

W. VILLA MARIA ROAD

N42° 23' 20"E - 626.82'

N42° 20' 13"E - 208.51'

S42° 23' 20"W - 604.22'

S48° 05' 04"W - 100.51'

Doc: 01283219, Bk: 0R 13746, Ps: 278. Filed for Record in BRAZOS COUNTY. Date: Dec 08, 2016 at 11:29A. As a Plat. Document Number: 01283219. Amount: 73.00. Receipt Number: 590574. By: Lauren Reising.

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. Dec 08, 2016.

Karen McQueen, Brazos County Clerk, BRAZOS COUNTY.

BLOCK 1 LOT 1 17.311 AC.

- NOTES: 1. 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... 2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED... 3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN... 4. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE...

SCALE IN FEET

Curve Table with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD DIRECTION. Rows C1 through C8.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows L1 through L33.

METES AND BOUNDS DESCRIPTION OF A 19.315 ACRE TRACT OF THE THOMAS J. WOOLEN 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. WOOLEN LEAGUE, ABSTRACT NO. 59, BRYAN, 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° 23' 16" E - 626.88 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 0.78 FEET.

N 48° 05' 04" E FOR A DISTANCE OF 100.49 FEET (DEED CALL: N 48° 04' 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 0.079 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC. RECORDED IN VOLUME 9793, 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, 9793/1) FEET 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 NORTH CORNER OF SAID 19.62 ACRE TRACT. FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-72 BEARS: N 37° 59' 55" E FOR A DISTANCE OF 3627.2430 FEET.

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' 20" 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.

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 1/2 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 3/8 INCH IRON ROD FOUND BENT MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 24.8 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: 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., 1101219) MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 115.54 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 45° 44' 02" W - 93.52 FEET) (DEED CALL: S 45° 44' 02" W - 93.52 FEET, 1101219) 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, 1101219) 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 93.99 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° 27' 59" W ALONG THE COMMON LINE OF SAID 19.62 ACRE TRACT AND SAID BLOCK 1 FOR A DISTANCE OF 695.73 FEET (PLAT CALL: N 48° 28' 10" W - 695.73 FEET, 11730161) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID BLOCK 1 AND THE EAST CORNER OF SAID REMAINDER OF 8.157 ACRE TRACT.

THENCE: N 48° 29' 06" W ALONG THE COMMON LINE OF SAID 19.62 ACRE TRACT AND SAID 8.157 ACRE TRACT 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.

COMMON AREA 1 (NATURAL VEGETATIVE AREA)

METES AND BOUNDS DESCRIPTION OF A 0.66 ACRE TRACT OF THE THOMAS J. WOOLEN 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. WOOLEN LEAGUE, ABSTRACT NO. 59, BRYAN, BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF BLUE BELLE DRIVE (50' R.O.W.) MARKING THE NORTH CORNER OF A CALLED 0.079 ACRE COMMON AREA AND PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT OF TRADITIONS, PHASE 20A, RECORDED IN VOLUME 11012, PAGE 219 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF THIS HERIN DESCRIBED TRACT.

THENCE: ALONG THE SOUTHEAST LINE OF BLUE BELLE DRIVE FOR THE FOLLOWING CALLS:

N 19° 51' 36" E FOR A DISTANCE OF 114.19 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 65.55 FEET.

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 30' 58" FOR AN ARC DISTANCE OF 21.18 FEET (CHORD BEARS: N 29° 07' 08" E - 21.09 FEET) TO THE END OF SAID CURVE ON THE WESTERLY LINE OF SOUTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W.) AND THE NORTH CORNER OF THIS HERIN DESCRIBED TRACT.

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

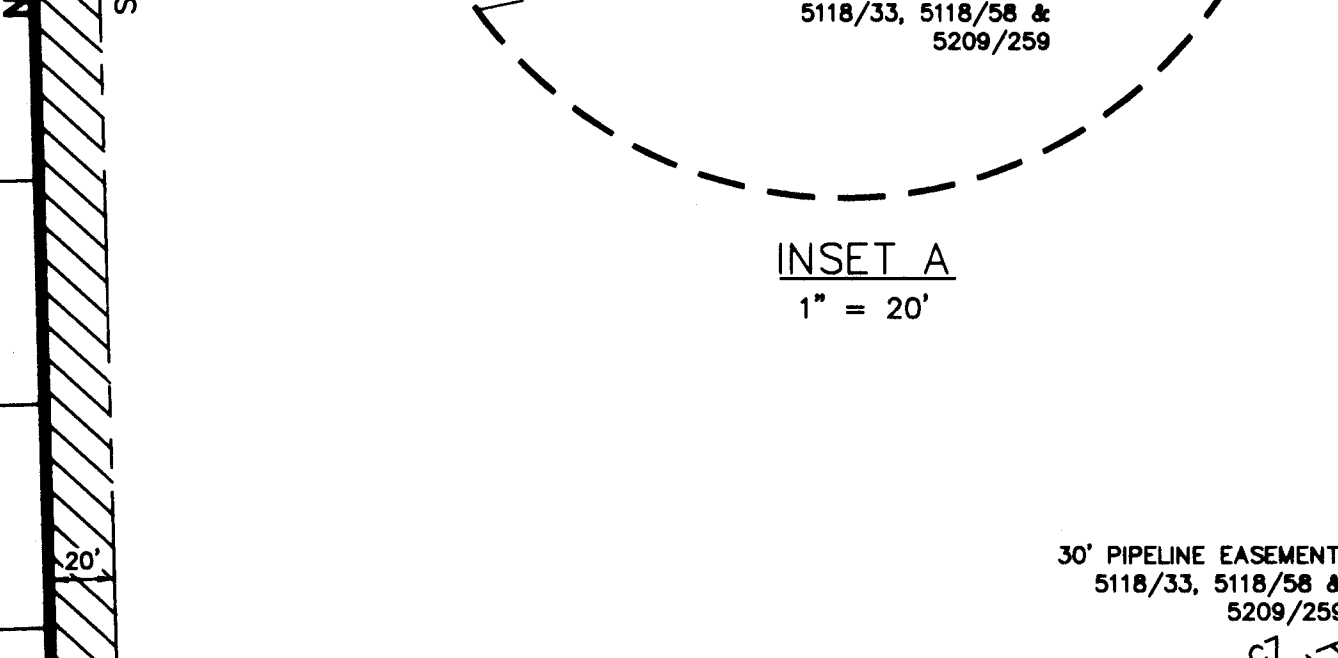
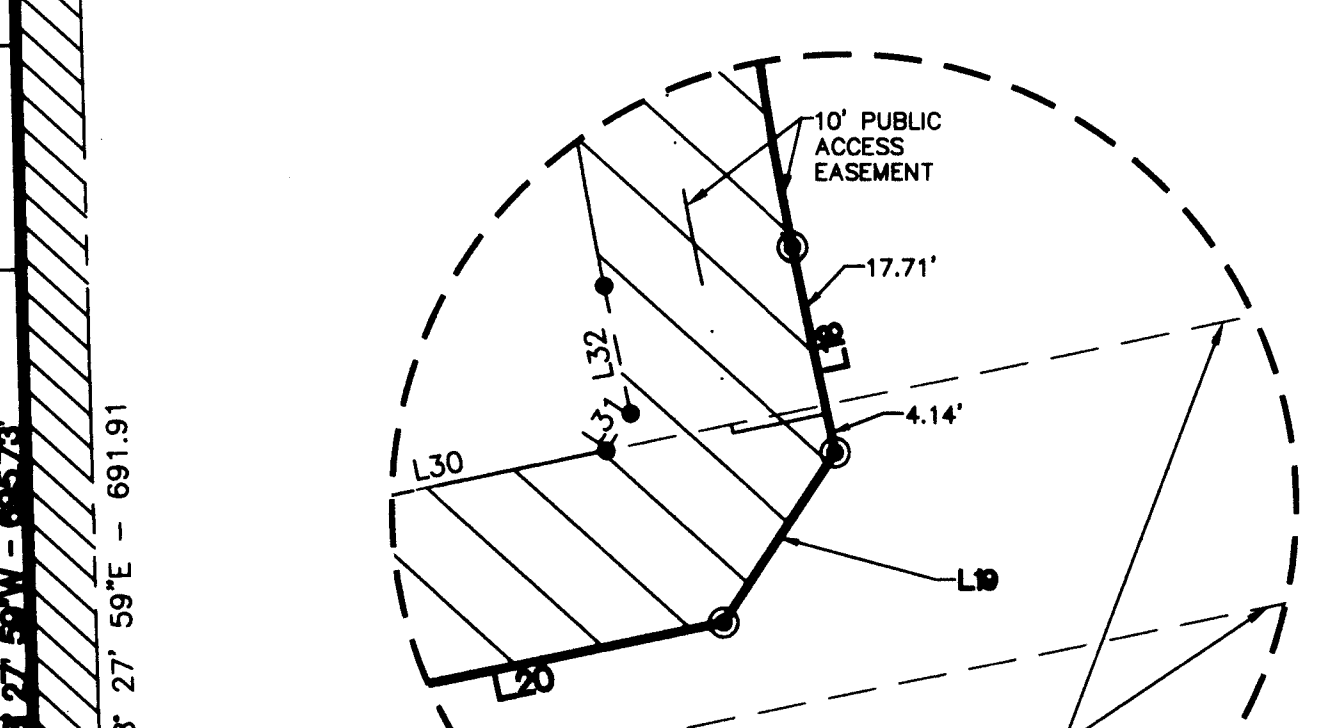
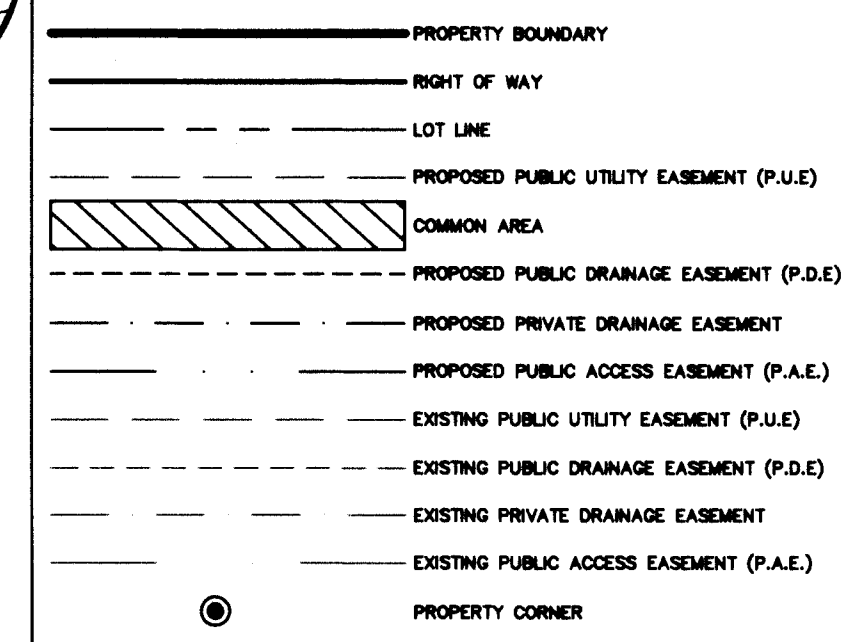
S 06° 21' 02" W FOR A DISTANCE OF 4.59 FEET. FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 24° 01' 15" W FOR A DISTANCE OF 4.02 FEET.

S 20° 12' 42" E FOR A DISTANCE OF 54.55 FEET TO THE SOUTHEAST CORNER OF SAID REMAINDER OF 19.62 ACRE TRACT AND A NORTHEAST CORNER OF THE REMAINDER OF A CALLED 44.97 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC. RECORDED IN VOLUME 9793, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 295.46 FEET.

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 19.62 ACRE TRACT AND SAID REMAINDER OF 44.97 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 37' 18" FOR AN ARC DISTANCE OF 97.73 FEET (CHORD BEARS: S 38° 12' 17" W - 97.30 FEET) TO THE NORTHEAST LINE OF SAID 0.079 ACRE COMMON AREA (PLAT 1101219) AND THE SOUTH CORNER OF THIS HERIN DESCRIBED TRACT.

THENCE: N 48° 27' 59" W ALONG THE COMMON LINE OF SAID REMAINDER OF 19.62 ACRE TRACT AND SAID 0.079 ACRE COMMON AREA FOR A DISTANCE OF 9.64 FEET TO THE POINT OF BEGINNING CONTAINING 0.066 OF AN ACRE 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.

LEGEND



LOT 11, LOT 10, LOT 9, LOT 8, LOT 7, LOT 6, LOT 5, LOT 4, LOT 3, LOT 2, LOT 1

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 hereon, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

APPROVAL OF PLANNING AND ZONING COMMISSION. 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.

CERTIFICATION OF THE SURVEYOR. 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.

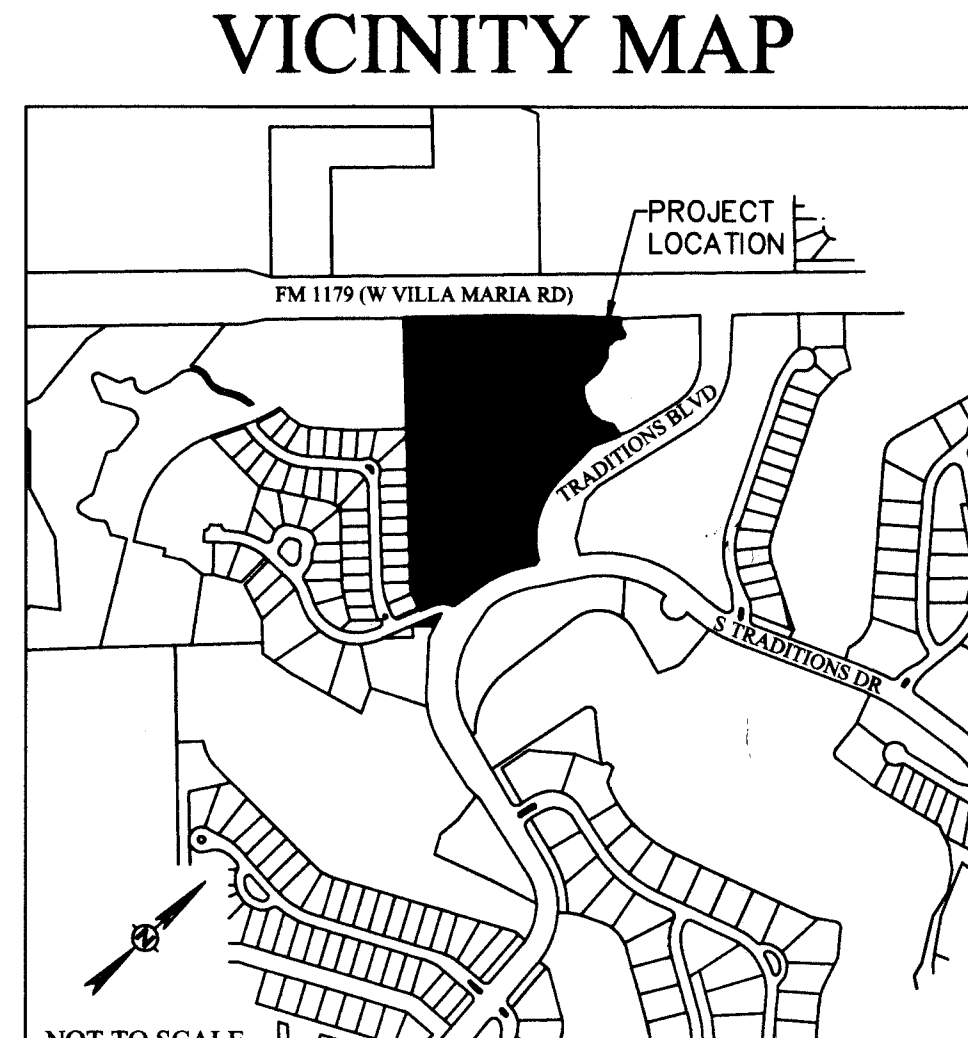
STATE OF TEXAS, COUNTY OF BRAZOS. Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Notary Public, Brazos County, Texas. EDIE HARE, My Commission Expires July 23, 2020.

CERTIFICATE OF THE CITY PLANNER. I, Martin 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 5th day of December, 2016.

CERTIFICATION OF THE COUNTY CLERK. 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 31st day of December, 2016, in the Official Records of Brazos County, Texas, in Volume 15846, Page 276.

APPROVAL OF THE CITY ENGINEER. I, W. 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 5th day of December, 2016.



FINAL PLAT THE TRADITIONS SUBDIVISION PHASE 19 19.381 ACRES. THOMAS S. WOOLEN LEAGUE, A-59 BRYAN, BRAZOS COUNTY, TEXAS. BLOCK 1, LOT 1 & COMMON AREA 1 BLOCK 2, COMMON AREA 1. SCALE 1" = 60' NOVEMBER 2016. 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: SCHULTZ TPIE NO. 12327 911 SOUTHWEST PKWY E College Station, Texas 77840 (979) 764-3900.