRADITIONS CLUB BY MELROSE, LLC (5153), SAID POINT BEING ON A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

TRACED: ALONG THE COMMON LINE OF SAID PHASE 16 AND SAID 87.88 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 30' 53" FOR AN ARC DISTANCE OF 90.15 FEET (CHORD BEARS N 79° 15' 17" E - 89.15 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 91.24 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67° 16' 40" FOR AN ARC DISTANCE OF 184.79 FEET (CHORD BEARS S 81° 51' 48" E - 98.87 FEET) TO THE END OF SAID CURVE;

S 48° 30' 37" E FOR A DISTANCE OF 498.56 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 90.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 49' 14" FOR AN ARC DISTANCE OF 79.59 FEET (CHORD BEARS S 23° 11' 07" E - 79.62 FEET) TO THE END OF SAID CURVE;

S 51° 34' 24" E FOR A DISTANCE OF 123.60 FEET;

S 19° 52' 52" W FOR A DISTANCE OF 185.88 FEET;

S 09° 52' 48" W FOR A DISTANCE OF 176.53 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64° 22' 37" FOR AN ARC DISTANCE OF 133.37 FEET (CHORD BEARS S 38° 14' 41" E - 133.37 FEET) TO THE END OF SAID CURVE;

S 60° 25' 34" E FOR A DISTANCE OF 670.07 FEET TO A POINT ON THE COMMON LINE OF SAID REMAINDER OF 27.80 ACRE TRACT AND SAID 87.88 ACRE TRACT, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 75.00 FEET;

TRACED: ALONG THE COMMON LINE OF SAID REMAINDER OF 27.80 ACRE TRACT AND SAID 87.88 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 163° 44' 55" FOR AN ARC DISTANCE OF 214.36 FEET (CHORD BEARS N 38° 01' 02" E - 148.49 FEET) TO THE END OF SAID CURVE;

TRACED: 84.87' 59" 59" W ALONG THE COMMON LINE OF SAID REMAINDER OF 87.80 ACRE TRACT AND SAID 87.88 ACRE TRACT FOR A DISTANCE OF 189.27 FEET;

TRACED: THROUGH SAID REMAINDER OF 87.80 ACRE TRACT FOR THE FOLLOWING CALLS:

N 48° 53' 50" E FOR A DISTANCE OF 200.71 FEET;

S 21° 06' 10" E FOR A DISTANCE OF 285.41 FEET TO THE COMMON LINE OF SAID REMAINDER OF 87.80 ACRE TRACT AND A CALLED 32.83 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 71 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

TRACED: S 42° 45' 02" W ALONG THE COMMON LINE OF SAID REMAINDER OF 87.80 ACRE TRACT AND SAID 32.83 ACRE TRACT, AT 2.45 FEET PASS THE COMMON CORNER OF SAID REMAINDER OF 87.80 ACRE TRACT AND SAID REMAINDER OF 27.80 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 570.52 FEET;

TRACED: N 49° 26' 35" W ALONG THE COMMON LINE OF SAID REMAINDER OF 27.80 ACRE TRACT AND SAID 32.83 ACRE TRACT FOR A DISTANCE OF 172.72 FEET TO A POINT ON THE COMMON LINE OF SAID REMAINDER OF 27.80 ACRE TRACT AND THE AFORESAID REMAINDER OF 51.87 ACRE TRACT (5153) MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 176.00 FEET;

TRACED: ALONG THE COMMON LINE OF SAID REMAINDER OF 27.80 ACRE TRACT AND SAID REMAINDER OF 51.87 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 32' 34" FOR AN ARC DISTANCE OF 131.74 FEET (CHORD BEARS N 67° 44' 38" W - 130.25 FEET) TO A POINT ON THE COMMON LINE OF SAID PHASE 16 AND SAID PHASE SIX MARKING THE ENDING POINT OF SAID CURVE;

TRACED: ALONG THE COMMON LINE OF SAID PHASE SIX AND SAID REMAINDER OF 51.87 ACRE TRACT FOR THE FOLLOWING CALLS:

S 34° 47' 50" E FOR A DISTANCE OF 47.39 FEET;

S 42° 49' 57" W FOR A DISTANCE OF 158.41 FEET;

S 01° 35' 07" E FOR A DISTANCE OF 206.18 FEET;

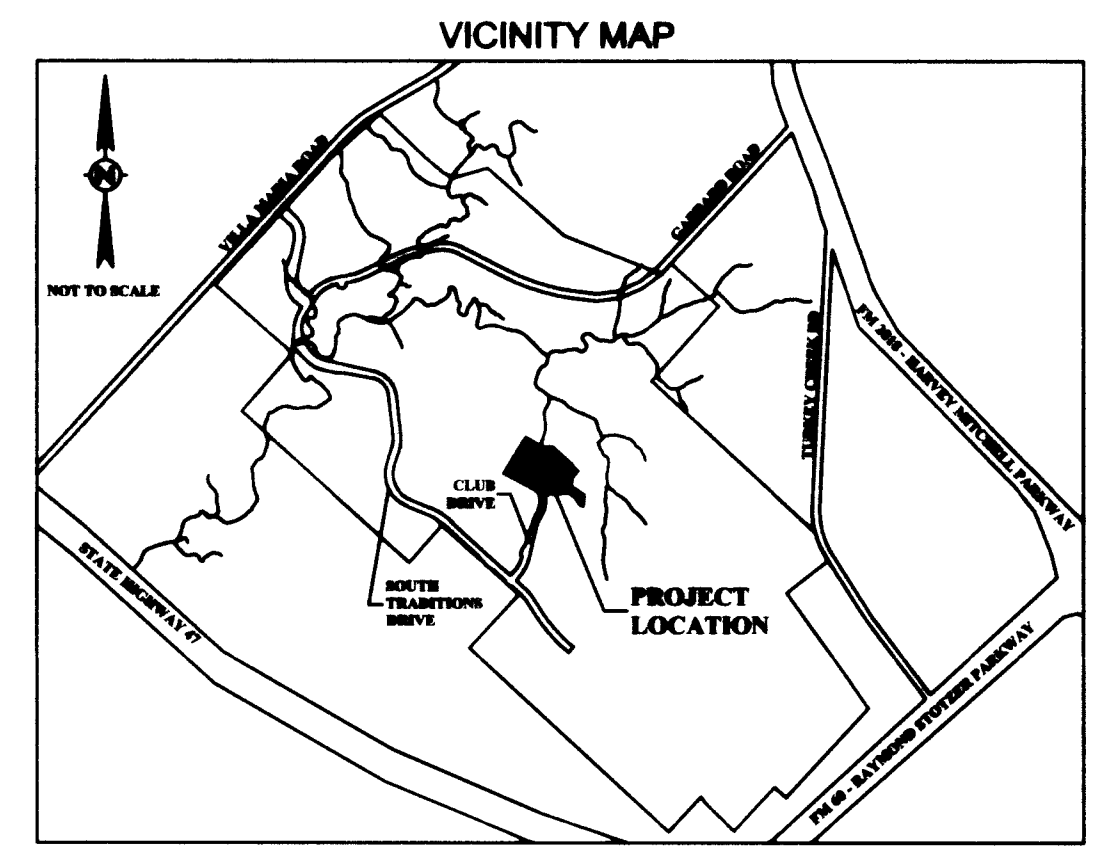
S 89° 34' 51" W FOR A DISTANCE OF 45.19 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 24.51 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 22' 53" FOR AN ARC DISTANCE OF 42.28 FEET (CHORD BEARS S 42° 47' 45" W - 37.94 FEET) TO THE END OF SAID CURVE;

S 07° 57' 24" E FOR A DISTANCE OF 28.85 FEET;

S 87° 02' 36" W FOR A DISTANCE OF 421.12 FEET;

S 35° 59' 19" W FOR A DISTANCE OF 259.13 FEET TO THE POINT OF BEGINNING CONTAINING 25.056 ACRES OF LAND, MORE OR LESS - BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION



**LEGEND**

	PLAT BOUNDARY
	PROPERTY LINE
	OLD PROPERTY LINE
	PROPERTY CORNER
	PROPOSED PUBLIC UTILITY EASEMENT LINE
	EXISTING PUBLIC UTILITY EASEMENT LINE
	EXISTING PROPOSED CART PATH EASEMENT
	P.U.E.

**REPLAT**

Doc 8k Vol Pg  
01120459 DR 10682 130

**REPLAT**

BEING A REPLAT OF LOT 1A, BLOCK 1  
 VOL. 8094, PG. 81  
 AND THE ADJACENT UNPLATTED 3.940 AC.  
 FROM THE  
 J.H. JONES SURVEY, A-26  
 TO CREATE  
 LOTS 1A-R AND 1B  
 THE TRADITIONS SUBDIVISION  
 PHASE 16  
 10.663 ACRES  
 AND THE REPLAT OF  
 LOT 1, BLOCK 1,  
 THE TRADITIONS SUBDIVISION PHASE 6  
 TO CREATE THE PRIVATE STREET RIGHT OF  
 WAY FOR CASITA WAY

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

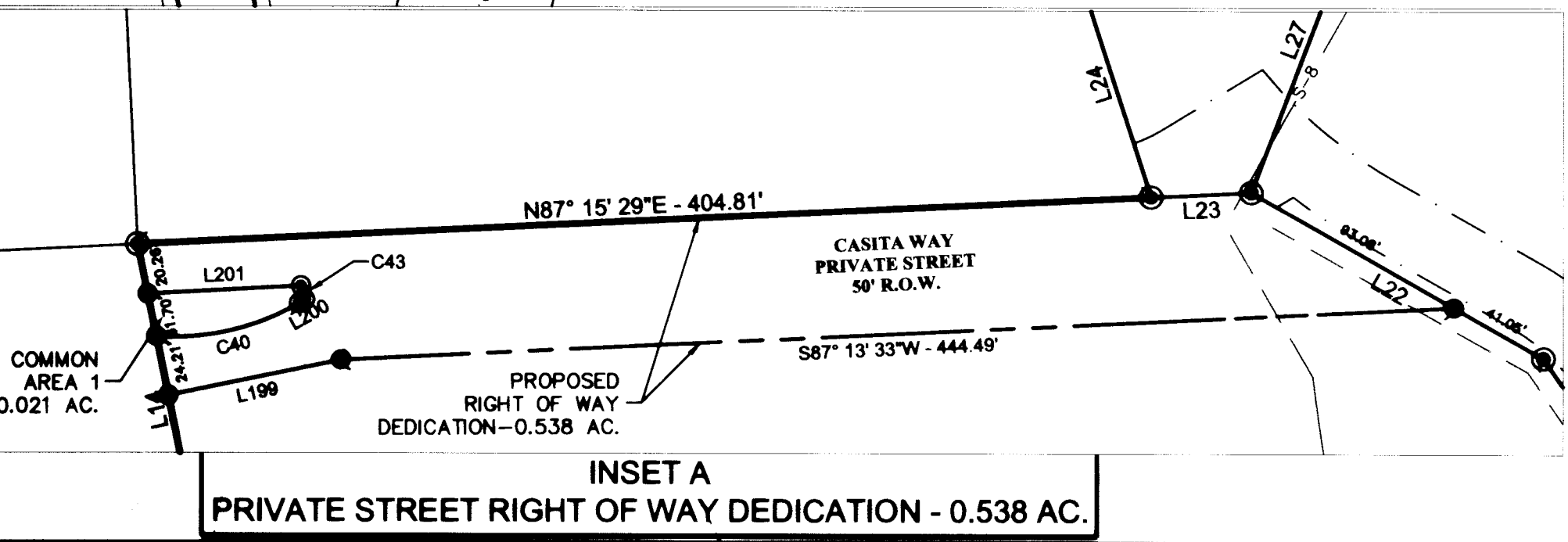
SCALE: 1"=100'  
 DECEMBER, 2011  
 REV. JANUARY, 2012

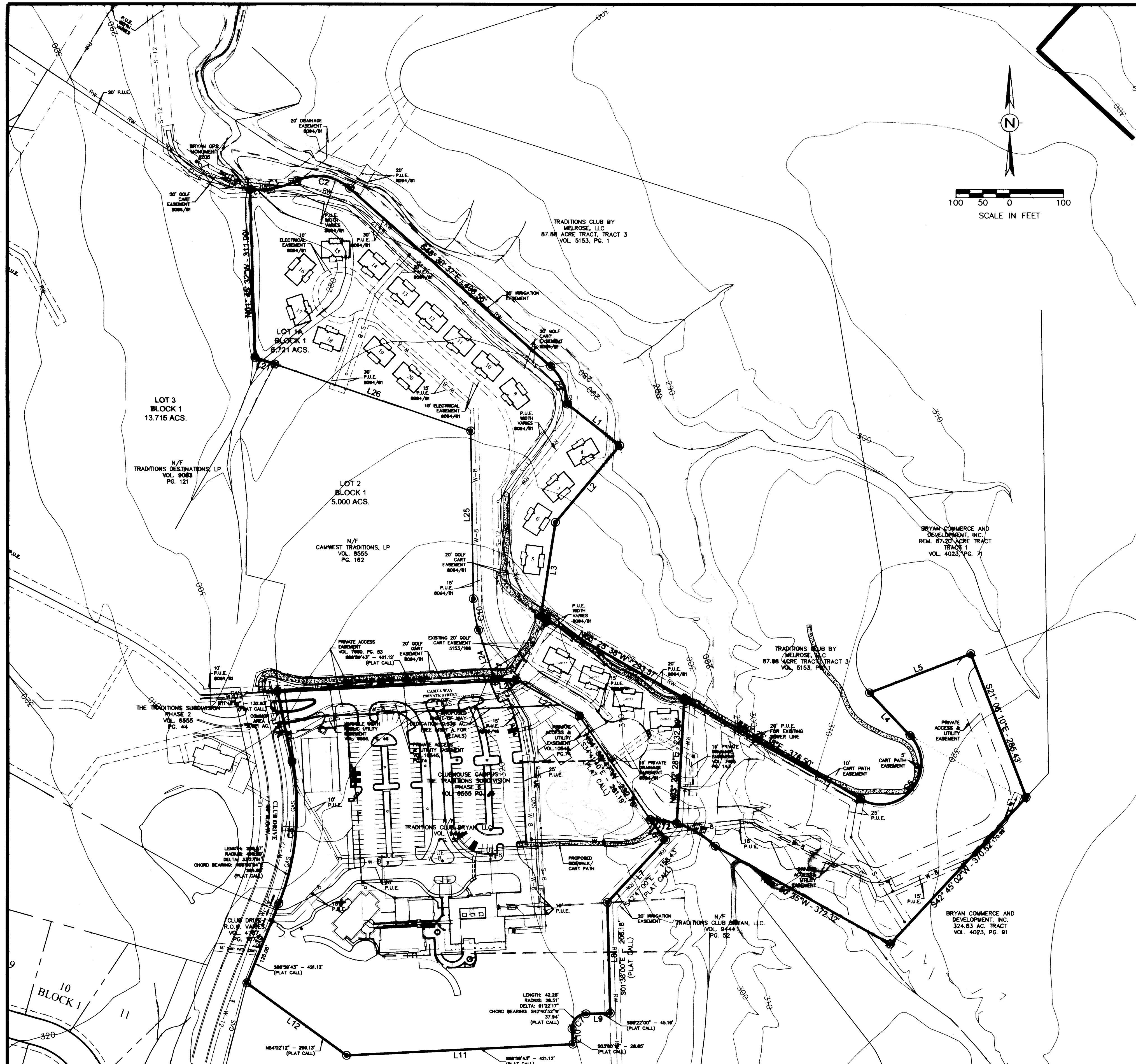
**OWNERS/DEVELOPERS:**  
 Traditions Club Bryan, LLC  
 2100 Traditions Blvd.  
 Bryan, Texas 77807  
 (979) 821-2582

**SURVEYOR:**  
 Brad Kerr, RPLS No. 4502  
 Kerr Surveying, LLC  
 409 N. Texas Avenue  
 Bryan, Texas 77803  
 (979) 268-3195

**ENGINEER:**  
  
 Schultz Engineering, LLC  
 2730 Longmire Dr., Suite A  
 College Station, Texas 77845  
 (979) 764-3900

SHEET 1 OF 3





LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	123.80	S51°34'24"E	L27	128.80	S20°46'43"W	L46	56.78	N86°34'51"E	L82	15.00	S86°53'32"E			
L2	185.80	S36°52'32"W	L28	85.57	S30°11'55"E	L47	10.00	N03°25'08"W	L83	137.32	S46°08'28"W			
L3	178.53	S06°52'40"W	L29	17.82	S07°41'55"E	L48	78.46	N32°21'41"E	L84	58.33	S32°21'41"E			
L4	109.27	N43°29'36"W	L30	25.00	S10°54'33"E	L49	184.00	S03°31'28"E	L85	83.34	S53°03'01"W			
L5	201.71	N86°53'50"E	L31	190.98	S03°31'29"E	L50	5.80	S87°33'31"W	L86	65.90	S06°18'42"W			
L6	47.39	S36°43'30"E	L32	187.46	S03°31'29"E	L51	8.19	S87°33'31"W	L87	10.90	N86°25'02"E			
L7	156.43	S42°49'53"W	L33	346.31	N86°53'58"E	L52	120.24	N86°04'08"W	L88	83.84	N82°28'20"W			
L8	206.18	S01°35'07"E	L34	135.40	S30°22'56"E	L53	123.23	N86°04'08"W	L89	66.50	N01°20'42"E			
L9	45.19	S86°24'53"W	L35	104.21	S11°43'02"E	L54	47.57	S71°25'54"W	L90	110.00	N86°30'18"W			
L10	28.85	S02°57'24"E	L36	156.44	S30°22'56"E	L55	66.03	S71°25'54"W	L91	75.84	S01°20'42"E			
L11	421.12	S87°02'38"W	L37	82.44	N41°53'58"E	L56	123.23	N86°04'08"W	L92	102.64	S82°28'20"W			
L12	229.13	N53°59'19"W	L38	86.08	S44°14'46"W	L57	25.80	N26°29'58"E	L93	82.20	N53°03'01"E			
L13	159.07	N21°51'23"E	L39	28.07	S89°14'46"W	L58	15.00	S83°30'01"E	L94	290.30	N86°25'58"W			
L14	132.87	N11°39'02"W	L40	14.04	S26°28'58"W	L59	80.48	N26°27'31"E	L95	80.48	N26°27'31"E			
L15	38.82	N71°33'56"W	L41	3.54	N86°15'14"W	L60	84.58	N43°36'28"E	L96	84.58	N43°36'28"E			
L16	134.13	N87°25'56"W	L42	33.94	S82°40'54"W	L61	14.04	S26°28'58"W	L97	15.00	N51°30'00"E			
L17	38.99	S87°15'28"W	L43	35.27	S86°14'46"W	L62	33.94	S82°40'54"W	L98	28.71	N21°06'28"E			
L18	98.39	N17°55'45"W	L44	74.80	S44°14'46"W	L63	54.80	S82°40'54"W	L99	15.00	N51°30'00"E			
L19	311.65	N07°58'25"W	L45	80.88	N41°53'58"E	L64	86.30	S82°40'54"W	L100	10.00	N21°06'28"E			
L20	383.54	S71°04'24"E	L46	367.98	N86°53'58"E	L65	112.20	N82°40'54"E	L101	80.47	N06°48'05"E			
L21	128.48	S03°31'29"E	L47	126.48	S03°31'29"E	L66	21.02	S86°04'08"E	L102	15.00	N21°06'28"E			
L22	134.13	N87°25'56"W	L48	126.48	S03°31'29"E	L67	16.54	N86°04'08"E	L103	15.00	S86°53'32"E			
L23	38.99	S87°15'28"W	L49	126.48	S03°31'29"E	L68	16.54	N86°04'08"E	L104	15.00	S86°53'32"E			
L24	98.39	N17°55'45"W	L50	126.48	S03°31'29"E	L69	16.54	N86°04'08"E	L105	15.00	S86°53'32"E			
L25	311.65	N07°58'25"W	L51	126.48	S03°31'29"E	L70	16.54	N86°04'08"E	L106	15.00	S86°53'32"E			
L26	383.54	S71°04'24"E	L52	126.48	S03°31'29"E	L71	16.54	N86°04'08"E	L107	15.00	S86°53'32"E			

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L134	84.31	S41°12'57"W	L154	28.87	S86°10'50"E	L174	86.72	N07°34'28"E	L194	128.18	S86°08'48"E
L135	34.80	S22°10'38"W	L155	48.08	N86°30'28"E	L175	162.86	S35°05'28"W	L195	148.88	N86°08'48"W
L136	12.22	N71°11'37"W	L156	57.80	S86°30'28"E	L176	163.88	N30°05'28"W	L200	2.81	N86°51'01"E
L137	135.80	S18°43'20"W	L157	325.96	S87°10'08"W	L177	55.78	S05°19'48"W	L201	61.38	S86°54'44"W
L138	30.00	S71°04'24"E	L158	329.04	N87°10'08"E	L178	40.57	N05°19'48"E	L202	195.68	N21°06'10"W
L139	134.98	N18°43'20"E	L159	54.95	S73°05'28"E	L179	106.47	S47°13'50"E	L203	195.68	S21°06'10"E
L140	38.28	N22°10'38"E	L160	58.38	N73°05'28"E	L180	85.24	N47°13'50"W	L204	197.64	N86°08'28"E
L141	87.78	N41°12'57"E	L161	36.58	S40°02'14"W	L181	53.88	S50°01'28"E	L205	203.54	S86°08'28"E
L142	82.78	S78°41'10"E	L162	66.82	S26°46'52"W	L182	54.24	N50°01'28"W	L206	232.88	N83°34'08"W
L143	136.30	N86°13'36"E	L163	10.03	S80°27'18"W	L183	143.84	N45°12'48"E	L207	232.88	S83°34'08"E
L144	20.00	S10°32'43"W	L164	14.84	N01°21'08"E	L184	143.48	S45°12'48"E	L208	93.48	S86°25'13"W
L145	48.18	S78°27'17"E	L165	53.80	S57°50'14"E	L185	84.27	N53°30'13"E	L209	83.48	N86°25'13"E
L146	53.72	N76°27'17"W	L166	30.07	N07°50'14"W	L186	64.28	S53°30'13"E	L210	64.28	S53°30'13"E
L147	59.38	N53°46'28"E	L167	43.87	N51°54'58"E	L187	141.83	S45°11'12"E	L211	51.88	N34°30'36"W
L148	56.83	S53°46'28"E	L168	37.37	S51°54'58"E	L188	138.02	N45°11'12"W	L212	68.12	S34°30'36"W
L149	36.18	S80°50'33"E	L169	13.33	S21°18'30"E	L189	115.32	N86°41'41"W	L213	5.23	N34°30'36"W
L150	36.45	N86°50'33"W	L170	23.44	N21°18'30"W	L190	123.30	S86°41'41"E	L214	88.77	N86°25'58"W
L151	158.81	N52°18'41"W	L171	72.32	S04°46'44"W	L191	12.11	S06°42'41"E	L215	20.00	N83°17'18"E
L152	168.28	S52°18'41"E	L172	78.22	N04°46'44"E	L192	20.00	N83°17'18"E	L216	7.81	S56°48'24"W
L153	115.18	S26°46'52"W	L173	84.25	S00°34'28"W	L193	8.27	N06°42'41"W	L217	47.75	S56°48'24"W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	90.15	175.00	029°30'53"	46.10	88.15	N78°15'15"E
C2	104.78	88.24	087°16'48"	59.38	98.87	S81°51'46"E
C3	78.58	90.00	050°40'14"	42.81	77.02	S23°11'57"E
C4	100.23	175.00	004°22'37"	6.88	13.37	S88°14'41"E
C5	214.35	75.00	183°44'55"	525.29	146.48	N06°01'02"E
C6	133.74	178.00	043°32'24"	70.29	130.55	N87°44'28"W
C7	42.28	28.51	081°22'53"	27.16	37.94	S42°43'45"W
C8	268.87	480.00	033°27'51"	138.29	264.87	N05°03'47"E
C9	58.30	200.00	018°59'20"	29.87	59.08	S09°28'05"E
C10	83.87	176.00	027°18'07"	42.74	83.07	S59°37'19"E
C11	49.88	176.00	018°14'17"	25.11	49.71	N81°23'31"W
C12	21.43	382.50	003°12'38"	10.72	21.43	S08°18'14"E
C13	44.77	402.50	006°22'23"	22.41	44.75	N86°15'18"W
C14	46.44	417.50	006°22'23"	23.24	46.41	N86°15'18"W
C15	44.77	402.50	006°22'23"	22.41	44.75	N86°15'18"W
C16	17.31	382.50	002°31'34"	8.66	17.31	N81°20'18"E
C17	22.83	407.50	003°12'38"	11.42	22.83	S08°18'14"E
C18	21.88	382.50	003°12'38"	11.00	21.88	N08°18'14"W
C19	81.58	211.50	022°05'58"	41.30	81.07	N48°23'00"W
C20	87.36	228.50	022°05'58"	44.23	86.82	N48°23'00"W
C21	130.23	174.50	042°45'34"	88.31	127.23	S19°08'53"E
C22	151.28	184.50	048°58'25"	101.17	147.08	S19°08'53"E
C23	54.88	185.00	018°58'20"	27.83	54.80	S09°28'05"E
C24	248.24	155.00	081°01'18"	157.78	221.15	S07°02'58"E
C25	55.70	110.00	029°02'44"	28.46	55.11	N23°58'07"E
C26	173.84	155.00	086°15'12"	96.15	164.42	N19°35'01"W
C27	182.38	140.50	086°15'12"	91.83	153.50	N19°35'01"W
C28	2.80	13.00	012°19'58"	1.40	2.79	S42°31'38"E
C29	4.89	23.00	012°19'58"	2.48	4.84	S42°31'38"E
C30	186.17	42.00	270°20'45"	41.75	58.22	S08°27'56"W
C31	236.80	52.00	280°41'50"	61.21	78.28	S13°17'24"W
C32	18.20	23.00	040°22'03"	8.45	18.87	S73°28'38"W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C40	58.30	98.00	034°19'07"	30.57	58.42	N77°00'34"E
C41	8.01	3.00	152°58'17"	12.47	5.83	S16°33'08"E
C42	36.28	25.00	083°08'28"	22.16	33.17	N07°27'04"E
C43	66.91	53.00	072°18'55"	38.74	62.55	S19°03'47"W
C44	122.53	80.50	087°12'30"	78.87	111.04	N22°30'11"E
C45	76.97	52.50	084°00'08"	47.27	70.26	S20°53'52"W
C46	16.38	22.00	042°35'48"	8.58	15.88	N84°52'01"W
C47	43.82	50.00	050°19'24"	23.48	42.52	S88°43'48"E
C48	45.05	68.00	030°00'40"	23.05	44.53	N78°34'28"W
C49	30.36	58.00	030°00'40"	15.50	30.03	S78°34'28"E
C50	58.64	58.00	098°50'11"	32.78	57.05	N84°07'11"W
C51	88.44	88.00	098°50'11"	46.58	84.98	S84°07'11"E
C52	33.13	25.00	079°58'08"	18.51	30.78	N03°18'28"E
C53	8.11	25.00	018°38'10"	4.08	8.08	S43°51'16"E
C54	13.15	40.50	018°38'10"	6.83	13.08	S43°58'52"E
C55	106.78	40.50	150°16'58"	184.84	79.12	N38°21'58"W
C56	33.94	24.50	079°21'41"	20.33	31.29	N74°18'37"W
C57	51.31	114.00	029°47'12"	26.10	50.88	N47°32'23"W
C58	38.71	86.00	029°47'12"	18.89	38.36	S47°32'23"E
C59	31.48	214.00	008°25'40"	15.77	31.45	S56°13'08"E
C60	86.80	186.00	021°11'37"	34.80	86.41	N48°50'10"W
C61	113.07	30.00	013°15'34"	5.81	11.85	S85°28'10"W

- 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 PROPERTY CORNERS, UNLESS NOTED OTHERWISE.
  - A PORTION THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100143-C, EFFECTIVE DATE: 07-02-1992 AS REVISED TO REFLECT LOMR EFFECTIVE DECEMBER 13, 2007.
  - BUILDING SETBACK LINES FOR RESIDENTIAL STRUCTURES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR MF ZONING DISTRICT.
  - CURVE LENGTHS SHOWN ALONG THE BOUNDARY LINES ARE CHORD LENGTHS.
  - OFFSITE EASEMENTS FOR ELECTRICAL SERVICE OR WATER AND SEWER SERVICE TO BE PROVIDED BY SEPARATE INSTRUMENT.
  - MAINTENANCE OF THE DRIVEWAY PAVEMENT IN THE PRIVATE ACCESS EASEMENT THROUGH TRADITIONS, PHASE 16, LOT 1B WILL BE BY THE PROPERTY OWNER OR THE PROPERTY OWNERS' ASSOCIATION (POA). THE PRIVATE ACCESS EASEMENT GRANTS ACCESS TO THE OWNERS OF CASITAS 1 THROUGH 4 AND THE PROPOSED OWNERS OF THE CONDOMINIUMS ON LOT 1B TO JOINTLY USE THE ACCESS DRIVEWAY THROUGH LOT 1B.

# REPLAT

BEING A REPLAT OF LOT 1A, BLOCK 1  
VOL. 8094, PG. 81  
AND THE ADJACENT UNPLATTED 3.940 AC.  
FROM THE  
J.H. JONES SURVEY, A-26  
TO CREATE  
LOTS 1A-R AND 1B  
THE TRADITIONS SUBDIVISION  
PHASE 16  
10.663 ACRES  
AND THE REPLAT OF  
LOT 1, BLOCK 1,  
THE TRADITIONS SUBDIVISION PHASE 6  
TO CREATE THE PRIVATE STREET RIGHT OF  
WAY FOR CASITA WAY

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

SCALE: 1"=100'      DECEMBER, 2011  
OWNERS/DEVELOPERS:      REV. JANUARY, 2012

Traditions Club Bryan, LLC  
2100 Traditions Blvd.  
Bryan, Texas 77807  
(979) 821-2582

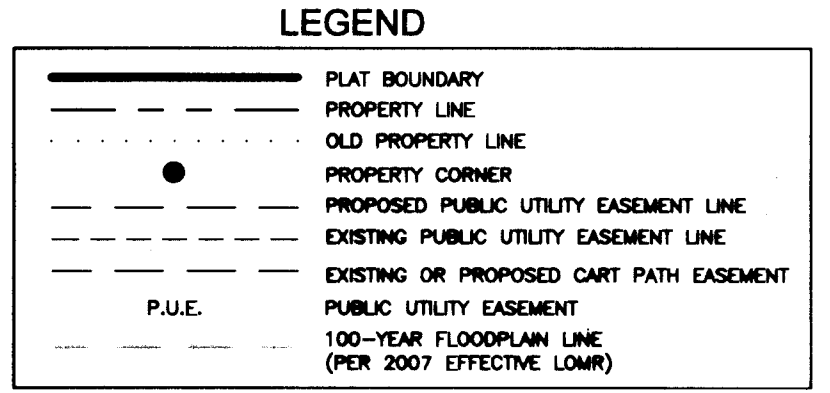
Bryan Commerce & Development, Inc.  
P.O. Box 1000  
Bryan, Texas 77805

SURVEYOR:  
Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
409 N. Texas Avenue  
Bryan, Texas 77803  
(979) 268-3195

ENGINEER:  
Schultz Engineering, LLC  
2730 Longmire Dr., Suite A  
College Station, Texas 77845  
(979) 764-3900

**ORIGINAL PLAT**  
TRADITIONS SUBDIVISION, PHASE 16  
BLOCK 1, LOT 1A  
VOL. 8094, PG. 81  
& PHASE 6, LOT 1, BLOCK 1  
VOL. 6555, PG. 46

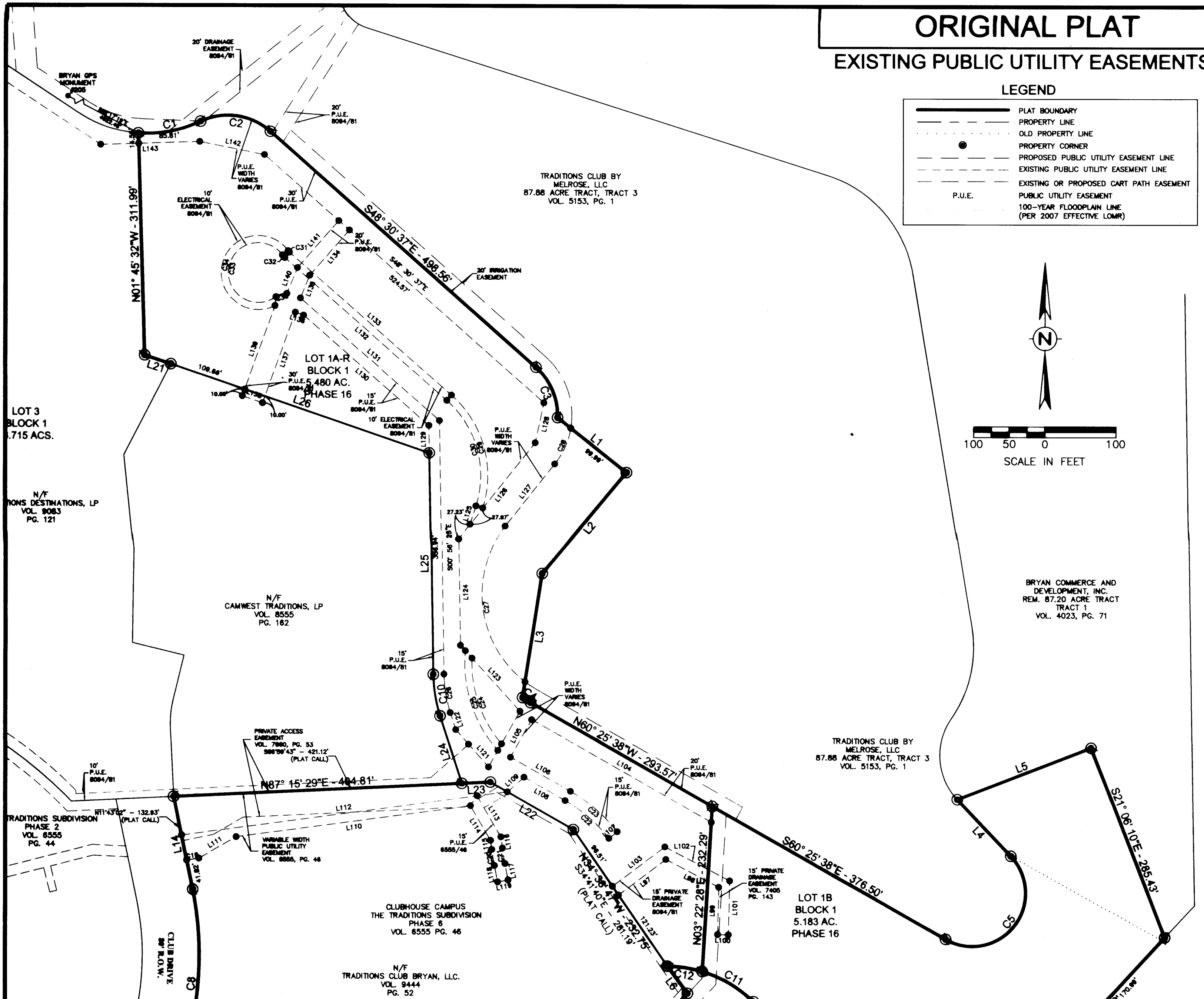
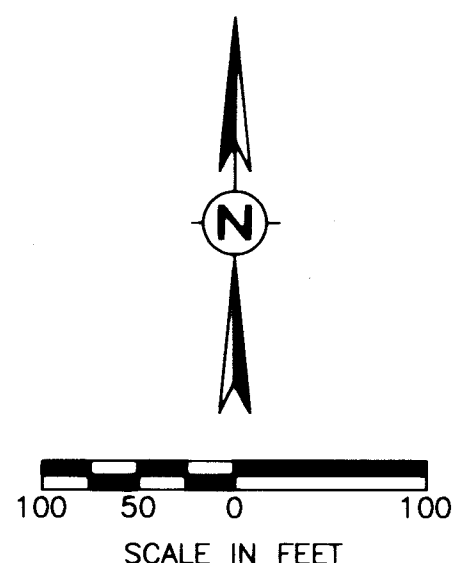
Doc. Blk. Vol. Pg.  
01120459 BR 10682 151



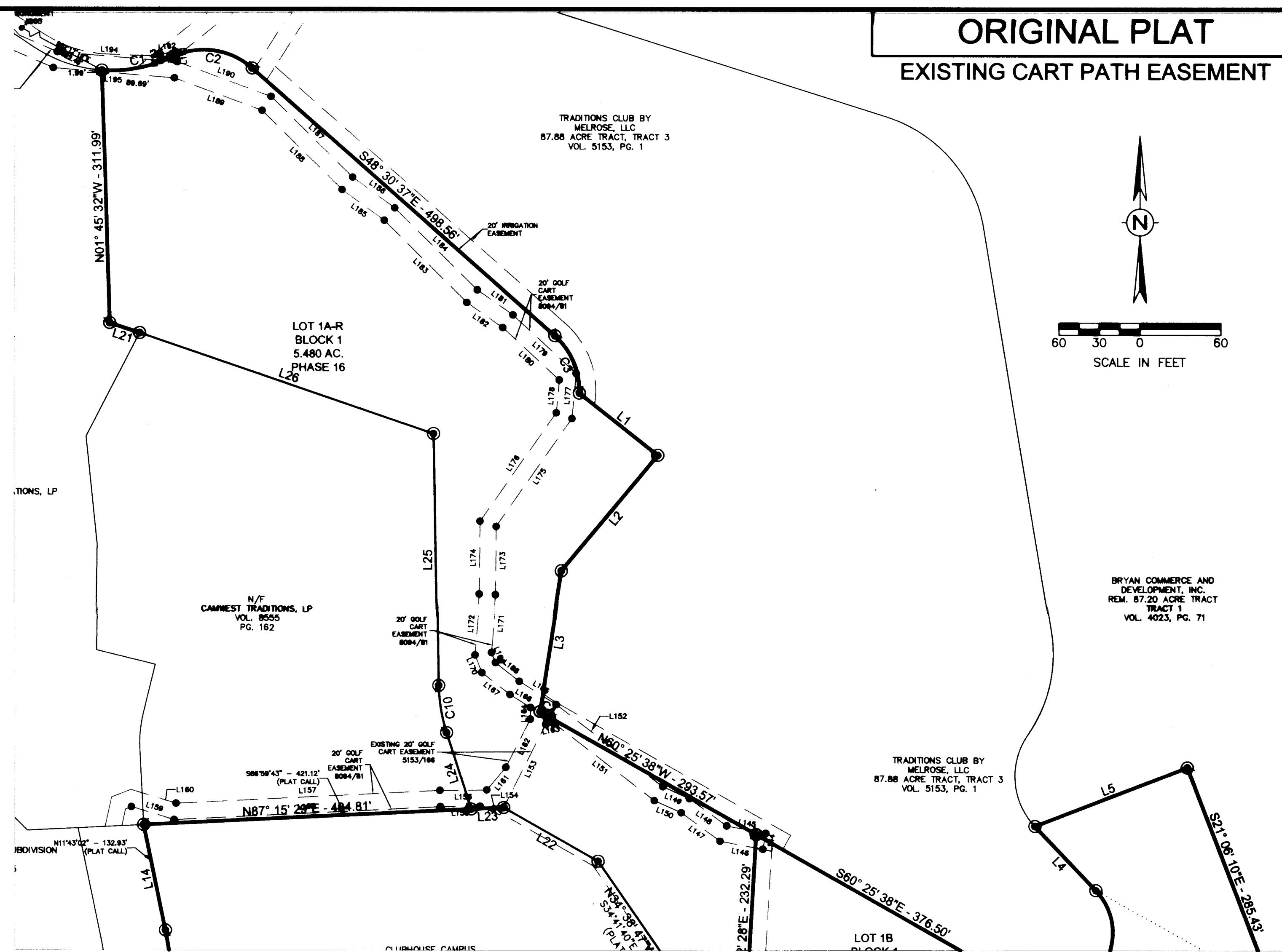
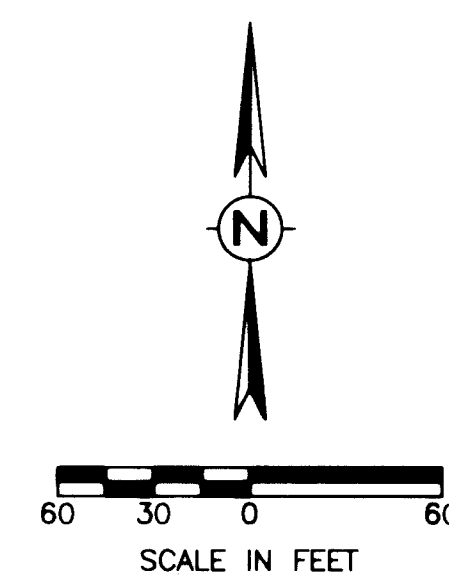
**ORIGINAL PLAT**  
EXISTING PUBLIC UTILITY EASEMENTS

**LEGEND**

- PLAT BOUNDARY
- PROPERTY LINE
- OLD PROPERTY LINE
- PROPERTY CORNER
- PROPOSED PUBLIC UTILITY EASEMENT LINE
- EXISTING PUBLIC UTILITY EASEMENT LINE
- EXISTING OR PROPOSED CART PATH EASEMENT
- PUBLIC UTILITY EASEMENT
- 100-YEAR FLOODPLAIN LINE (PER 2007 EFFECTIVE LOUPL)



**ORIGINAL PLAT**  
EXISTING CART PATH EASEMENT



**CERTIFICATE OF CITY ENGINEER**  
I, Michael Williams, 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 17 day of May, 2012.

**APPROVAL OF PLANNING AND ZONING COMMISSION**  
I, Michael Williams, Chair 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 17 day of May, 2012, and same was duly approved on the 17 day of May, 2012, by said Commission.

**APPROVAL OF THE CITY PLANNER**  
I, Lindsay Caridi, the undersigned, City Planner and/or designated Secretary of the Planning and 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 17 day of May, 2012.

**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 17 day of May, 2012, in the Official Records of Brazos County in Volume 10682 Page 132.

**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 the property markers and monuments were placed under my supervision on the ground.  
Brad Kerr, R.P.L.S. No. 4502

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, W. Spencer Clements, Jr., Vice President of Traditions Club Bryan, LP, a Texas Limited Partnership, owner of the 3.17 acre and 9.43 acre tracts shown on this plat, being the tracts of land conveyed in the Deed Records of Brazos County in Volume 9444, Page 52, and designated herein as a portion of the Traditions Subdivision, Phase 16, Block 1, Lot 1B and the Traditions Subdivision, Phase 6, Block 1, Lot 1R in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.  
By: W. Spencer Clements, Jr., Vice President of Traditions Club Bryan, LP, a Texas limited liability company  
Its sole General Partner  
W. Spencer Clements, Jr.  
Traditions Club Bryan, LP  
W. Spencer Clements, Jr., Vice President

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., 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 stated.  
Given under my hand and seal on this 17 day of May, 2012.  
Martha C. Lynch  
Notary Public, Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of a 0.773 acre portion of the tracts shown on this plat, being the tract of land as conveyed in the Deed Records of Brazos County in Volume 9444, Page 52, and designated herein as a portion of the Traditions Subdivision, Phase 16, Block 1, Lot 1B, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.  
By: W. Spencer Clements, Jr., Vice President of Traditions Acquisition Partnership, LP, a Texas limited liability company  
Its sole General Partner  
W. Spencer Clements, Jr.  
Bryan/Traditions, LP  
W. Spencer Clements, Jr., Vice President

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., 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 stated.  
Given under my hand and seal on this 17 day of May, 2012.  
Martha C. Lynch  
Notary Public, Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, W. Spencer Clements, Jr., Traditions Acquisition Partnership, LP, a Texas Limited Partnership, owner of a 8.721 acre portion of the tracts shown on this plat, being Lot 1A, Block 1, The Traditions Subdivision, Phase 16, according to the Plat recorded in Volume 8094, Page 81 of the official public records of Brazos County, Texas, and designated herein as the Traditions Subdivision, Phase 16, Block 1, Lot 1A-R and a portion of Lot 1B in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.  
By: W. Spencer Clements, Jr., Traditions Acquisition Partnership, LP, a Texas limited liability company  
Its sole General Partner  
W. Spencer Clements, Jr.  
Traditions Acquisition Partnership, LP  
W. Spencer Clements, Jr., Vice President

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., 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 stated.  
Given under my hand and seal on this 17 day of May, 2012.  
Martha C. Lynch  
Notary Public, Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of a 0.773 acre portion of the tracts shown on this plat, being the tract of land as conveyed in the Deed Records of Brazos County in Volume 9444, Page 52, and designated herein as a portion of the Traditions Subdivision, Phase 16, Block 1, Lot 1B, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.  
By: W. Spencer Clements, Jr., Vice President of Traditions Acquisition Partnership, LP, a Texas limited liability company  
Its sole General Partner  
W. Spencer Clements, Jr.  
Bryan/Traditions, LP  
W. Spencer Clements, Jr., Vice President

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., 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 stated.  
Given under my hand and seal on this 17 day of May, 2012.  
Martha C. Lynch  
Notary Public, Brazos County, Texas

Doc	Bk	Vol	Pg
01120459	BR	10682	132

Filed for Record in:  
BRAZOS COUNTY  
On: May 18, 2012 at 10:40A  
As a  
Plat  
Document Number: 01120459  
Amount: 63.00  
Receipt Number - 438401  
By:  
Victoria Elliott

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 18, 2012  
Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

**REPLAT**  
BEING A REPLAT OF LOT 1A, BLOCK 1  
VOL. 8094, PG. 81  
AND THE ADJACENT UNPLATTED 3.940 AC.  
FROM THE  
J.H. JONES SURVEY, A-26  
TO CREATE  
LOTS 1A-R AND 1B  
THE TRADITIONS SUBDIVISION  
PHASE 16  
10.663 ACRES  
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LOT 1, BLOCK 1,  
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TO CREATE THE PRIVATE STREET RIGHT OF  
WAY FOR CASITA WAY  
25.056 AC. TOTAL  
J.H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=100'  
DECEMBER, 2011  
OWNERS/DEVELOPERS: REV. JANUARY, 2012

Traditions Club Bryan, LLC  
2100 Traditions Blvd.  
Bryan, Texas 77807  
(979) 821-2582

Bryan Commerce & Development, Inc.  
P.O. Box 1000  
Bryan, Texas 77805

**SURVEYOR:**  
Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
409 N. Texas Avenue  
Bryan, Texas 77803  
(979) 268-3195

**ENGINEER:**  
Schultz Engineering, LLC  
2730 Longmire Dr., Suite A  
College Station, Texas 77845  
(979) 764-3900

SHEET 3 OF 3