

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: The record bearing along the southwest line of the 19.82 acre Traditions Acquisition Partnership LP tract recorded in Volume 9793, Page 1 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041-001500 effective July 2, 1992 and OMR dated December 13, 2007, a portion of this property is located in a 1% flood hazard area of Turkey Creek.
- This property is currently zoned "Planned Development-Traditions Residential".
- Building setback line to be in accordance with the City of Bryan Code of Ordinance for SF-5 zoning district. Additional building setback lines may be required by deed restrictions.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - 3/4-inch iron pipe set
 - 1/2-inch iron rod found
 - PK Nail control monuments set in asphalt pavement. Monuments are set at selected intersections, cul-de-sac radius points and Points of Curvature where shown curves are arc lengths.
- Ownership and maintenance of the Common Area, stormwater detention pond, and the 8' sidewalk within the Common Area shall be owned and maintained by the Homeowner's Association.
- All structures constructed on Lots 1-3, Block 3, shall have concrete slabs designed and sealed by a licensed engineer.
- Developer/Owner: TAP Land Development LLC, 2100 Traditions Blvd., Bryan, TX 77807, (979) 779-1007

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements Jr., owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10321, Page 285 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner: W. Spencer Clements Jr.

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.

Gives under my hand and seal on this 16 day of November, 2012.

Notary Public, Brazos County, Texas

Filed for Record in:
BRAZOS COUNTY

On: Nov 16 2012 at 02:45P

As a
Plat

Doc Bk Vol Ps
01138264 OR 11012 219

Document Number: 01138264
Amount: 63.00

Receipt Number - 454108
By:
Ashlie Peters

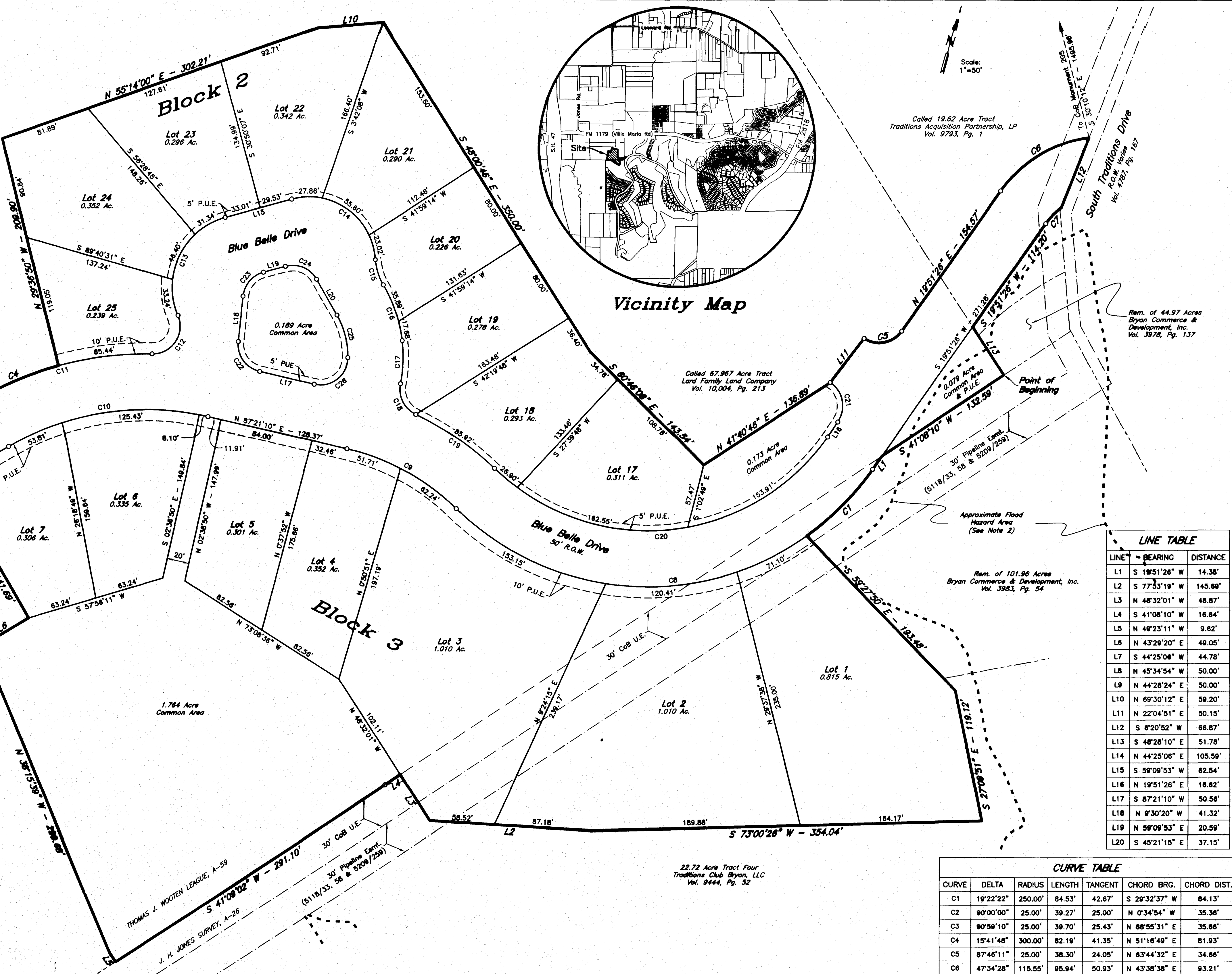
STATE OF TEXAS
COUNTY OF BRAZOS

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.

Nov 16 2012

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOTEN LEAGUE, Abstract No. 26 and the J.H. JONES SURVEY, Abstract No. 26 in Bryan, Brazos County, Texas and being part of the called 67.967 acre tract described in the deed from Curtis F. Lard to Lard Family Land Company recorded in Volume 10,004, Page 213 of the Official Records of Brazos County, Texas (O.R.B.C.), a portion of the remainder of the called 101.96 acre tract described in the deed from Turkey Creek Investments, Inc. to Bryan Commerce and Development, Inc. recorded in Volume 3985, Page 54 (O.R.B.C.), a portion of the called 22.72 acre Tract Four described in the deed from Traditions Acquisition Partnership, LP to Traditions Club Bryan, LLC recorded in Volume 9444, Page 52 (O.R.B.C.) and being a part of the called 19.82 acre described in the deed from Sprm-CS Townhomes, LLC to Traditions Acquisition Partnership, LP recorded in Volume 9793, Page 1 (O.R.B.C.) and being more particularly described by meter and bounds as follows:

- BEGINNING:** at a 1/2-inch iron rod set marking the east corner of the called 67.967 acre Lard Family Land Company tract, the south corner of the called 44.97 acre Bryan Commerce and Development, Inc. tract recorded in Volume 3978, Page 137 (O.R.B.C.) and being in the northwest line of the called 101.96 acre Bryan Commerce and Development, Inc. tract;
- THENCE:** S 41° 08' 10" W along the southeast line of the called 67.967 acre Lard Family Land Company tract and the northwest line of the called 101.96 acre tract for a distance of 132.59 feet to a 1/2-inch iron rod set for corner;
- THENCE:** S 19° 51' 26" W into the interior of the called 101.96 acre tract for a distance of 14.38 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- THENCE:** 84.53 feet along the arc of said curve having a central angle of 19° 22' 22", a radius of 250.00 feet, a tangent of 42.67 feet and a long chord bearing S 29° 32' 37" W at a distance of 84.13 feet to a 1/2-inch iron rod set for corner;
- THENCE:** S 59° 27' 50" E continuing through the called 101.96 acre tract and into the called 22.72 acre Tract Four for a distance of 193.48 feet to a 1/2-inch iron rod set for corner;
- THENCE:** continuing through the called 22.72 acre Tract Four for the following three (3) calls:
- S 27° 09' 51" E for a distance of 119.12 feet to a 1/2-inch iron rod set for corner,
 - S 73° 00' 28" W for a distance of 354.04 feet to a 1/2-inch iron rod set for corner and
 - S 77° 53' 19" W for a distance of 145.89 feet to a 1/2-inch iron rod set for corner;
- THENCE:** N 48° 32' 01" W continuing through the called 22.72 acre Tract Four and through the 101.96 acre tract for a distance of 48.87 feet to a 1/2-inch iron rod set for corner in the before-said common line of the called 67.967 acre and 101.96 acre tracts;
- THENCE:** S 41° 08' 10" W along the said common line for a distance of 16.64 feet to a found 1/2-inch iron rod marking an angle point in the north line of the called 22.72 acre Tract Four;
- THENCE:** S 41° 09' 02" W for a distance of 291.10 feet to a found 1/2-inch iron rod set for corner;
- THENCE:** into the interior of the called 67.967 acre Lard Family Land Company tract for the following eighteen (18) calls:
- N 49° 23' 11" W for a distance of 9.82 feet to a 1/2-inch iron rod set for corner,
 - N 38° 15' 39" W for a distance of 299.88 feet to a 1/2-inch iron rod set for corner,
 - N 43° 29' 20" E for a distance of 49.05 feet to a 1/2-inch iron rod set for corner,
 - N 45° 35' 45" W for a distance of 141.69 feet to a 1/2-inch iron rod set for corner,
 - S 44° 25' 08" W for a distance of 44.78 feet to a 1/2-inch iron rod set for corner,
 - N 45° 34' 54" W for a distance of 50.00 feet to a 3/4-inch iron pipe set for corner,
 - 39.27 feet in a counter-clockwise direction along the arc of a curve having a central angle of 09° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing N 00° 34' 51" W for a distance of 35.36 feet to a 3/4-inch iron pipe set for corner,
 - N 44° 28' 24" E for a distance of 50.00 feet to a 3/4-inch iron pipe set for corner,
 - 39.70 feet in a counter-clockwise direction along the arc of a curve having a central angle of 90° 59' 10", a radius of 25.00 feet, a tangent of 25.43 feet and a long chord bearing N 88° 55' 31" E at a distance of 35.66 feet to a 3/4-inch iron pipe set for the Point of Reverse Curvature;
 - 82.19 feet along the arc of said reverse curve having a central angle of 15° 18' 49", a radius of 300.00 feet, a tangent of 41.35 feet and a long chord bearing N 51° 18' 49" E at a distance of 81.93 feet to a 1/2-inch iron rod set for corner,
 - N 28° 36' 50" W for a distance of 209.80 feet to a 1/2-inch iron rod set for corner,
 - N 28° 14' 00" E for a distance of 302.21 feet to a 1/2-inch iron rod set for corner,
 - N 69° 30' 12" E for a distance of 59.20 feet to a 1/2-inch iron rod set for corner,
 - S 48° 00' 46" E for a distance of 350.00 feet to a 1/2-inch iron rod set for corner,
 - S 60° 46' 08" E for a distance of 143.54 feet to a 1/2-inch iron rod set for corner,
 - N 41° 40' 45" E for a distance of 138.89 feet to a 3/4-inch iron pipe set for corner,
 - N 22° 04' 51" E for a distance of 50.15 feet to a 3/4-inch iron pipe set for corner and
 - 38.30 feet in a counter-clockwise direction along the arc of a curve having a central angle of 87° 48' 11", a radius of 25.00 feet, a tangent of 24.05 feet and a long chord bearing N 63° 44' 32" E at a distance of 34.88 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- THENCE:** N 19° 51' 26" E continuing through the called 67.967 acre tract and into the called 19.82 acre tract for a distance of 154.57 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;
- THENCE:** continuing through the called 19.82 acre tract, 95.94 feet along the arc of said curve having a central angle of 47° 34' 28", a radius of 115.55 feet, a tangent of 50.93 feet and a long chord bearing N 43° 38' 38" E at a distance of 93.21 feet to a 1/2-inch iron rod set for corner in the west right-of-way line of South Traditions Drive (width varies);
- THENCE:** S 06° 20' 52" W along the west line of said South Traditions Drive for a distance of 66.87 feet to a 1/2-inch iron rod set for corner;
- THENCE:** into the called 19.82 acre tract, 20.82 feet in a counter-clockwise direction along the arc of a curve having a central angle of 18° 01' 16", a radius of 65.55 feet, a tangent of 10.39 feet and a long chord bearing S 28° 52' 03" W at a distance of 20.53 feet to a 3/4-inch iron pipe set for the Point of Tangency;
- THENCE:** S 19° 51' 26" W continuing through the called 19.82 acre tract for a distance of 114.20 feet to a 1/2-inch iron rod set for corner in the southwest line of the called 19.82 acre tract and the northeast line of the called 67.967 acre tract;
- THENCE:** S 48° 28' 10" E along the before-said common line for a distance of 51.78 feet to the POINT OF BEGINNING and containing 10.973 acres of land, more or less.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 18°51'26" W	14.38'
L2	S 77°53'19" W	145.89'
L3	N 48°32'01" W	48.87'
L4	S 41°08'10" W	16.64'
L5	N 49°23'11" W	9.82'
L6	N 38°15'39" W	299.88'
L7	S 44°25'08" W	44.78'
L8	N 45°34'54" W	50.00'
L9	N 45°35'45" W	141.69'
L10	N 69°30'12" E	59.20'
L11	N 22°04'51" E	50.15'
L12	S 48°00'46" E	350.00'
L13	S 60°46'08" E	143.54'
L14	N 41°40'45" E	138.89'
L15	N 22°04'51" E	50.15'
L16	N 19°51'26" E	114.20'
L17	S 48°28'10" E	51.78'
L18	N 63°30'12" E	59.20'
L19	N 59°09'53" E	20.59'
L20	S 45°21'15" E	37.15'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	19°22'22"	250.00'	84.53'	42.67'	S 29°32'37" W	84.13'
C2	90°00'00"	25.00'	39.27'	25.00'	N 0°34'54" W	35.36'
C3	90°59'10"	25.00'	39.70'	25.43'	N 88°55'31" E	35.86'
C4	15°41'48"	300.00'	82.19'	41.35'	N 51°18'49" E	81.93'
C5	87°48'11"	25.00'	38.30'	24.05'	N 83°44'32" E	34.66'
C6	47°34'28"	115.55'	95.94'	50.93'	N 43°38'38" E	93.21'
C7	18°01'16"	65.55'	20.82'	10.39'	S 28°52'03" W	20.53'
C8	98°21'51"	250.00'	428.19'	289.44'	S 69°02'22" W	378.39'
C9	30°52'07"	211.50'	113.89'	58.39'	N 77°12'46" W	112.57'
C10	42°58'04"	280.00'	187.34'	98.31'	N 65°53'08" E	182.98'
C11	32°00'53"	300.00'	167.83'	86.07'	N 59°26'22" E	165.46'
C12	11°40'34"	25.00'	49.79'	36.58'	N 18°23'31" E	41.98'
C13	97°49'39"	65.00'	110.98'	74.55'	S 10°15'04" W	97.98'
C14	101°40'42"	60.00'	106.48'	73.87'	S 69°59'46" E	93.05'
C15	27°30'26"	50.00'	24.00'	12.24'	S 32°54'38" E	23.77'
C16	24°33'30"	125.00'	53.58'	27.21'	S 34°23'06" E	53.17'
C17	17°51'48"	125.00'	38.97'	19.84'	S 13°10'28" E	38.81'
C18	78°22'41"	25.00'	33.33'	19.67'	S 42°25'56" E	30.91'
C19	16°46'41"	293.40'	85.92'	43.27'	S 71°12'00" E	85.61'
C20	98°21'51"	200.00'	343.36'	231.56'	S 69°02'21" W	302.72'
C21	92°13'49"	25.00'	40.24'	25.99'	N 26°15'28" W	36.04'
C22	83°08'30"	25.00'	36.28'	22.17'	N 51°04'35" W	33.18'
C23	68°40'13"	25.00'	29.96'	17.00'	N 24°49'47" E	28.20'
C24	75°28'52"	25.00'	32.93'	19.35'	S 83°05'41" E	30.60'
C25	30°37'29"	75.00'	40.06'	20.54'	S 30°02'30" E	39.61'
C26	102°04'56"	25.00'	44.54'	30.92'	S 38°18'42" W	38.88'

APPROVAL OF THE CITY ENGINEER

I, 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 16 day of November, 2012.

W. Spencer Clements Jr.
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael J. Robinson, 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 and Zoning Commission of the City of Bryan on the 16 day of November, 2012 and same was duly approved on the 16 day of November, 2012 by said Commission.

Michael J. Robinson
Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER

I, Sunday Goulet, the undersigned, City Planner and/or designated Secretary of the Planning & 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 16 day of November, 2012.

Sunday Goulet
City Planner, Bryan, Texas

CERTIFICATION BY 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 certificates of authentication was filed for record in my office the 16 day of November, 2012 in the Official Records of Brazos County, Texas in Volume 11012, Page 219.

Karen McQueen
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5850, 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 on the ground, and that the plat and its boundaries describing said subdivision will describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5850
10/16/12

STATE OF TEXAS
REGISTERED
LAND SURVEYOR
KEVIN R. MCCLURE
5850

FINAL PLAT

TRADITIONS PHASE 20A

10.973 ACRES

LOTS 17-25, BLOCK 2 & LOTS 1-7, BLOCK 3

THOMAS J. WOOTEN LEAGUE, A-59
J. H. JONES SURVEY WOOTEN, A-26

BRYAN, BRAZOS COUNTY, TEXAS

NOVEMBER, 2011
SCALE: 1" = 50'

SURVEYOR:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 883-3838