

ORIGINAL PLAT
VOL. 14331 PG. 283

LEGEND

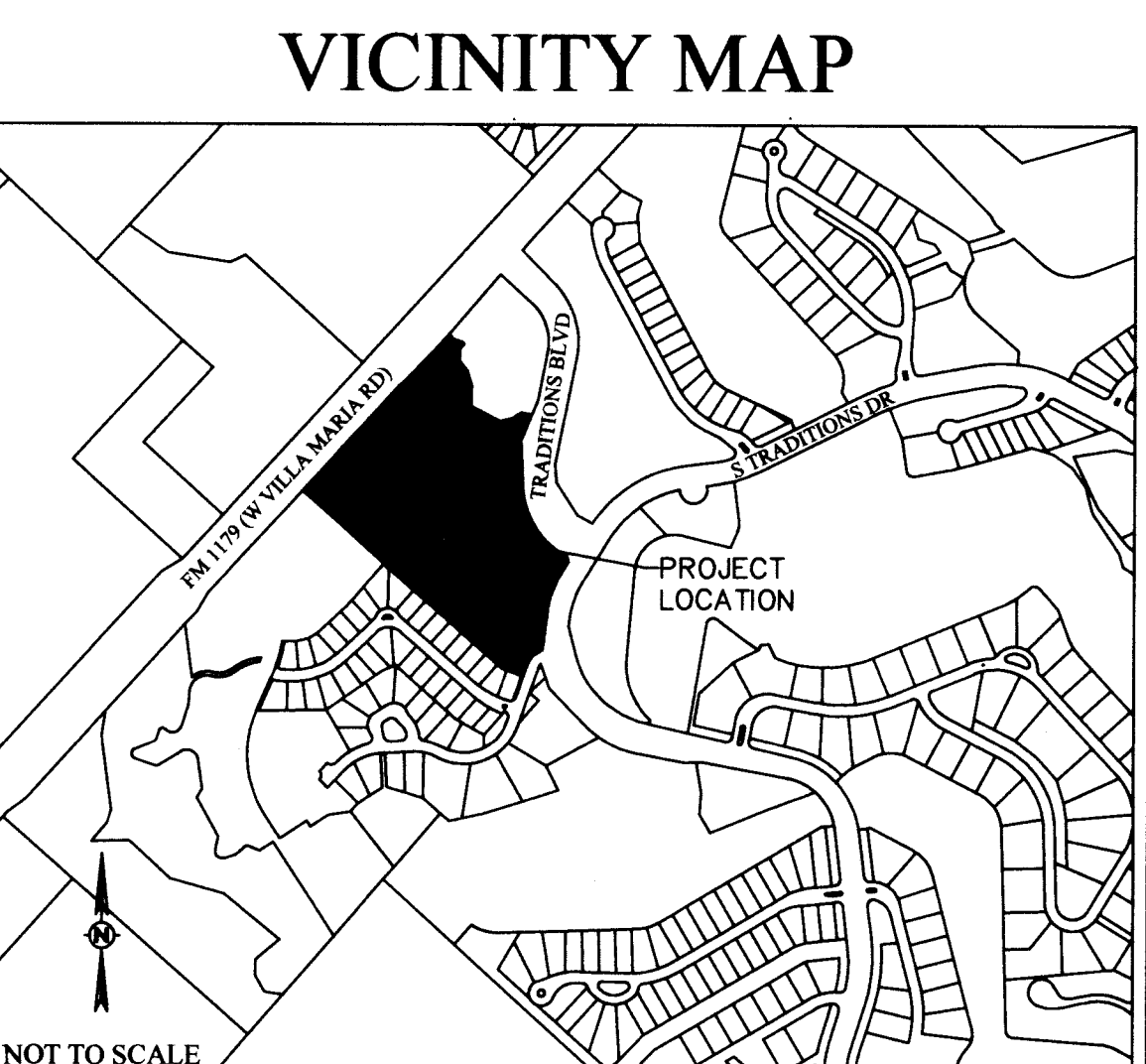
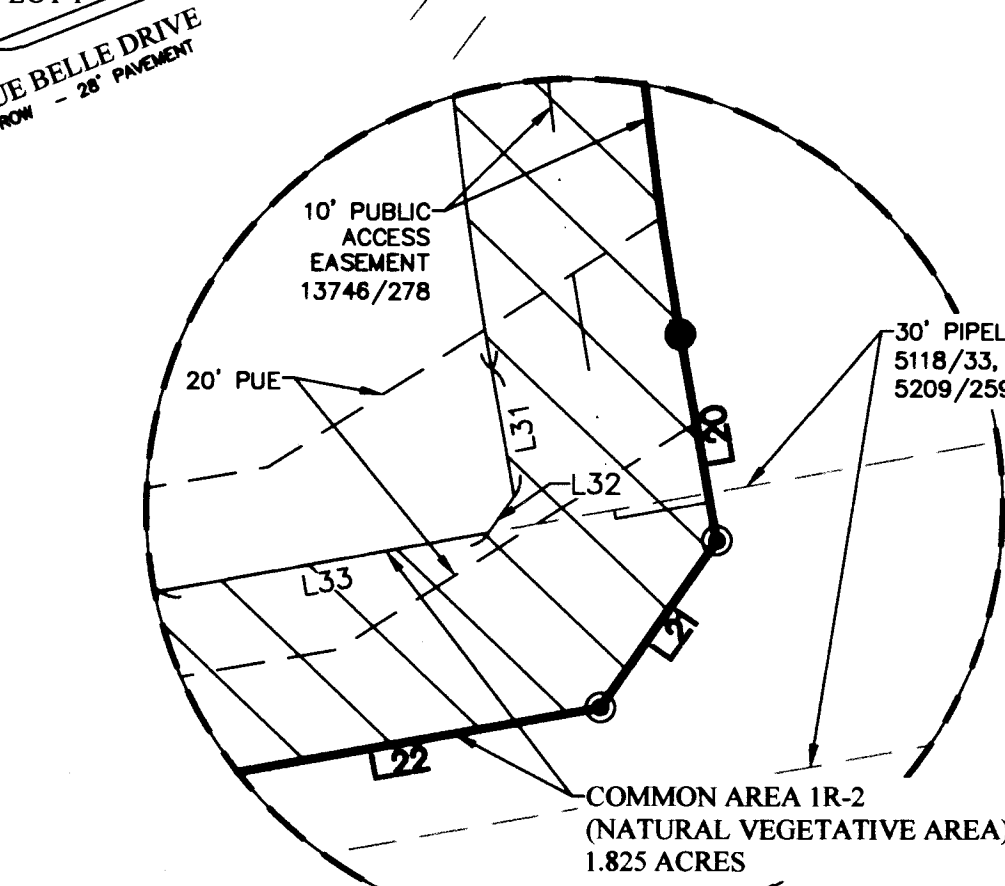
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED PHASE LINE
- COMMON AREA
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.O.D.)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PHASE LINE
- EXISTING PUBLIC DRAINAGE EASEMENT (P.O.D.)
- EXISTING PRIVATE DRAINAGE EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	
L1	56.17	S19° 51' 36" W	L22	43.12	S31° 14' 32" W	L43	23.51	N50° 37' 03" E	L64	221.83	S48° 28' 10" E	L85	162.57	S41° 31' 50" W	L106	100.11	S11° 52' 57" E	L127	55.80	S86° 00' 54" E	
L2	95.99	N70° 06' 24" W	L23	133.11	S8° 21' 02" W	L44	1.00	S34° 22' 57" E	L65	62.56	S23° 07' 57" E	L86	100.03	S35° 18' 33" E	L107	10.00	N78° 07' 03" E	L128	76.84	N72° 30' 02" E	
L3	100.49	N48° 05' 04" E	L24	36.17	S18° 51' 36" W	L45	72.81	S41° 31' 50" W	L66	122.82	S11° 52' 57" E	L87	37.33	S3° 24' 45" E	L108	10.00	S11° 52' 57" E	L129	37.89	N68° 52' 03" E	
L4	31.82	S44° 30' 31" E	L25	72.17	N70° 06' 24" W	L46	42.50	S48° 28' 10" E	L67	251.33	S34° 22' 57" E	L88	190.48	S48° 24' 45" E	L109	10.00	N78° 07' 03" E	L130	55.10	S86° 00' 54" E	
L5	40.41	S73° 42' 31" E	L26	100.51	N48° 05' 04" E	L47	30.00	S41° 31' 50" W	L68	7.52	S36° 02' 22" E	L89	63.86	S78° 07' 03" W	L110	14.52	S11° 52' 57" E	L131	85.32	N72° 30' 02" E	
L6	10.81	S38° 28' 37" E	L27	122.98	S22° 37' 48" W	L48	42.50	N48° 28' 10" E	L69	37.02	S58° 37' 03" W	L90	26.49	S55° 37' 03" W	L111	83.58	S34° 22' 57" E	L132	154.72	S72° 30' 02" W	
L7	30.78	S37° 54' 11" W	L28	59.17	S72° 35' 02" W	L49	84.53	S41° 31' 50" W	L70	25.40	S81° 02' 22" E	L91	4.82	N34° 22' 57" E	L112	5.00	S55° 37' 03" W	L133	34.91	N37° 55' 36" E	
L8	54.13	S2° 36' 52" W	L29	66.01	S18° 23' 19" E	L50	20.38	S86° 31' 50" W	L71	35.40	N53° 37' 38" E	L92	95.42	S41° 31' 50" W	L113	10.00	S34° 22' 57" E	L134	214.42	N34° 22' 57" E	
L9	51.51	S42° 53' 51" E	L30	80.22	N72° 35' 02" E	L51	217.84	N48° 28' 10" W	L72	101.40	N31° 27' 38" E	L93	186.34	N48° 24' 45" W	L114	5.00	N55° 37' 03" E	L135	52.01	N25° 51' 32" W	
L10	67.55	S17° 36' 00" E	L31	13.58	S58° 45' 28" E	L52	98.34	N25° 58' 10" W	L73	48.55	N6° 57' 38" E	L94	36.04	N3° 24' 45" W	L115	77.08	S34° 22' 57" E	L136	48.88	S72° 30' 02" W	
L11	37.70	S5° 34' 57" W	L32	4.64	S13° 40' 28" E	L53	108.75	N48° 28' 10" W	L74	91.33	S41° 31' 50" W	L95	84.98	N35° 18' 33" W	L116	84.48	S52° 46' 50" W	L137	44.18	S38° 03' 01" W	
L12	53.43	S07° 26' 42" E	L33	34.83	S31° 14' 32" W	L54	62.50	S41° 31' 50" W	L75	208.28	N48° 28' 10" W	L96	182.80	N41° 31' 50" E	L117	29.42	N37° 13' 10" W	L138	224.28	S34° 22' 57" E	
L13	42.95	S48° 30' 13" E	L34	121.89	S8° 21' 02" W	L55	20.00	N48° 28' 10" W	L76	96.34	N25° 58' 10" W	L97	91.33	N37° 13' 10" W	L118	82.18	N48° 31' 21" E	L139	48.67	S25° 51' 32" E	
L14	44.54	S82° 54' 05" E	L35	44.11	N8° 57' 38" E	L56	325.09	N41° 31' 50" E	L77	110.72	N48° 28' 10" W	L98	85.95	N52° 46' 50" E	L119	38.18	S48° 28' 10" E	L140	111.25	N72° 35' 02" E	
L15	58.88	S75° 07' 28" E	L36	106.36	S31° 27' 38" W	L57	20.80	N52° 46' 50" E	L78	240.82	N41° 31' 50" E	L99	1.24	S41° 31' 50" W	L120	4.78	S41° 31' 50" W	L141	128.52	S41° 31' 50" W	
L16	54.42	N77° 24' 52" E	L37	47.88	S53° 57' 38" W	L58	16.57	S82° 13' 10" E	L79	10.34	N52° 46' 50" E	L100	100.07	S48° 28' 10" E	L121	54.36	N58° 31' 58" E	L142	148.72	S41° 31' 50" W	
L17	48.47	N58° 36' 30" E	L38	37.88	N61° 02' 22" W	L59	12.88	N52° 46' 50" E	L80	18.57	S82° 13' 10" E	L101	36.07	S23° 07' 57" E	L122	155.38	N55° 41' 04" W	L143	2.24	N48° 28' 10" W	
L18	17.31	S78° 45' 53" E	L39	44.37	N68° 52' 22" W	L60	38.36	N37° 13' 10" W	L81	11.18	N52° 46' 50" E	L102	10.00	S86° 52' 03" W	L123	15.00	N41° 31' 50" E				
L19	122.88	S22° 37' 48" W	L40	11.79	N58° 02' 22" W	L61	80.38	N48° 31' 21" E	L82	5.00	N37° 13' 10" W	L103	10.00	S23° 07' 57" E	L124	178.71	S55° 43' 33" E				
L20	21.85	S58° 45' 28" E	L41	58.75	N34° 22' 57" W	L62	54.13	N48° 28' 10" W	L83	8.78	N52° 46' 50" E	L104	10.00	N68° 52' 03" E	L125	73.01	S58° 31' 58" W				
L21	21.21	S13° 45' 28" E	L42	87.09	N78° 07' 03" E	L63	15.00	N41° 31' 50" E	L84	63.12	S37° 13' 10" E	L105	10.02	S23° 07' 57" E	L126	43.77	N68° 52' 03" E				

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	384.51	388.88	268°27'08"	188.30	S30°31'53"E
C2	228.04	324.84	204°53'30"	115.88	S28°27'08"E
C3	86.28	115.54	104°41'51"	31.14	S33°58'40"E
C4	248.08	388.08	206°34'57"	138.80	S42°27'54"E
C5	236.79	544.84	204°53'30"	120.27	S34°47'47"E
C6	100.79	135.54	104°41'51"	32.88	S34°17'52"E
C7	89.04	388.08	107°08'48"	34.82	S27°22'44"E
C8	75.83	384.98	111°18'29"	37.84	S18°00'59"E

- 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 10207289.050 E 5541253.110) 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.
 - 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 PUBLIC UTILITY, ELECTRIC AND COMMUNICATIONS EASEMENT.
 - TREES ARE NOT TO BE LOCATED WITHIN THE PUBLIC UTILITY EASEMENTS. ANY TREES PLANTED IN THE PUBLIC UTILITY EASEMENT SHALL BE RELOCATED.



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/for use as streets, alleys, watercourses, drains, easements and public places hereon shown for the purposes aforesaid.

Traditions Acquisitions Partnership, L.P. By Traditions Acquisitions Partnership GP, L.L.C., its General Partner By W. Spencer Clements, Jr. Vice President
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(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.
Given under my hand and seal on this 14 day of June, 2018.
Natalie Ann Rosser
Notary Public, Brazos County, Texas
NATALIE ANN ROSSER
Notary Public, State of Texas
Comm. Expires 01-31-2021
Notary ID 130883888

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 11/9/2018 11:28:07 AM
In the PLAT Records
I, Doc Number: 2018-1345147
Volume-Page: 15000-139
Number of Pages: 2
F Amount: 73.00
Order#: 2018110500045
By: MO
Karen McQueen
County Clerk
Brazos County, Texas
and for said county, do hereby certify that this plat was filed for record in my office the ___ day of Records of Brazos County, Texas, in Volume

APPROVAL OF THE CITY ENGINEER
I, W. Spencer Clements, Jr. 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 14 day of June, 2018.
W. Spencer Clements, Jr.
City Engineer, Bryan, Texas

CERTIFICATE OF THE CITY PLANNER
I, Martha 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 14 day of June, 2018.
Martha Zimmerman
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Bobby Gutierrez 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 14 day of June, 2018, and same was duly approved on the 14 day of June, 2018, by said Commission.
Bobby Gutierrez
Chair, Planning & Zoning Commission
Bryan, Texas

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 19
19.315 ACRES
BLOCK 1, LOT 1R-2 & COMMON AREA 1R, 2R & 3R
BEING A
REPLAT
THE TRADITIONS SUBDIVISION
PHASE 19
19.315 ACRES
BLOCK 1, LOT 1R & COMMON AREA 1R, 2 & 3
THOMAS J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1"=100'
JUNE 2018
OWNER/DEVELOPER: TRADITIONS ACQUISITIONS, L.L.C.
2100 Traditions Blvd
Bryan, TX 77801
SURVEYOR: Brad Kerr, RPLS No. 4502
Kerr Surveying, L.L.C.
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
ENGINEER: SCHULTZ
TBPE No. 12327
911 SOUTHWEST PKWY E
College Station, Texas 77840
(979) 764-3900
SHEET 1 OF 2

