

**METES AND BOUNDS DESCRIPTION OF A 19.315 ACRE TRACT**  
**THOMAS J. WOOTEN LEAGUE, A-59**  
**BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOTEN LEAGUE, ABSTRACT NO. 59, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A 19.62 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS ACQUISITIONS, LLC RECORDED IN VOLUME 9793, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

**BEGGINING** AT A 3/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID 19.62 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 8.157 ACRE TRACT AS DESCRIBED BY A DEED TO THE LARD FAMILY LAND COMPANY RECORDED IN VOLUME 10004, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

**THENCE:** ALONG THE SOUTHEAST LINE OF W. VILLA MARIA ROAD FOR THE FOLLOWING CALLS:

N 42° 23' 20" E FOR A DISTANCE OF 626.82 FEET (DEED CALL: N 42° 22' 16" E - 626.88 FEET, 9793(1) TO A POINT FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MONUMENT FOUND BEARS: N 38° 31' 18" W FOR A DISTANCE OF 0.78 FEET;

N 48° 05' 04" E FOR A DISTANCE OF 100.49 FEET (DEED CALL: N 48° 06' 54" E - 100.50 FEET, 9793(1) TO A POINT FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MONUMENT FOUND BEARS: N 54° 42' 55" W FOR A DISTANCE OF 0.41 FEET;

N 42° 20' 13" E FOR A DISTANCE OF 208.51 FEET (DEED CALL: N 42° 22' 16" E - 208.62 FEET, 9793(1) TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID 19.62 ACRE TRACT AND THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 44.97 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INC. RECORDED IN VOLUME 3978, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. VILLA MARIA ROAD BEARS: N 42° 20' 13" E FOR A DISTANCE OF 191.64 FEET.

**THENCE:** ALONG THE COMMON LINE OF SAID REMAINDER OF 19.62 ACRE TRACT AND SAID REMAINDER OF 44.97 ACRE TRACT FOR THE FOLLOWING CALLS:

S 44° 30' 31" E FOR A DISTANCE OF 31.62 FEET (DEED CALL: S 44° 30' 41" E - 30.98 FEET, 9793(1) TO A POINT;

S 73° 42' 31" E FOR A DISTANCE OF 40.41 FEET (DEED CALL: S 73° 42' 41" E - 40.46 FEET, 9793(1) TO A POINT;

S 36° 26' 37" E FOR A DISTANCE OF 10.61 FEET (DEED CALL: S 36° 26' 47" E - 10.62 FEET, 9793(1) TO A POINT;

S 37° 54' 11" W FOR A DISTANCE OF 30.76 FEET (DEED CALL: S 37° 54' 01" W - 30.79 FEET, 9793(1) TO A POINT;

S 02° 38' 52" W FOR A DISTANCE OF 54.13 FEET (DEED CALL: S 02° 38' 42" W - 54.19 FEET, 9793(1) TO A POINT;

S 42° 53' 51" E FOR A DISTANCE OF 51.51 FEET (DEED CALL: S 42° 54' 01" E - 51.57 FEET, 9793(1) TO A POINT;

S 17° 36' 00" E FOR A DISTANCE OF 67.55 FEET (DEED CALL: S 17° 36' 10" E - 67.63 FEET, 9793(1) TO A POINT;

S 05° 34' 57" W FOR A DISTANCE OF 37.70 FEET (DEED CALL: S 05° 34' 47" W - 37.74 FEET, 9793(1) TO A POINT;

S 00° 26' 42" E FOR A DISTANCE OF 53.43 FEET (DEED CALL: S 00° 26' 52" E - 53.48 FEET, 9793(1) TO A POINT;

S 48° 30' 13" E FOR A DISTANCE OF 42.95 FEET (DEED CALL: S 48° 30' 23" E - 43.00 FEET, 9793(1) TO A POINT;

S 62° 54' 05" E FOR A DISTANCE OF 44.34 FEET (DEED CALL: S 62° 54' 15" E - 44.39 FEET, 9793(1) TO A POINT;

S 75° 07' 28" E FOR A DISTANCE OF 56.88 FEET (DEED CALL: S 75° 07' 38" E - 56.95 FEET, 9793(1) TO A POINT;

N 77° 24' 52" E FOR A DISTANCE OF 54.42 FEET (DEED CALL: N 77° 24' 42" E - 54.48 FEET, 9793(1) TO A POINT;

N 58° 38' 30" E FOR A DISTANCE OF 49.47 FEET (DEED CALL: N 58° 38' 20" E - 49.52 FEET, 9793(1) TO A POINT;

S 78° 40' 53" E FOR A DISTANCE OF 47.31 FEET (DEED CALL: S 78° 41' 03" E - 47.36 FEET, 9793(1) TO A 1/2 INCH IRON ROD SET ON THE WESTERLY LINE OF TRADITIONS BOULEVARD (VARIABLE WIDTH R.O.W., 4787167) MARKING THE NORTHEAST CORNER OF SAID 19.62 ACRE TRACT. FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-72 BEARS: N 37° 59' 53" E 3627.24.30.9'

**THENCE:** ALONG THE WESTERLY LINE OF TRADITIONS BOULEVARD FOR THE FOLLOWING CALLS:

S 22° 37' 48" W FOR A DISTANCE OF 122.56 FEET (DEED CALL BEARING: S 22° 37' 38" W, 4787167) TO A 1/2 INCH IRON ROD SET;

S 02° 18' 30" E FOR A DISTANCE OF 199.54 FEET (DEED CALL: S 02° 18' 30" E - 199.56 FEET, 4787167) TO AN "X" SET IN CONCRETE MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 369.96 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 27' 09" FOR AN ARC DISTANCE OF 364.51 FEET (CHORD BEARS: S 30° 31' 51" E - 349.95 FEET) (DEED CALL CHORD: S 30° 32' 04" E - 349.99 FEET, 4787167) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 21° 29' 37" E FOR A DISTANCE OF 2.83 FEET;

S 58° 45' 28" E FOR A DISTANCE OF 21.85 FEET (DEED CALL: S 58° 45' 38" E - 21.85 FEET, 4787167) TO A 1/2 INCH IRON ROD SET;

S 13° 45' 28" E FOR A DISTANCE OF 21.21 FEET (DEED CALL: S 13° 45' 38" E - 21.21 FEET, 4787167) TO A 5/8 INCH IRON ROD FOUND BENT ON THE WESTERLY LINE OF SOUTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W., 4787167).

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

S 31° 14' 32" W FOR A DISTANCE OF 43.12 FEET (DEED CALL: S 31° 14' 22" W - 43.12 FEET, 4787167) TO A 5/8 INCH IRON ROD FOUND BENT MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 524.94 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 53' 30" FOR AN ARC DISTANCE OF 228.06 FEET (CHORD BEARS: S 18° 47' 47" W - 226.27 FEET) (DEED CALL CHORD: S 18° 47' 37" W - 226.29 FEET, 4787167) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 06° 21' 02" W FOR A DISTANCE OF 133.11 FEET (DEED CALL BEARING: S 06° 20' 52" W, 4787167) TO A POINT ON THE NORTHWEST LINE OF BLUE BELLE DRIVE (50' R.O.W., 11012219) MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 115.56 FEET. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 46° 35' 32" W FOR A DISTANCE OF 0.32 FEET.

**THENCE:** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 44' 51" FOR AN ARC DISTANCE OF 96.28 FEET (CHORD BEARS: S 43° 44' 02" W - 93.52 FEET) PLAT CALL CHORD: S 43° 38' 38" W - 93.21 FEET, 11012219) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

**THENCE:** S 19° 51' 36" W FOR A DISTANCE OF 56.17 FEET (DEED CALL BEARING: S 19° 51' 26" W, 11012219) TO AN "X" SET IN CONCRETE MARKING THE EAST CORNER OF BLOCK 1, THE TRADITIONS, PHASE 208 ACCORDING TO THE PLAT RECORDED IN VOLUME 11730, PAGE 161 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

**THENCE:** N 70° 08' 24" W ALONG THE NORTHEAST LINE OF SAID BLOCK 1 FOR A DISTANCE OF 95.99 FEET (PLAT CALL: N 70° 08' 34" W - 96.00 FEET, 11730161) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID 19.62 ACRE TRACT.

**THENCE:** N 48° 29' 06" W ALONG THE COMMON LINE OF SAID 19.62 ACRE TRACT AND SAID BLOCK 1 FOR A DISTANCE OF 483.19 FEET (DEED CALL BEARING: N 48° 28' 10" W, 9793(1) TO THE POINT OF BEGINNING CONTAINING 19.315 ACRES OF LAND AS SURVEYED ON THE GROUND AUGUST, 2016. BEARING SYSTEM SHOWN HEREIN IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) AS ESTABLISHED FROM GPS OBSERVATION. SEE PLAT PREPARED AUGUST, 2016, FOR MORE DESCRIPTIVE INFORMATION.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Vice President of Traditions Acquisitions Partnership, L.P., a Texas Limited Partnership, the owner and developer of the land shown on this plat, being the Traditions Subdivision Phase 19, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

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

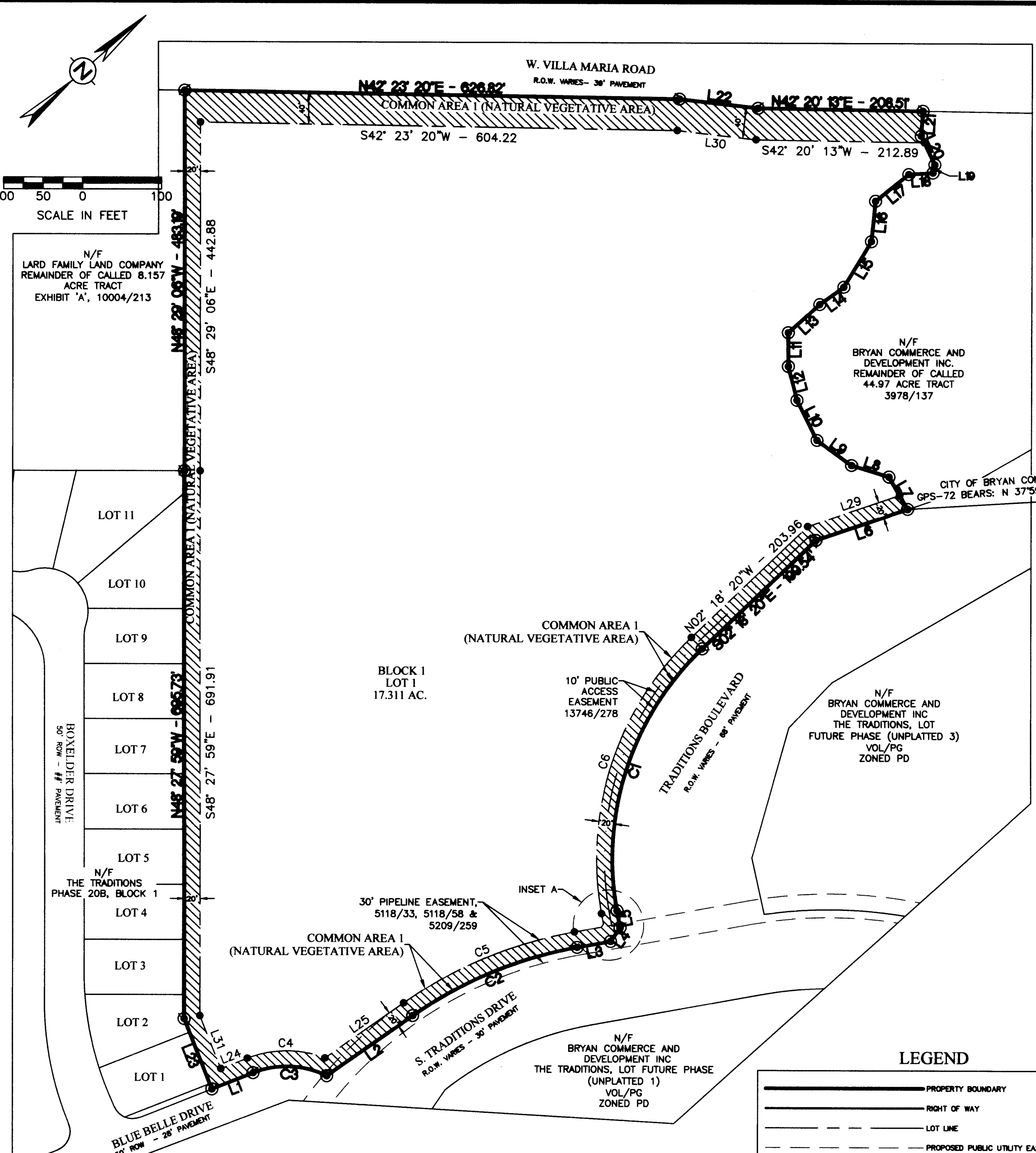
**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional 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 closed geometric form.

GIVEN under my hand and seal on this 11 day of July, 2014. R.P.L.S. No. 4502

Natalie Ann Rosser  
 Notary Public, Brazos County, Texas



**ORIGINAL PLAT**  
**VOL. 13746 PG. 278**

**CERTIFICATE OF THE CITY PLANNER**

I, Mark Zimmerman, 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 25th day of October, 2017.

City Planner, Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, W. Paul Hanson, 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 25th day of October, 2017.

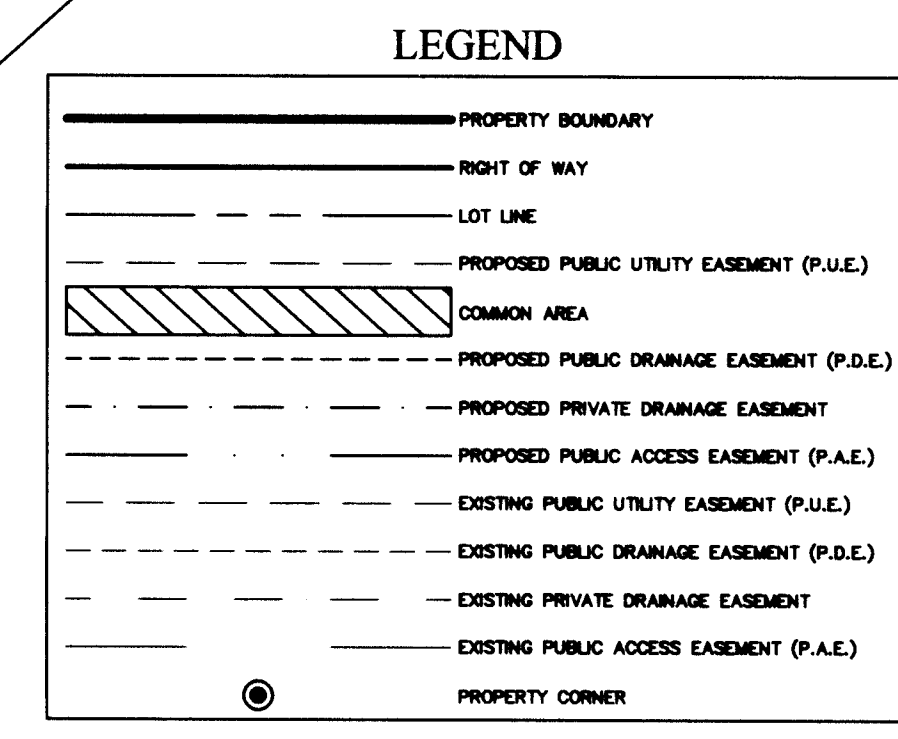
City Engineer, Bryan, Texas

**CERTIFICATION OF THE COUNTY CLERK**

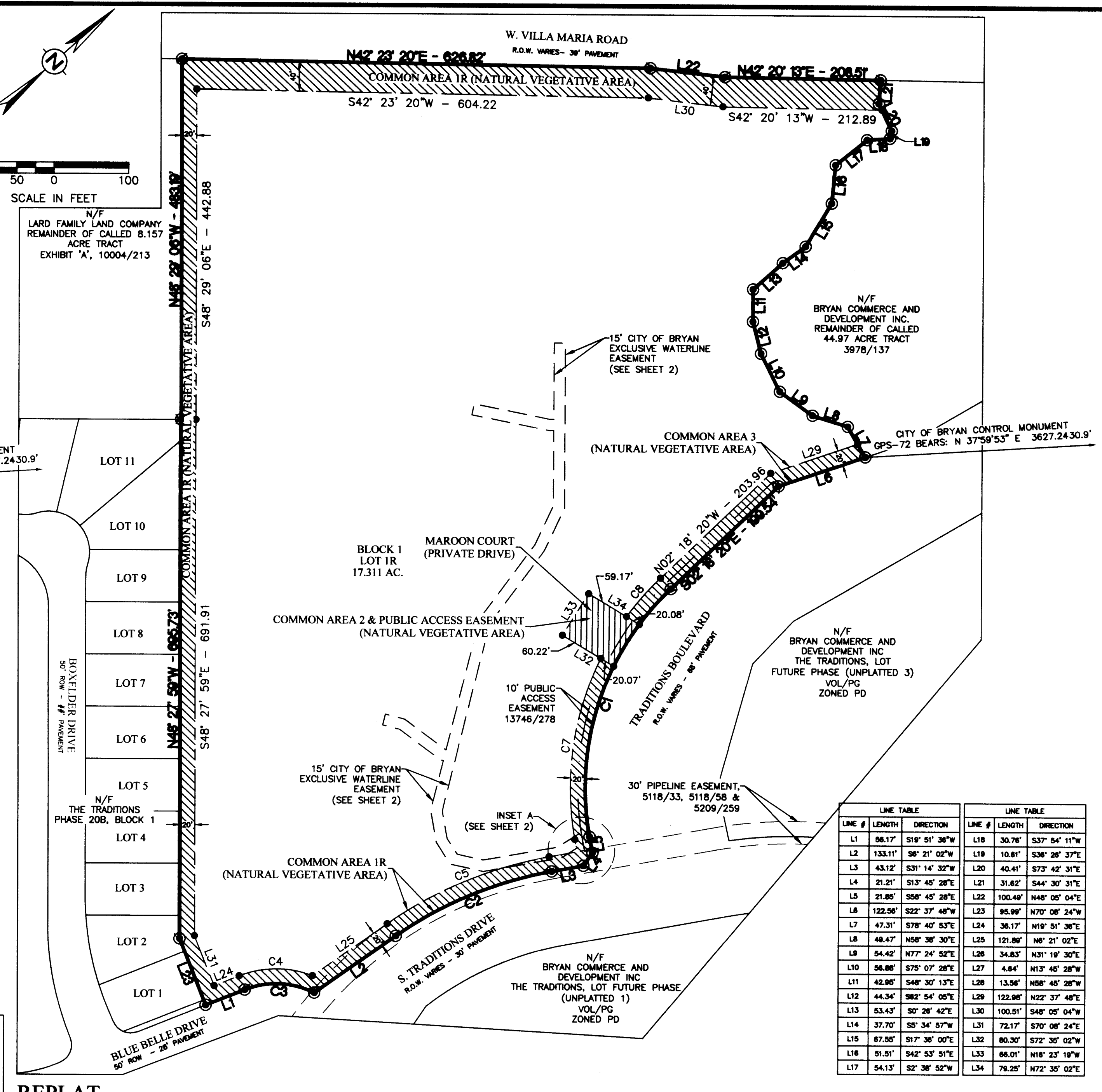
STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 25th day of October, 2017, in the Official Records of Brazos County, Texas, in Volume 13746 Page 278.

County Clerk, Brazos County, Texas



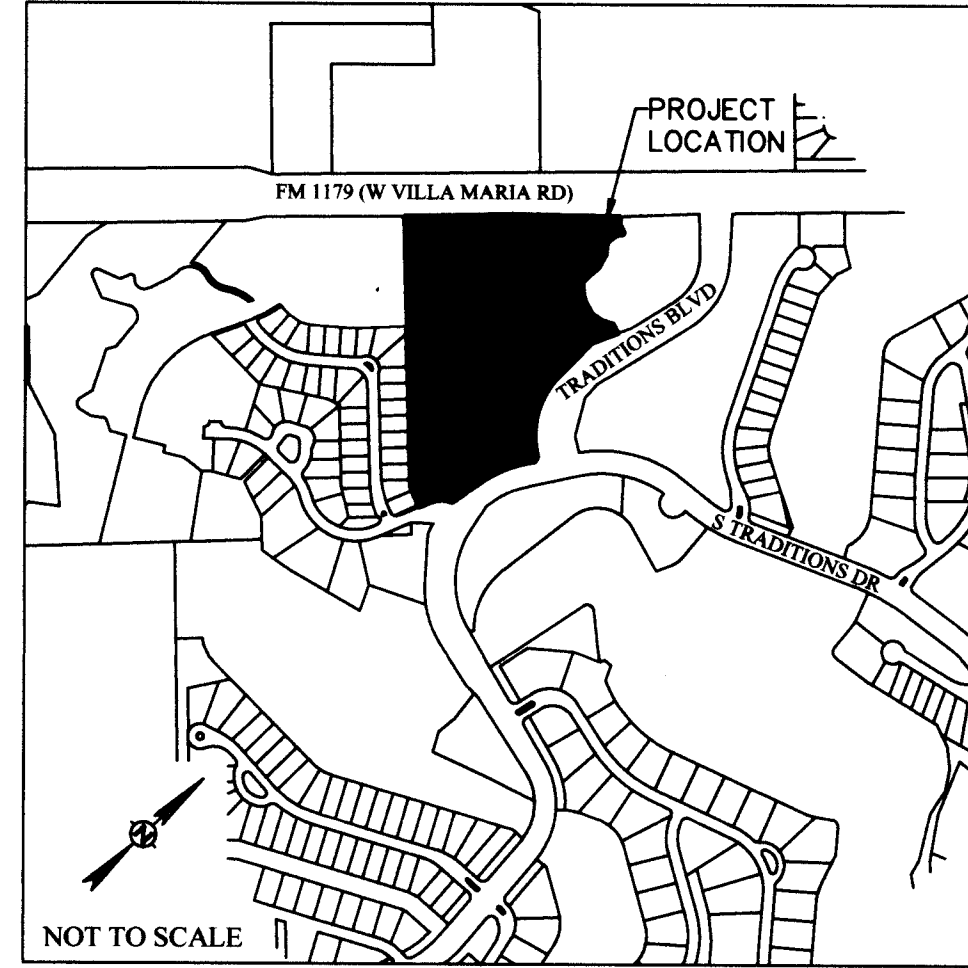
**REPLAT**



**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	364.51'	369.96'	056°27'09"	188.50'	349.85'	S30°31'53"W
C2	228.06'	524.84'	02°45'30"	115.80'	228.27'	S18°47'47"W
C3	86.28'	115.54'	047°44'51"	51.14'	83.52'	S43°44'02"W
C4	100.79'	135.54'	042°36'31"	52.86'	86.49'	N41°08'52"E
C5	238.75'	544.84'	02°45'30"	120.27'	234.80'	N18°47'47"E
C6	384.22'	389.86'	056°27'09"	208.52'	388.87'	N30°31'53"W
C7	249.08'	389.86'	038°35'47"	128.50'	244.87'	N40°27'34"W
C8	86.08'	369.86'	010°08'50"	34.62'	88.97'	N07°22'44"W

**VICINITY MAP**



- NOTES:**
- COORDINATES AND BEARING SYSTEM SHOWN HEREON IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (N: 10207269.050 E: 3541253.110) AND AS ESTABLISHED FROM GPS OBSERVATION. CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
  - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194.
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
  - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
  - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. 1910, APPROVED BY THE BRYAN CITY COUNCIL MAY 24TH, 2011.
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
  - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
  - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
  - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
  - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
  - THE PURPOSE OF THIS REPLAT IS TO ADD COMMON AREA 2 & PUBLIC ACCESS EASEMENT.

**FINAL PLAT**  
 OF  
**THE TRADITIONS SUBDIVISION**  
**PHASE 19**  
 BLOCK 1, LOT 1 & COMMON AREA 1R, 2 & 3

**REPLAT**  
 THE TRADITIONS SUBDIVISION  
 PHASE 19  
 BLOCK 1, LOT 1 & COMMON AREA 1  
 VOL. 13746, PG. 278  
 THOMAS S. WOOTEN LEAGUE, A-59  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 100'  
 JULY 2017

**OWNER/DEVELOPER:**  
 TRADITIONS ACQUISITIONS, LLC  
 2100 Traditions Blvd  
 Bryan, TX 77801

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

**ENGINEER:**  
  
 TPBE NO. 12327  
 911 SOUTHWEST PKWY E.  
 College Station, Texas 77840  
 (979) 764-3900

SHEET 1 OF 2