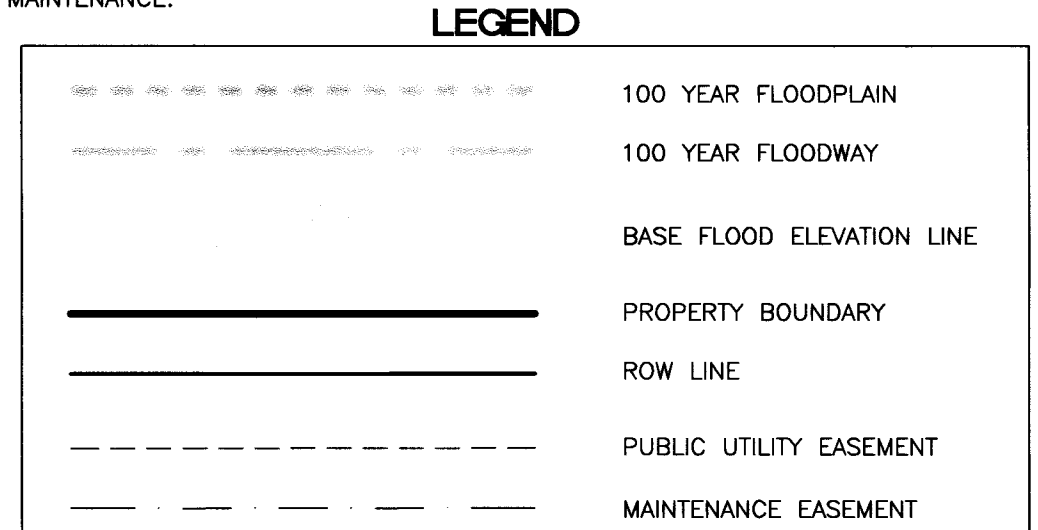
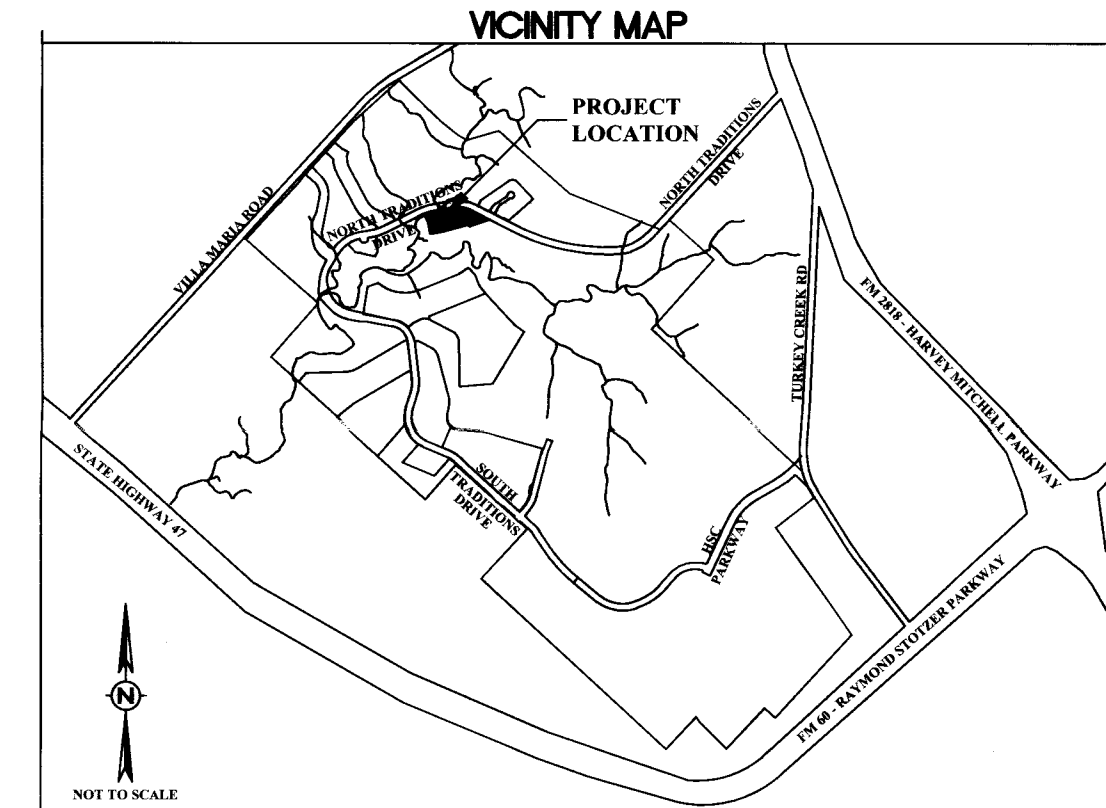


- NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
 3. IRON RODS WILL BE SET AT ALL ANGLE POINTS AND LOT CORNERS, UNLESS STATED OTHERWISE.
 4. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992 AS REVISED TO REFLECT LOMR EFFECTIVE DECEMBER 13, 2007.
 5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
 6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 7. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 9A ON THE MASTER PLAN.
 8. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED BY THE CITY OF BRYAN, UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
 9. ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
 10. PER DEED RESTRICTIONS 5901/1 THERE IS RESERVED THE RIGHT TO CREATE A 5' UTILITY EASEMENT ALONG ALL LOT LINES CREATED IN THE FUTURE, AND THE RIGHT TO CREATE A 10' EASEMENT ALONG ALL STREETS FOR WALKWAY AND STREET MAINTENANCE.



Curve Table						Line Table			
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION	Line #	Length	Direction
C1	48.53'	30.00'	092°40'52"	31.44'	43.41'	N54°00'01"W	E1	14.45'	N31° 19' 49"W
C2	19.23'	75.00'	014°41'33"	9.67'	19.18'	N15°09'20"W	E2	14.84'	N58° 42' 04"W
C3	195.38'	945.00'	011°50'46"	98.04'	195.04'	N73°50'10"E	L3	34.11'	N51° 30' 10"W
C4	330.10'	505.00'	037°27'08"	171.19'	324.26'	S81°30'53"E	L4	4.00'	S53° 33' 29"E
C5	53.07'	25.00'	121°37'30"	44.76'	43.65'	N19°25'32"W	L5	4.04'	S69° 44' 16"E
C6	80.27'	140.00'	032°51'10"	41.27'	79.18'	N57°48'48"E			
C7	17.43'	25.00'	039°56'40"	9.09'	17.08'	S85°47'17"E			
C8	240.35'	50.00'	275°25'35"	45.48'	67.28'	S23°31'44"E			
C9	24.21'	25.00'	055°28'55"	13.15'	23.27'	S46°29'56"W			
C10	74.62'	100.00'	042°45'09"	39.14'	72.90'	N52°51'49"E			
C11	37.40'	25.00'	085°43'27"	23.20'	34.01'	S74°20'58"W			
C12	7.73'	5.00'	088°37'05"	4.88'	6.99'	N82°07'59"E			
C13	7.98'	5.00'	091°25'36"	5.13'	7.16'	S07°50'40"E			
C14	20.21'	118.00'	009°48'50"	10.13'	20.19'	N32°57'43"E			
C15	7.17'	5.00'	082°12'26"	4.36'	6.57'	S69°09'31"W			
C16	8.51'	5.00'	097°32'45"	5.71'	7.52'	N20°57'53"W			
C17	23.07'	132.00'	010°00'57"	11.57'	23.05'	N32°48'58"E			



APPROVAL OF THE CITY PLANNER

I, Karen A. Russell, 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 21st day of March, 2011.

Karen Russell
City Planner
Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, L.P., a Texas Limited Partnership, owner of the 5.371 acre tract shown on this plat, being the tract of land as conveyed in the Deeds Records of Brazos County in Volume 9932, Page 089, and designated herein as The Traditions Subdivision, Phase 18, 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.

W. Spencer Clements, Jr.
Bryan/Traditions, L.P., by
Traditions Acquisitions Partnership, L.P., its General Partner, by
W. Spencer Clements, Jr., Vice President

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen M. Queen, 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 25 day of March, 2011, in the Official Records of Brazos County in Volume 10086 Page 66.

Karen M. Queen
County Clerk
Brazos County, Texas

Doc 01086979 Bk DR Vol 10086 Pg 66

Filed for Record in:
BRAZOS COUNTY

On: Mar 25, 2011 at 09:45:54

As a
Plat

Document Number: 01086979

Amount: 63.00

Receipt Number: 409807

By:
Jaimie Hines

CS stamped hereon by me.
Mar 25, 2011

HONORABLE KAREN ANDREWEEN, COUNTY CLERK
BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION
OF A
5.372 ACRE TRACT
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT 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 A CALLED 28.51 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INCORPORATED, RECORDED IN VOLUME 4066, PAGE 195 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 SOUTH LINE OF NORTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W.), SAID IRON ROD FOUND MARKING THE NORTH CORNER OF COMMON AREA NO. 1, THE TRADITIONS SUBDIVISION, PHASE 14, ACCORDING TO THE PLAT RECORDED IN VOLUME 7136, PAGE 264 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE S 71° 19' 00" W ALONG THE NORTHWEST LINE OF SAID COMMON AREA FOR A DISTANCE OF 315.78 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF A CALLED 87.88 ACRE TRACT OF LAND DESCRIBED AS TRACT THREE 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 IRON ROD FOUND MARKING THE WEST CORNER OF SAID COMMON AREA;

THENCE ALONG THE NORTH LINE OF SAID 87.88 ACRE TRACT FOR THE FOLLOWING CALLS:

N 72° 31' 15" W FOR A DISTANCE OF 50.04 FEET TO A 1/4 INCH IRON ROD FOUND;

S 74° 14' 23" W FOR A DISTANCE OF 350.87 FEET TO A 1/4 INCH IRON ROD FOUND;

S 79° 41' 33" W FOR A DISTANCE OF 180.46 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 30.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 40' 52" FOR AN ARC DISTANCE OF 48.53 FEET (CHORD: N 54° 00' 01" W - 43.41 FEET) TO A 1/4 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

N 07° 43' 57" W FOR A DISTANCE OF 127.78 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 75.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 41' 33" FOR AN ARC DISTANCE OF 19.23 FEET (CHORD: N 15° 09' 20" W - 19.18 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

N 32° 30' 00" W FOR A DISTANCE OF 136.46 FEET TO A POINT ON THE SOUTH LINE OF NORTH TRADITIONS DRIVE MARKING THE NORTHERLY CORNER OF SAID 87.88 ACRE TRACT SAID POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 945.00 FEET;

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

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 41' 33" FOR AN ARC DISTANCE OF 19.23 FEET (CHORD: N 73° 50' 10" E - 19.04 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

N 79° 45' 33" E FOR A DISTANCE OF 217.81 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 505.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 27' 08" FOR AN ARC DISTANCE OF 330.10 FEET (CHORD: S 81° 30' 53" E - 324.26 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

THENCE S 62° 47' 19" E FOR A DISTANCE OF 280.30 FEET TO THE POINT OF BEGINNING CONTAINING 5.372 ACRES OF LAND AS SERVEYED ON THE GROUND OCTOBER, 2008. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF CITY ENGINEER

I, Paul Kasper, 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 23rd day of March, 2011.

Paul Kasper
City Engineer, Bryan, Texas

**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 21st day of March, 2011.

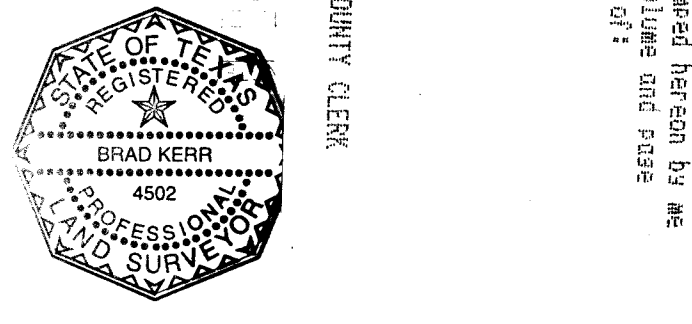
Martha C. Lynch
Notary Public, Brazos County, Texas

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 the property monuments and monuments were placed under my supervision on the ground.

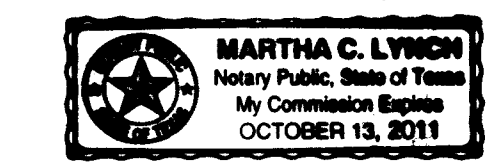
Brad Kerr, R.P.L.S. No. 4502



APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michelle 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 23rd day of March, 2011, and same was duly approved on the 11th day of November, 2010, by said Commission.

Michelle Beckendorf
Chair, Planning & Zoning Commission Bryan, Texas



FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 18
5.372 ACRES
BLOCK 1, LOTS 1 THRU 10

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

SCALE: 1"=40' SEPTEMBER 2010

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

ENGINEER:
SCHULTZ ENGINEERING, LLC
TBPE Firm Reg. No. 12327
2730 Longfire Drive, Suite A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

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