

FIELD NOTES

Being that certain tract or parcel of land lying and being situated in the THOMAS J. WOOLEN LEAGUE, Abstract No. 59 in Bryan, Brazos County, Texas and being part of the called 67.967 acre tract described in the deed from Lord Family Land Company to TAP Lord Development Company, LLC recorded in Volume 11531, Page 166 of the Official Records of Brazos County, Texas (O.R.B.C.), and being all of the called 0.042 acre tract described in the deed from Traditions Acquisition Partnership, LP et al to TAP Lord Development Company, LLC recorded in Volume 11531, Page 170 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of Lot 24, Block 2, TRADITIONS, PHASE 20A Subdivision as recorded in Volume 11012, Page 219 (O.R.B.C.);

THENCE: through the interior of the called 67.967 acre Lord Family Land Company tract for the following nine (9) calls:

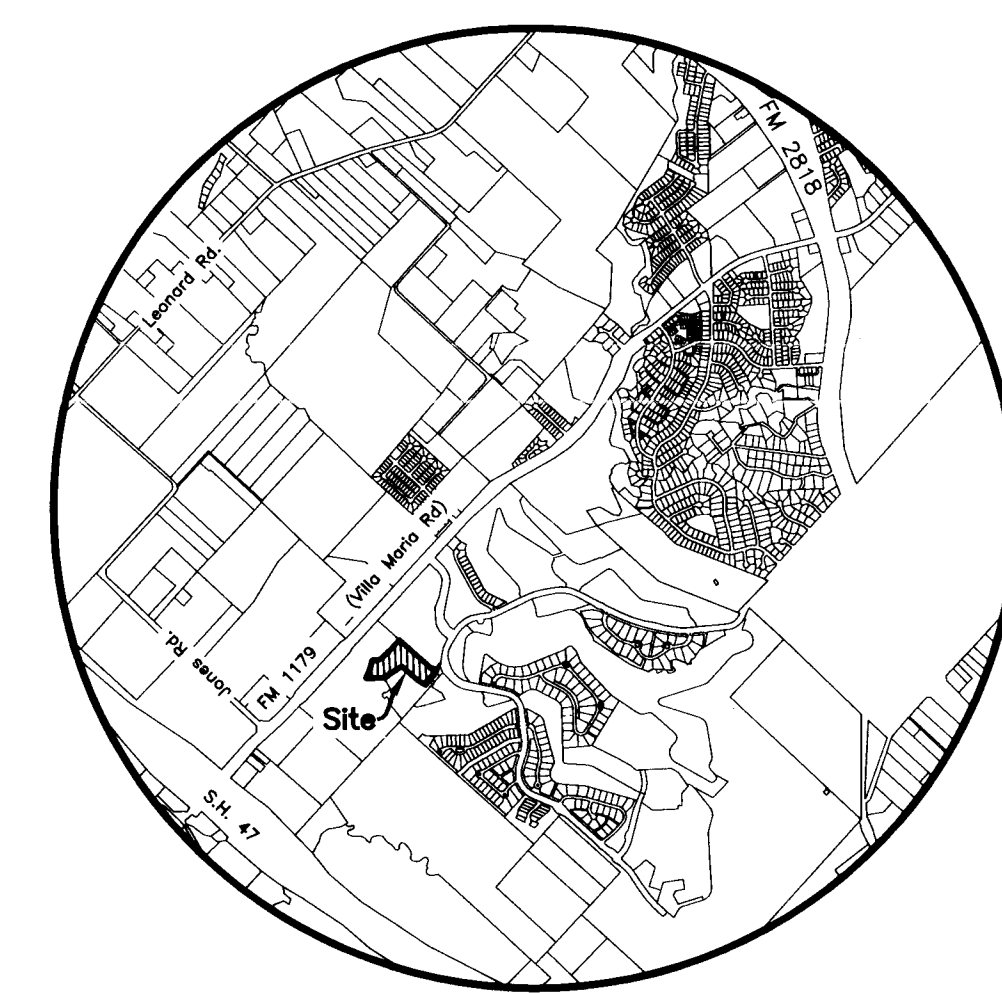
- 1) S 88° 54' 59" W for a distance of 296.03 feet to a 1/2-inch iron rod set for corner,
2) N 65° 58' 51" W for a distance of 10.00 feet to a 1/2-inch iron rod set for corner,
3) N 24° 01' 09" E for a distance of 159.18 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
4) 162.51 feet along the arc of said curve having a central angle of 14° 53' 52", a radius of 625.00 feet, a tangent of 81.72 feet and a long chord bearing N 16° 34' 13" E at a distance of 162.05 feet to a 1/2-inch iron rod set for corner,
5) N 89° 16' 29" E for a distance of 59.53 feet to a 1/2-inch iron rod set for corner,
6) N 77° 48' 26" E for a distance of 56.77 feet to a 1/2-inch iron rod set for corner,
7) N 58° 56' 24" E for a distance of 43.45 feet to a 1/2-inch iron rod set for corner,
8) N 47° 08' 51" E for a distance of 184.00 feet to a 1/2-inch iron rod set for corner, and
9) N 41° 31' 50" E for a distance of 240.27 feet to a 1/2-inch iron rod set for corner in the northeast line of the called 67.967 acre tract, said iron rod also being in the common southwest line of the called 19.62 acre tract;

THENCE: S 48° 28' 10" E along the before-said common line for a distance of 695.81 feet to a 1/2-inch iron rod set for corner;

THENCE: S 70° 08' 34" E into the interior of the called 19.62 acre tract for a distance of 96.00 feet to a 1/2-inch iron rod set for corner in the northwest right-of-way line of Blue Belle Drive (based on a 50' width), said line being common with the north line of said TRADITIONS, PHASE 20A;

THENCE: along the before-said north line of TRADITIONS, PHASE 20A for the following eight (8) calls:

- 1) S 19° 51' 26" W for a distance of 98.39 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right,
2) 38.30 feet along the arc of said curve having a central angle of 87° 46' 11", a radius of 25.00 feet, a tangent of 24.05 feet and a long chord bearing S 63° 44' 32" W at a distance of 34.66 feet to a found 3/4-inch iron pipe for corner,
3) S 22° 04' 51" W for a distance of 50.15 feet to a found 3/4-inch iron pipe for corner,
4) S 41° 40' 48" W for a distance of 136.89 feet to a found 1/2-inch iron rod set for corner,
5) N 60° 46' 08" W for a distance of 143.54 feet to a found 1/2-inch iron rod set for corner,
6) N 48° 00' 46" W for a distance of 350.00 feet to a found 1/2-inch iron rod set for corner,
7) S 69° 30' 12" W for a distance of 59.20 feet to a found 1/2-inch iron rod set for corner, and
8) S 55° 14' 00" W for a distance of 302.21 feet to the POINT OF BEGINNING and containing 8.940 acres of land, more or less.



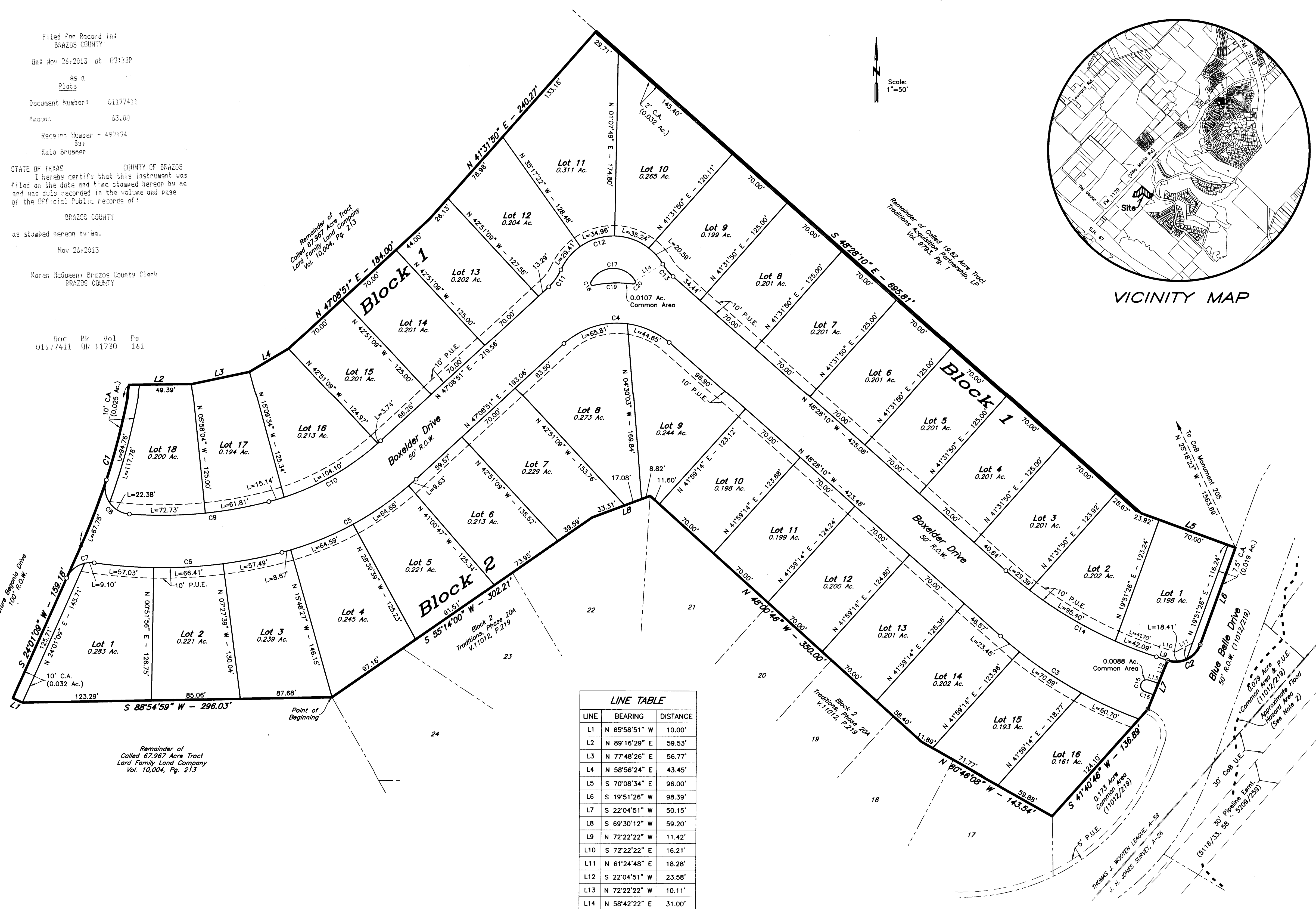
VICINITY MAP

Filed for Record in: BRAZOS COUNTY
On: Nov 26, 2013 at 02:43:30
As a Plat
Document Number: 01177411
Amount: 63.00
Receipt Number - 492124
By: Kala Bruner

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 as:

BRAZOS COUNTY
as stamped hereon by me.
Nov 26, 2013
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

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LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L14 with their respective bearings and distances.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Lists curves C1 through C20 with their geometric data.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS COUNTY OF BRAZOS
We, TAP LORD DEVELOPMENT COMPANY LLC, 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 11531, Page 166 and and Volume 11531, Page 170 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.

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 20th day of November, 2013.

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Michael Beckendorf, 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 13th day of November, 2013, and same was duly approved on the 20th day of November, 2013 by said Commission.

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The record bearing along the southwest line of the 19.62 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.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E effective May 16, 2012, no portion of this property is located in the 100-year flood hazard area of Turkey Creek.
3. This property is currently zoned Planned Development-Traditions Residential.
4. Building setback line to be in accordance with the City of Bryan Code of Ordinances for SF-5 zoning district. Additional building setback lines may be required by deed restrictions.
5. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
o - 3/4" Iron Pipe Set
o - 1/2" Iron Rod Found
o - PK Nail control monuments set in asphalt pavement. Monuments are set at selected intersections, culdesac radius points and Points of Curvature.
6. Distances shown along curves are arc lengths.
7. Common Areas shall be owned and maintained by the Homeowner's Association.
8. Abbreviations:
C.A. - Common Area
P.U.E. - Public Utility Easement
9. Developer/Owner:
TAP Lord Development LLC
2100 Traditions Blvd.
Bryan, TX 77807
(979) 779-1007

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS COUNTY OF BRAZOS
I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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 metes and bounds describing the property shown hereon describe a closed geometric form.

FINAL PLAT THE TRADITIONS PHASE 20B 8.940 ACRES LOTS 1-18, BLOCK 1 LOTS 1-16, BLOCK 2 THOMAS J. WOOLEN LEAGUE, A-59 BRYAN, BRAZOS COUNTY, TEXAS MAY, 2013 SCALE: 1" = 50'

STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared W. Paul Johnson, 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 stated.
Given under my hand and seal on this 20th day of November, 2013.
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER
I, Maria Zimmerman, 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 20th day of November, 2013.

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 20th day of November, 2013, in the Official Records of Brazos County, Texas in Volume 11730, Page 161.

SURVEYOR:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3638