

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, W. Spencer Clements, Jr. of Traditions Destinations, L.P., a Texas Limited Partnership, owner of the 13.715 acre tract shown on this plat as Traditions Subdivision, Phase 16, Lot 3, Block 1 being the tract of land as conveyed in the Official Records of Brazos County in Volume 9083, Page 121, and designated herein as The Traditions Subdivision, Phase 16, Lot 3A, Lot 3B, & Common Element in the City of Bryan, Texas and whose name is subscribed hereto to dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Traditions Destinations, L.P. a Texas Limited Partnership  
 By: Traditions Destinations GP, LLC, a Texas Limited Liability Company, its General Partner  
 By: Traditions Acquisitions Partnership, L.P., a Texas Limited Partnership, its Managing Member  
 By: Traditions Acquisitions Partnership GP, LLC, a Texas Limited Liability Company, its General Partner  
 By: *W. Spencer Clements, Jr.*  
 W. Spencer Clements, Jr., Vice President

**APPROVAL OF THE CITY PLANNER**

I, *Lindsey Gundi*, 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 24th day of January, 2013.

*Lindsey Gundi*  
 City Planner, Bryan, Texas

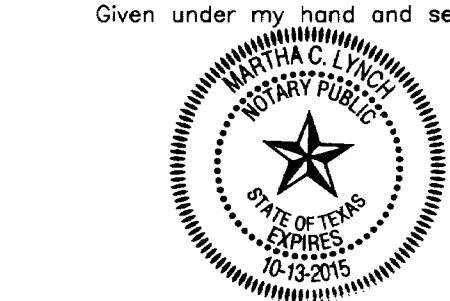
**CERTIFICATE OF CITY ENGINEER**

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 purpose stated.

Given under my hand and seal on this 23rd day of January, 2013.

*W. Paul Kasper*  
 City Engineer, Bryan, 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 the property markers and monuments were placed under my supervision on the ground.

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

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, *Michael Beckendorf*, 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 15th day of January, 2013, and some was duly approved on the 21st day of January, 2013, by said Commission.

*Michael Beckendorf*  
 Chair, Planning & Zoning Commission Bryan, Texas

**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 23rd day of January, 2013, in the Official Public Records of Brazos County in Volume 1123, Page 145.

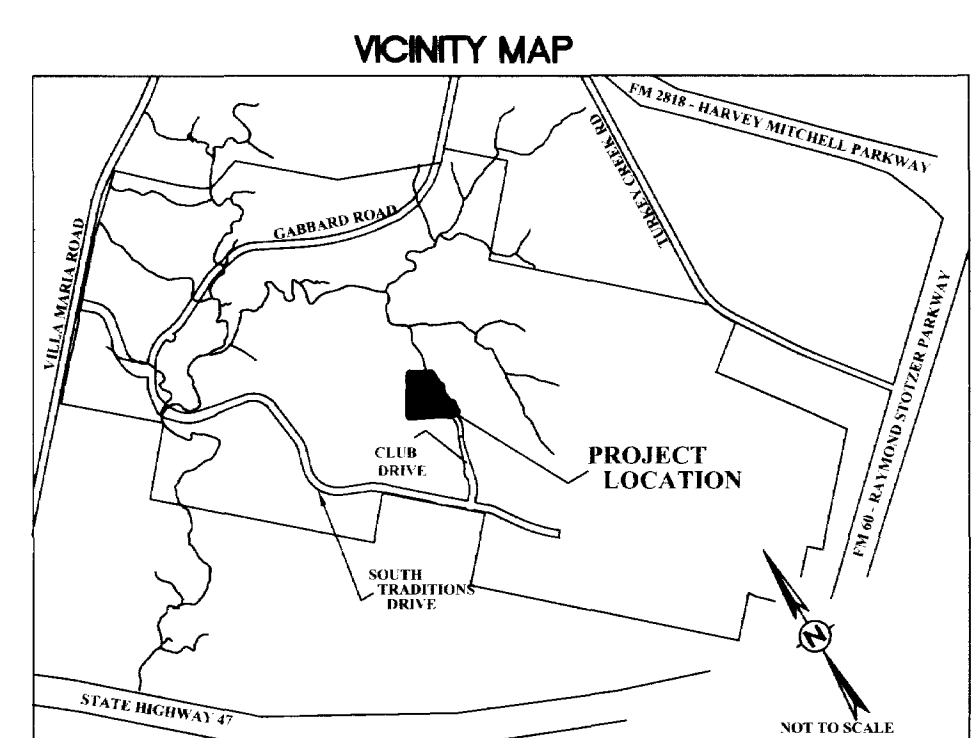
*Karen McQueen*  
 County Clerk  
 Brazos County, Texas

Filed for Record in  
 BRAZOS COUNTY  
 On: Jan 25, 2013 at 10:39A  
 As a  
 Plat  
 Document Number: 01144156  
 Amount: 63.00  
 Receipt Number: 459669  
 By: Kate Bruner

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, *Karen McQueen*, County Clerk, do hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the Official Public Records of BRAZOS COUNTY as stated herein by me.

Jan 25, 2013  
 Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY



**RE-PLAT**

**BEING A REPLAT OF LOT 3, BLOCK 1  
 VOL. 8094, PG. 81  
 TO CREATE  
 LOTS 3A AND 3B  
 THE TRADITIONS SUBDIVISION  
 PHASE 16  
 TOTAL 13.715 ACRES  
 BLOCK 1 LOT 3A - 4.32 ACRES  
 BLOCK 1 LOT 3B - 8.55 ACRES  
 COMMON ELEMENT - 0.34 ACRES  
 AND RIGHT-OF-WAY DEDICATION  
 0.51 ACRES  
 J.H. JONES SURVEY, A-26  
 BRYAN, BRAZOS COUNTY, TEXAS**

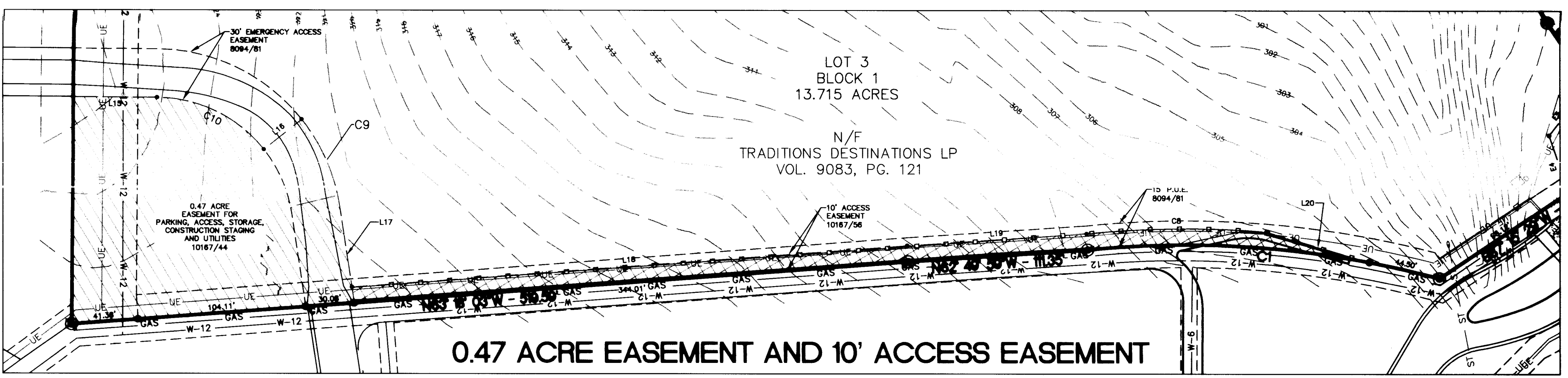
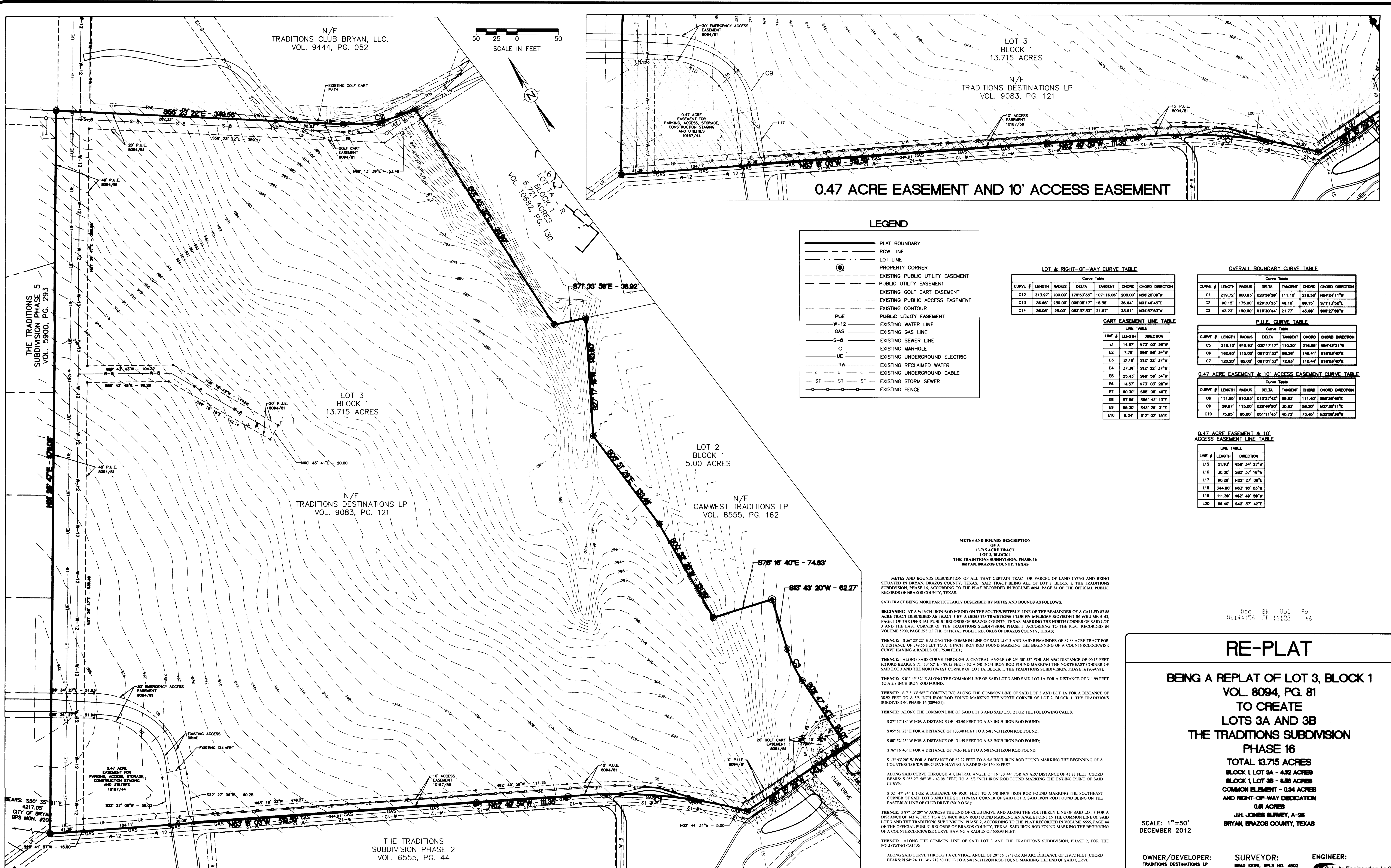
SCALE: 1"=50'  
 DECEMBER 2012

**OWNER/DEVELOPER:**  
 TRADITIONS DESTINATIONS LP  
 2100 TRADITIONS BLVD.  
 BRYAN, TEXAS 77807  
 979.821.2582

**SURVEYOR:**  
 BRAD KERR, R.P.L.S. NO. 4502  
 KERR SURVEYING, LLC  
 409 N. TEXAS AVE.  
 BRYAN, TX 77803  
 (979)268-3195

**ENGINEER:**  
 Schultz Engineering, LLC  
 2730 LONGMIRE DR., SUITE A  
 COLLEGE STATION, TEXAS 77845  
 979.764.3900

**REPLAT**



50 25 0 50  
SCALE IN FEET

N/F  
TRADITIONS CLUB BRYAN, LLC.  
VOL. 9444, PG. 052

LOT 3  
BLOCK 1  
13.715 ACRES  
N/F  
TRADITIONS DESTINATIONS LP  
VOL. 9083, PG. 121

LOT 1A  
BLOCK 1  
6.721 ACRES  
VOL. 10682, PG. 130

LOT 3  
BLOCK 1  
13.715 ACRES

LOT 2  
BLOCK 1  
5.00 ACRES

N/F  
TRADITIONS DESTINATIONS LP  
VOL. 9083, PG. 121

N/F  
CAMWEST TRADITIONS LP  
VOL. 8555, PG. 162

THE TRADITIONS  
SUBDIVISION PHASE 2  
VOL. 6555, PG. 44

**LEGEND**

- PLAT BOUNDARY
- ROW LINE
- LOT LINE
- PROPERTY CORNER
- EXISTING PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- EXISTING GOLF CART EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT
- EXISTING CONTOUR
- P.U.E. PUBLIC UTILITY EASEMENT
- W-12 EXISTING WATER LINE
- GAS EXISTING GAS LINE
- S-B EXISTING SEWER LINE
- O EXISTING MANHOLE
- UE EXISTING UNDERGROUND ELECTRIC
- RW EXISTING RECLAIMED WATER
- c c c EXISTING UNDERGROUND CABLE
- ST ST ST EXISTING STORM SEWER
- EXISTING FENCE

**LOT & RIGHT-OF-WAY CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C12	313.97	100.00	178°33'30"	107118.08	200.00	H56°20'08"W
C13	38.88	230.00	008°08'17"	18.38	38.84	N01°46'45"E
C14	38.05	25.00	082°37'33"	21.87	33.01	N34°57'53"W

**CART EASEMENT LINE TABLE**

LINE #	LENGTH	DIRECTION
E1	14.87	N73° 03' 28"W
E2	7.78	S88° 56' 34"W
E3	21.18	S12° 22' 37"W
E4	37.38	S12° 22' 37"W
E5	25.43	S88° 56' 34"W
E6	14.57	N73° 03' 28"W
E7	60.30	S85° 08' 48"E
E8	111.55	E102°27'42"
E9	58.30	S43° 28' 31"E
E10	8.24	S12° 02' 15"E

**OVERALL BOUNDARY CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	218.72	800.83	020°36'38"	111.10	218.30	H64°24'11"W
C2	80.15	175.00	028°30'53"	48.10	88.15	S71°13'32"E
C3	43.23	150.00	018°30'44"	21.77	43.08	S08°27'08"W

**P.U.E. CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C5	218.10	815.83	020°17'17"	110.20	218.88	H64°42'31"W
C6	182.83	115.00	081°01'33"	88.28	188.41	S18°03'40"E
C7	120.20	85.00	081°01'33"	72.83	110.44	S18°03'40"E

**0.47 ACRE EASEMENT & 10' ACCESS EASEMENT CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C8	111.55	810.83	0102°27'42"	55.83	111.40	S88°36'48"E
C9	58.30	115.00	028°48'50"	30.83	58.20	N07°32'11"E
C10	75.95	85.00	051°11'43"	40.72	73.48	N32°58'38"W

**0.47 ACRE EASEMENT & 10' ACCESS EASEMENT LINE TABLE**

LINE #	LENGTH	DIRECTION
L15	51.83	H56° 34' 27"W
L16	30.00	S82° 37' 18"W
L17	80.28	N22° 27' 08"E
L18	344.80	H63° 18' 03"W
L19	111.38	H62° 48' 58"W
L20	88.40	S42° 37' 42"E

**METES AND BOUNDS DESCRIPTION OF A 13.715 ACRE TRACT LOT 3, BLOCK 1 THE TRADITIONS SUBDIVISION, PHASE 16 BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 3, 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.

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

**BEGINNING** AT A 1/8 INCH IRON ROD FOUND ON THE SOUTHWESTERLY LINE OF THE REMAINDER OF A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT 3 BY A DEED TO TRADITIONS CLUB BY MELROSE RECORDED IN VOLUME 5191, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID LOT 3 AND THE EAST CORNER OF THE TRADITIONS SUBDIVISION, PHASE 5, ACCORDING TO THE PLAT RECORDED IN VOLUME 5900, PAGE 29 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

**TENCENCE** S 56° 23' 22" E ALONG THE COMMON LINE OF SAID LOT 3 AND SAID REMAINDER OF 87.88 ACRE TRACT FOR A DISTANCE OF 349.56 FEET TO A 1/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

**TENCENCE** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 30' 53" FOR AN ARC DISTANCE OF 90.15 FEET (CHORD BEARS S 71° 13' 32" E - 89.15 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF LOT 1A, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16 (809481);

**TENCENCE** S 01° 45' 32" E ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 1A FOR A DISTANCE OF 311.99 FEET TO A 5/8 INCH IRON ROD FOUND;

**TENCENCE** S 71° 33' 58" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 1A FOR A DISTANCE OF 38.92 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 2, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16 (809481);

**TENCENCE** ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 2 FOR THE FOLLOWING CALLS:

S 27° 17' 18" W FOR A DISTANCE OF 143.90 FEET TO A 5/8 INCH IRON ROD FOUND;

S 05° 51' 28" E FOR A DISTANCE OF 133.48 FEET TO A 5/8 INCH IRON ROD FOUND;

S 00° 52' 25" W FOR A DISTANCE OF 131.59 FEET TO A 5/8 INCH IRON ROD FOUND;

S 76° 16' 40" E FOR A DISTANCE OF 74.63 FEET TO A 5/8 INCH IRON ROD FOUND;

S 13° 43' 20" W FOR A DISTANCE OF 62.27 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 150.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 30' 44" FOR AN ARC DISTANCE OF 43.23 FEET (CHORD BEARS S 05° 27' 58" W - 43.08 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 02° 47' 24" E FOR A DISTANCE OF 95.01 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF SAID LOT 2, SAID IRON ROD FOUND BEING ON THE EASTERLY LINE OF CLUB DRIVE (809481);

**TENCENCE** S 87° 15' 29" W ACROSS THE END OF CLUB DRIVE AND ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR A DISTANCE OF 143.76 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE COMMON LINE OF SAID LOT 3 AND THE TRADITIONS SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 6555, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 600.93 FEET;

**TENCENCE** ALONG THE COMMON LINE OF SAID LOT 3 AND THE TRADITIONS SUBDIVISION, PHASE 2, FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 56' 58" FOR AN ARC DISTANCE OF 219.72 FEET (CHORD BEARS N 34° 24' 11" W - 218.50 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 62° 49' 59" W FOR A DISTANCE OF 111.33 FEET TO A 5/8 INCH IRON ROD FOUND;

N 63° 16' 03" W FOR A DISTANCE OF 519.59 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF THE AFOREMENTIONED TRADITIONS SUBDIVISION, PHASE 5, MARKING THE WEST CORNER OF SAID LOT 3;

**TENCENCE** S 11° 28' 47" E ALONG THE COMMON LINE OF SAID LOT 3 AND SAID PHASE 5 FOR A DISTANCE OF 879.06 FEET TO THE POINT OF BEGINNING CONTAINING 13.715 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 16, 809481.

Doc Bk Vol Pg  
01144156 06 1123 46

**RE-PLAT**

**BEING A REPLAT OF LOT 3, BLOCK 1  
VOL. 8094, PG. 81  
TO CREATE  
LOTS 3A AND 3B  
THE TRADITIONS SUBDIVISION  
PHASE 16  
TOTAL 13.715 ACRES  
BLOCK 1, LOT 3A - 4.52 ACRES  
BLOCK 1, LOT 3B - 0.85 ACRES  
COMMON ELEMENT - 0.34 ACRES  
AND RIGHT-OF-WAY DEDICATION  
0.91 ACRES**

J.H. JONES SURVEY, A-28  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'  
DECEMBER 2012

**OWNER/DEVELOPER:**  
TRADITIONS DESTINATIONS LP  
2100 TRADITIONS BLVD.  
BRYAN, TEXAS 77807  
979.821.2582

**SURVEYOR:**  
BRAD KERR, RPLS NO. 4502  
KERR SURVEYING, LLC  
408 N. TEXAS AVE.  
BRYAN, TX 77803  
(979)288-3185

**ENGINEER:**  
Schultz Engineering, LLC  
2730 LONGMEAD DR., SUITE A  
COLLEGE STATION, TEXAS 77846  
979.764.3880

**ORIGINAL PLAT - TRADITIONS SUBDIVISION, PHASE 16 - LOT 3, BLOCK 1 - VOL. 8094, PG. 81**