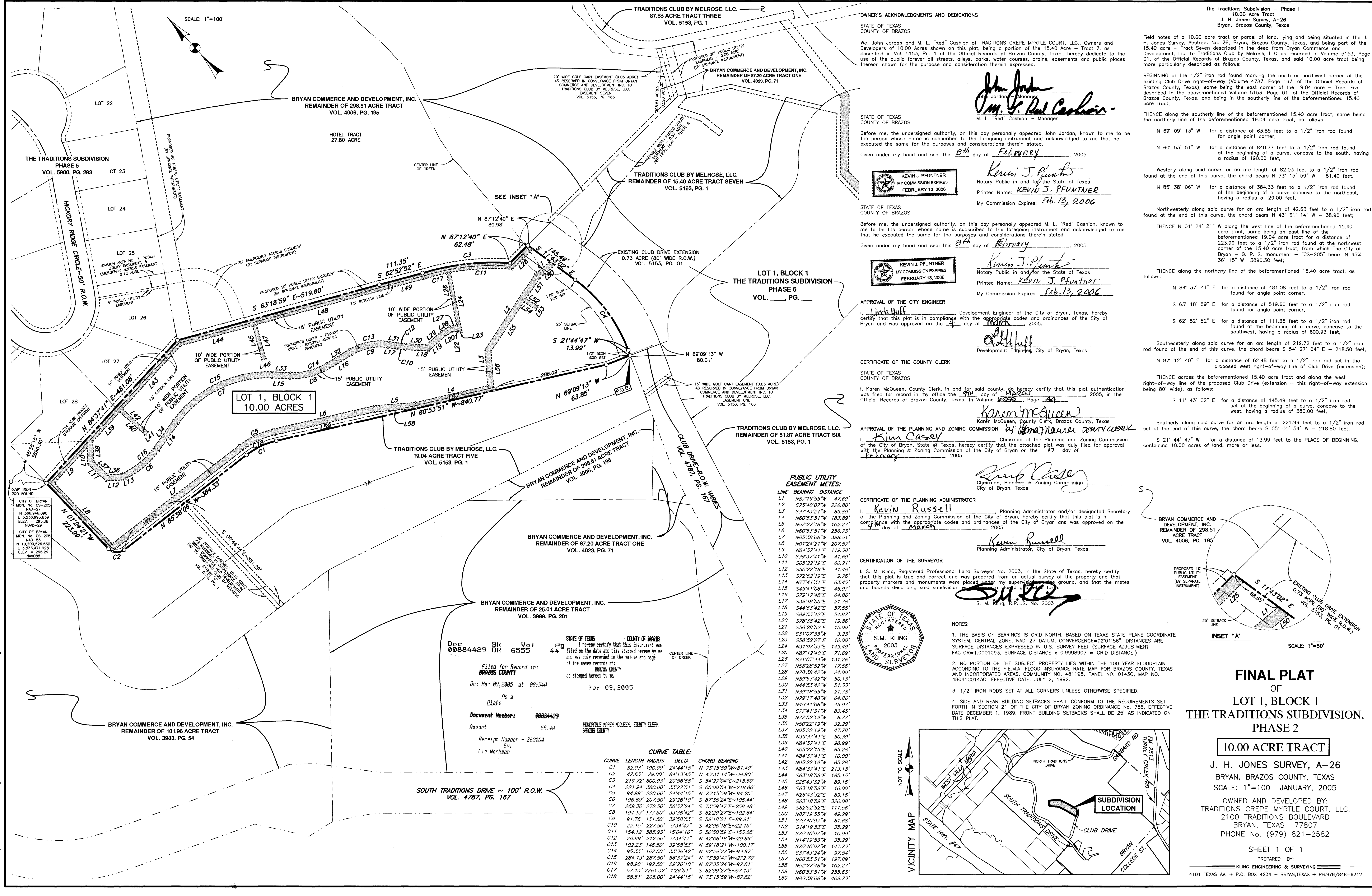


SCALE: 1"=100'



OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

We, John Jordan and M. L. "Red" Cashion of TRADITIONS CREPE MYRTLE COURT, LLC., Owners and Developers of 10.00 Acres shown on this plat, being a portion of the 15.40 Acre Tract 7, as described in Vol. 5153, Pg. 1 of the Official Records of Brazos County, Texas, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

John Jordan, Manager
M. L. "Red" Cashion - Manager

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 purposes and considerations therein stated.

Given under my hand and seal this 8th day of FEBRUARY, 2005.

KEVIN J. PFUNTNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2006

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared M. L. "Red" Cashion, 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 purposes and considerations therein stated.

Given under my hand and seal this 8th day of FEBRUARY, 2005.

KEVIN J. PFUNTNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2006

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, Development Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 4th day of March, 2005.

Linda Huff
Development Engineer, City of 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 authentication was filed for record in my office the 9th day of March, 2005, in the Official Records of Brazos County, Texas, in Volume 5585, Page 44.

Karen McQueen
County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Kim Casev, Chairman 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 & Zoning Commission of the City of Bryan on the 17th day of February, 2005.

Kim Casev
Chairman, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATE OF THE PLANNING ADMINISTRATOR

I, Kevin Russell, Planning Administrator 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 4th day of March, 2005.

Kevin Russell
Planning Administrator, City of Bryan, Texas

CERTIFICATION OF THE SURVEYOR

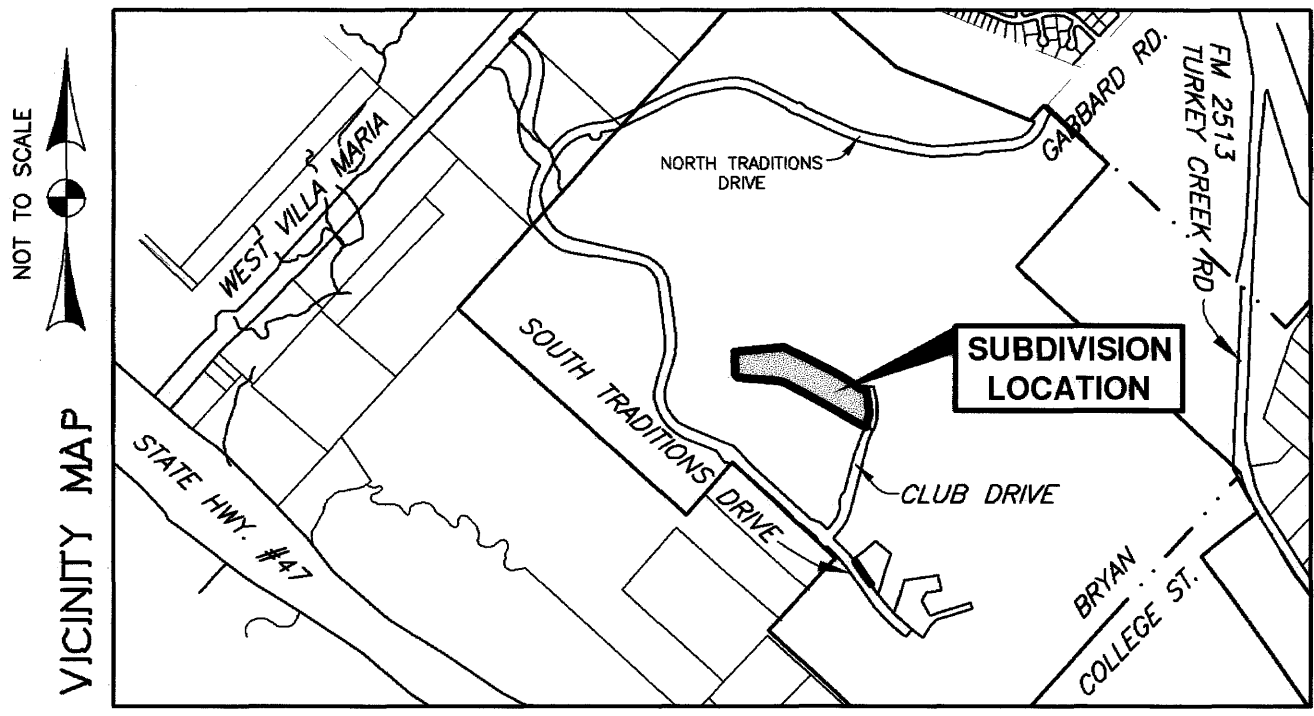
I, S. M. King, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision and that the metes and bounds describing said subdivision were a closed traverse for

S. M. King, R.P.L.S. No. 2003



NOTES:

- 1. THE BASIS OF BEARINGS IS GRID NORTH, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD-27 DATUM, CONVERGENCE=02'01.56". DISTANCES ARE SURFACE DISTANCES EXPRESSED IN U.S. SURVEY FEET (SURFACE ADJUSTMENT FACTOR=1.0001093, SURFACE DISTANCE X 0.9998907 = GRID DISTANCE.)
2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 481195, PANEL NO. 0143C, MAP NO. 48041C0143C, EFFECTIVE DATE: JULY 2, 1992.
3. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
4. SIDE AND REAR BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN SECTION 21 OF THE CITY OF BRYAN ZONING ORDINANCE NO. 756, EFFECTIVE DATE DECEMBER 1, 1989. FRONT BUILDING SETBACKS SHALL BE 25' AS INDICATED ON THIS PLAT.



The Traditions Subdivision - Phase II
10.00 Acre Tract
J. H. Jones Survey, A-26
Bryan, Brazos County, Texas

Field notes of a 10.00 acre tract or parcel of land, lying and being situated in the J. H. Jones Survey, Abstract No. 26, Bryan, Brazos County, Texas, and being part of the 15.40 acre Tract Seven described in the deed from Bryan Commerce and Development, Inc. to Traditions Club by Melrose, LLC as recorded in Volume 5153, Page 01, of the Official Records of Brazos County, Texas, and said 10.00 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the north or northwest corner of the existing Club Drive right-of-way (Volume 4787, Page 167, of the Official Records of Brazos County, Texas), some being the east corner of the 19.04 acre Tract Five described in the aforementioned Volume 5153, Page 01, of the Official Records of Brazos County, Texas, and being in the southerly line of the aforementioned 15.40 acre tract;

THENCE along the southerly line of the aforementioned 15.40 acre tract, same being the northerly line of the aforementioned 19.04 acre tract, as follows:

N 69° 09' 13" W for a distance of 63.85 feet to a 1/2" iron rod found for angle point corner,
N 60° 53' 51" W for a distance of 840.77 feet to a 1/2" iron rod found at the beginning of a curve, concave to the south, having a radius of 190.00 feet,

Westerly along said curve for an arc length of 82.03 feet to a 1/2" iron rod found at the end of this curve, the chord bears N 73° 15' 59" W - 81.40 feet,
N 85° 38' 06" W for a distance of 384.33 feet to a 1/2" iron rod found at the beginning of a curve concave to the northeast, having a radius of 29.00 feet,

Northwesterly along said curve for an arc length of 42.63 feet to a 1/2" iron rod found at the end of this curve, the chord bears N 43° 31' 14" W - 38.90 feet,

THENCE N 01° 24' 21" W along the west line of the aforementioned 15.40 acre tract, same being an east line of the aforementioned 19.04 acre tract for a distance of 223.99 feet to a 1/2" iron rod found at the northwest corner of the 15.40 acre tract, from which the City of Bryan - G. P. S. monument - "CS-205" bears N 45° 36' 15" W 3890.30 feet;

THENCE along the northerly line of the aforementioned 15.40 acre tract, as follows:

N 84° 37' 41" E for a distance of 481.08 feet to a 1/2" iron rod found for angle point corner,
S 63° 18' 59" E for a distance of 519.60 feet to a 1/2" iron rod found for angle point corner,

S 62° 52' 52" E for a distance of 111.35 feet to a 1/2" iron rod found at the beginning of a curve, concave to the southwest, having a radius of 600.93 feet,

Southeasterly along said curve for an arc length of 219.72 feet to a 1/2" iron rod found at the end of this curve, the chord bears S 54° 27' 04" E - 218.50 feet,

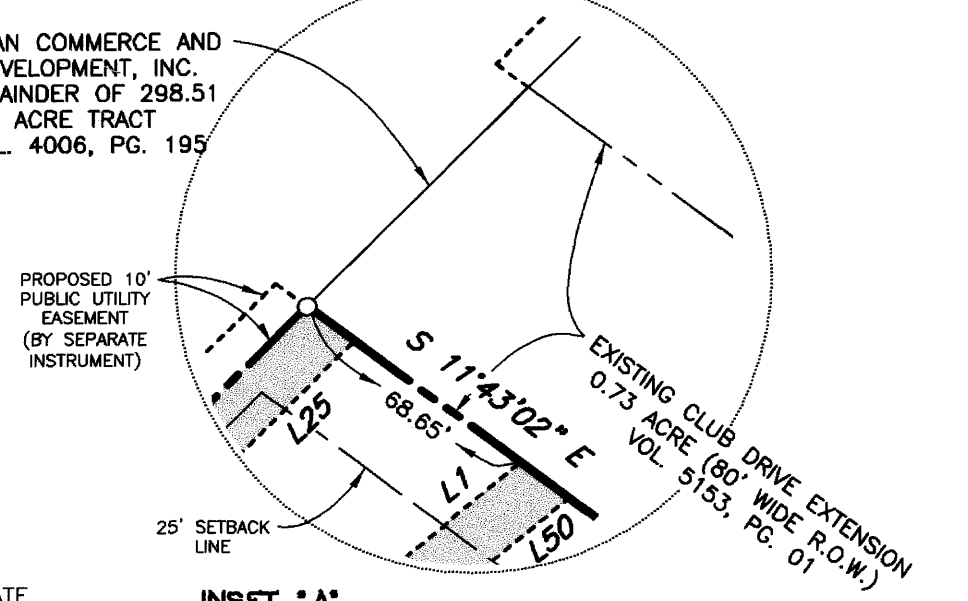
N 87° 12' 40" E for a distance of 62.48 feet to a 1/2" iron rod set in the proposed west right-of-way line of Club Drive (extension);

THENCE across the aforementioned 15.40 acre tract and along the west right-of-way line of the proposed Club Drive (extension - this right-of-way extension being 80' wide), as follows:

S 11° 43' 02" E for a distance of 145.49 feet to a 1/2" iron rod set at the beginning of a curve, concave to the west, having a radius of 380.00 feet,

Southerly along said curve for an arc length of 221.94 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 05° 00' 54" W - 218.80 feet,

S 21° 44' 47" W for a distance of 13.99 feet to the PLACE OF BEGINNING, containing 10.00 acres of land, more or less.



FINAL PLAT
OF
LOT 1, BLOCK 1
THE TRADITIONS SUBDIVISION,
PHASE 2

10.00 ACRE TRACT

J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=100 JANUARY, 2005

OWNED AND DEVELOPED BY:
TRADITIONS CREPE MYRTLE COURT, LLC.
2100 TRADITIONS BOULEVARD
BRYAN, TEXAS 77807
PHONE No. (979) 821-2582

SHEET 1 OF 1

PREPARED BY:
KUNG ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH:979/846-6212

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed in the date and time stated herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stated hereon by me.
Mar 09, 2005

Doc 00884429 Bk OR 6555 Vol 44
Filed for Record in: BRAZOS COUNTY
On: Mar 09, 2005 at 09:54A
As a Plat
Document Number: 00884429
Amount: \$9.00
Receipt Number - 263060
By:
File Workman

CURVE TABLE: CURVE LENGTH RADIUS DELTA CHORD BEARING
C1 82.03 190.00 24'44"15" N 73'15'59"W-81.40'
C2 42.63 29.00 84'13'45" N 43'31'14"W-38.90'
C3 219.72 600.93 20'56'58" S 54'27'04"E-218.50'
C4 221.94 380.00 33'27'51" S 05'00'54"W-218.80'
C5 94.98 220.00 24'44'15" N 73'15'59"W-81.40'
C6 106.60 207.50 29'26'10" S 87'35'24"E-105.44'
C7 269.30 272.50 56'37'24" S 73'59'47"E-258.48'
C8 104.13 177.50 33'36'42" S 62'29'27"E-102.64'
C9 91.76 131.50 39'58'53" S 59'18'21"E-89.91'
C10 22.15 227.50 5'34'47" S 42'06'18"E-22.15'
C11 154.12 588.93 13'04'16" S 50'50'54"W-153.68'
C12 20.69 212.50 5'34'47" N 42'06'18"W-20.69'
C13 102.23 146.50 39'58'53" N 59'18'21"W-100.17'
C14 95.33 162.50 33'36'42" N 62'29'27"W-93.97'
C15 284.13 287.50 56'37'24" N 73'59'47"W-272.70'
C16 98.90 192.50 29'26'10" N 87'35'24"W-97.81'
C17 57.13 2261.32 1'26'51" S 62'09'27"E-57.13'
C18 88.51 205.00 24'44'15" N 73'15'59"W-87.62'

H:\Land Projects\82\Traditions\Subdivision\Phase 2\Final Plat.dwg 2/9/2005 11:24:51 AM CST