

South Traditions Drive  
R.O.W. VARIES  
36.74 ACRES, VOL. 4787, PG. 167

LOT 1  
BLOCK 1  
2.00 ACRES

TRADITIONS CLUB BY  
MELROSE, LLC  
REMAINDER OF  
22.72 ACRES, TRACT 4  
VOL. 5153, PG. 1

GOLF COURSE  
HOLE #3

TRADITIONS  
SUBDIVISION  
PHASE 3  
VOL. 5900, PG. 295

LINE	LENGTH	BEARING
L1	93.49'	N30°25'40"W
L2	92.49'	N03°54'48"E
L3	128.70'	N09°09'15"W
L4	5.94'	N01°37'21"W
L5	26.12'	N88°15'58"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	134.44'	255.00'	30°12'28"	68.82'	132.89'	S64°10'02"E

SCALE IN FEET

METES AND BOUNDS DESCRIPTION  
OF A  
2.00 ACRE TRACT  
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 J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 101.96 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 3938, PAGE 54 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. A PORTION OF THE REMAINDER OF A CALLED 298.51 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 4006, PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; AND A PORTION OF A CALLED 22.72 ACRE TRACT DESCRIBED AS TRACT 4 BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 5153, PAGE 1 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 SOUTHERLY LINE OF SOUTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W. PER 4787/167) MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD FOUND BEING IN A CLOCKWISE CURVE HAVING A RADIUS OF 255.00 FEET, FOR REFERENCE A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SOUTH TRADITIONS DRIVE MARKING THE NORTHWEST CORNER OF THE TRADITIONS SUBDIVISION, PHASE III, ACCORDING TO THE PLAT RECORDED IN VOLUME 5900, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEARS A CHORD OF: S 30° 02' 43" E FOR A DISTANCE OF 167.32 FEET;

THENCE, THROUGH SAID 22.72 ACRE TRACT FOR THE FOLLOWING CALLS:

S 70° 10' 23" W FOR A DISTANCE OF 216.07 FEET TO A POINT;  
S 67° 39' 42" W FOR A DISTANCE OF 276.42 FEET TO A POINT;  
N 30° 25' 40" W FOR A DISTANCE OF 93.49 FEET TO A POINT;  
N 03° 54' 48" E FOR A DISTANCE OF 92.49 FEET TO A POINT;  
N 09° 09' 15" W FOR A DISTANCE OF 128.70 FEET TO A POINT;  
N 01° 37' 21" W FOR A DISTANCE OF 5.94 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF SOUTH TRADITIONS DRIVE MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERLY LINE OF SOUTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:

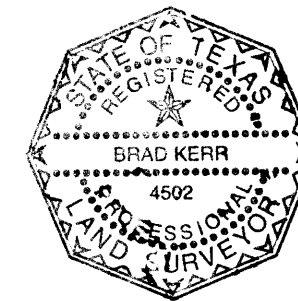
N 88° 15' 58" E FOR A DISTANCE OF 26.12 FEET TO A 5/8 INCH IRON ROD FOUND;  
S 79° 21' 42" E FOR A DISTANCE OF 381.45 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF THE AFOREMENTIONED CLOCKWISE CURVE HAVING A RADIUS OF 255.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 12' 28" FOR AN ARC DISTANCE OF 134.44 FEET (CHORD BEARS: S 64° 10' 02" E - 132.89 FEET) TO THE POINT OF BEGINNING CONTAINING 2.00 ACRES OF LAND, MORE OR LESS AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF THE SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional 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



Doc: 01013322  
DR: 08531  
Pg: 91

Filed for Record in:  
BRAZOS COUNTY

On: Oct 29 2008 at 11:07A

As a  
Plat

Document Number: 01013322

Amount: 58.00

Receipt Number - 353878

By:  
Susie Cohen

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.

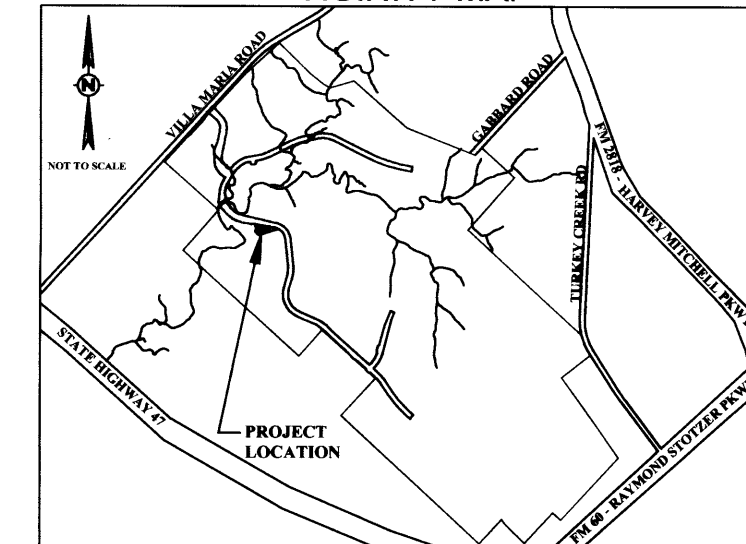
Oct 29 2008

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

LEGEND

—	PLAT BOUNDARY
•	PROPERTY CORNER
- - -	PUBLIC UTILITY EASEMENT LINE
- - - - -	100-YEAR FLOODPLAIN LINE (PER 1992 FEMA FIRM)
- - - - -	P.U.E. PUBLIC UTILITY EASEMENT

VICINITY MAP



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 2.00 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 5153, Page 1, and Volume 5153, Page 2, and designated herein as the Traditions Subdivision, Phase 17, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever 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 22<sup>nd</sup> day of October, 2008.



Ginger L. Urso  
Notary Public in and for the State of Texas  
Printed Name: Ginger L. Urso  
My Commission Expires: 9-5-11

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 22<sup>nd</sup> day of October, 2008.

Karen Russell  
Planning Administrator, Bryan, 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 22<sup>nd</sup> day of October, 2008.

W Paul Kuyper  
City Engineer, 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 29<sup>th</sup> day of October, 2008, in the Official Records of Brazos County, Texas, in Volume 6851, Page 91.

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

Karen McQueen  
County Clerk  
Brazos County, Texas  
By: Susie L. Cohen  
Deputy Clerk

**FINAL PLAT**  
THE TRADITIONS SUBDIVISION  
PHASE 17  
2.000 ACRES  
BLOCK 1, LOT 1  
J.H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=40'  
AUGUST, 2008  
REVISED OCTOBER, 2008

OWNER/DEVELOPER:  
Bryan/Traditions, LP  
2100 Traditions Blvd.  
Bryan, Texas 77807  
(979) 821-2582

ENGINEER:  
Ginger L. Urso, P.E.  
2033 Harvey Mitchell Parkway South  
College Station, Texas 77840  
P.O. Box 11929, College Station, Texas 77842  
(979) 764-7743 Fax: (979) 764-7759

SURVEYOR:  
Brad Kerr, R.P.L.S. No. 4502  
Kerr Surveying, LLC  
P.O. Box 269  
College Station, Texas 77841  
(979) 268-3195