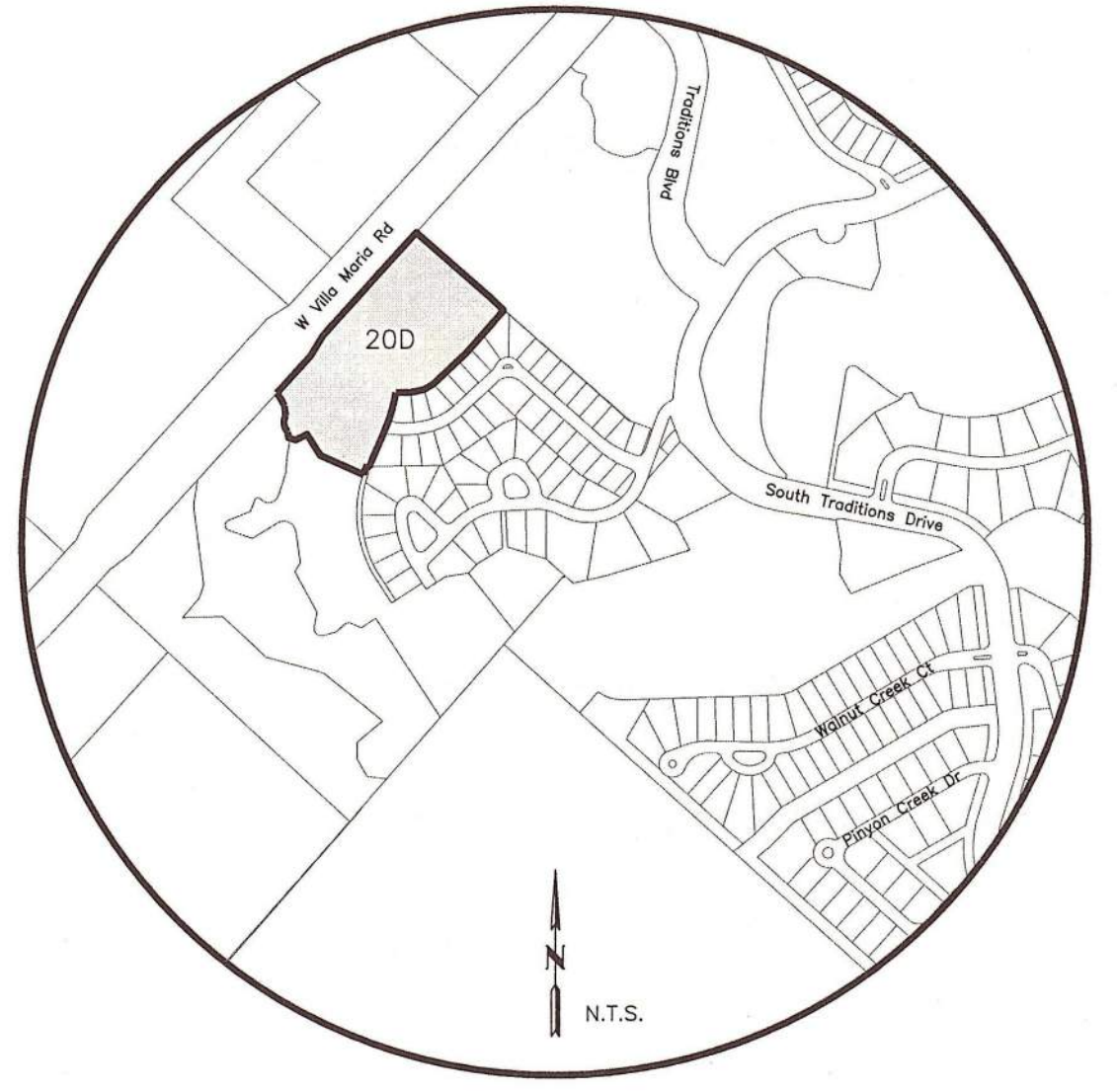


FM 1179 - West Villa Maria Road
R.O.W. Varies

LINE	BEARING	DISTANCE
L1	S 58°56'24" W	43.45'
L2	S 77°48'26" W	56.77'
L3	S 89°16'29" W	59.53'
L4	N 65°58'51" W	10.00'
L5	N 59°27'45" W	10.55'
L6	N 37°50'06" W	80.66'
L7	N 77°52'20" W	52.62'
L8	N 46°23'01" W	24.03'
L9	N 31°22'45" E	101.83'
L10	N 38°08'40" W	17.03'
L11	N 8°39'47" E	62.46'
L12	S 42°21'58" W	75.37'
L13	N 41°31'50" E	33.60'
L14	N 49°49'22" E	31.85'
L15	N 58°56'24" E	29.65'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	14°53'52"	625.00'	162.51'	81.72'	S 16°34'13" W	162.05'
C2	5°04'45"	492.18'	43.63'	21.83'	S 21°28'46" W	43.62'
C3	38°44'15"	50.00'	33.80'	17.58'	N 22°53'25" W	33.16'
C4	58°57'35"	66.57'	66.18'	36.11'	N 13°46'45" W	63.49'
C5	50°19'43"	50.00'	43.92'	23.49'	N 10°27'49" W	42.52'
C6	10°45'21"	210.00'	39.42'	19.77'	N 41°00'20" W	39.36'
C7	19°59'03"	290.00'	101.15'	51.09'	N 36°23'29" W	100.64'
C8	83°12'59"	25.00'	36.31'	22.20'	S 68°00'28" E	33.20'
C9	19°13'33"	175.00'	58.72'	29.64'	S 79°59'49" W	58.45'
C10	67°58'32"	25.00'	29.66'	16.85'	N 55°37'20" E	27.95'
C11	44°27'02"	200.00'	155.16'	81.72'	S 43°51'34" W	151.30'
C12	21°45'09"	758.88'	288.11'	145.81'	N 55°12'31" E	286.38'
C13	44°00'59"	50.00'	38.41'	20.21'	N 22°19'27" E	37.47'
C14	262°42'11"	50.00'	229.25'	-58.81'	N 48°19'57" W	75.07'
C15	39°09'09"	50.00'	34.17'	17.78'	S 63°26'35" W	33.51'
C16	22°13'05"	808.88'	313.67'	158.83'	N 54°58'33" E	311.70'
C17	44°27'02"	150.00'	116.37'	61.29'	S 43°51'34" W	113.47'
C18	86°04'43"	25.00'	37.56'	23.34'	S 21°24'18" E	34.12'
C19	16°44'49"	407.00'	118.96'	59.91'	S 72°49'04" E	118.54'
C20	15°11'29"	457.00'	121.17'	60.94'	S 72°02'24" E	120.81'
C21	34°41'21"	125.00'	75.68'	39.04'	N 81°47'20" W	74.53'
C22	72°33'50"	25.00'	31.66'	18.35'	S 44°35'05" W	29.59'
C23	55°57'11"	66.58'	65.02'	35.36'	N 36°16'46" E	62.47'
C24	73°12'29"	25.00'	31.94'	18.57'	S 27°39'07" W	29.83'



VICINITY MAP

FINAL PLAT

THE TRADITIONS
PHASE 20D
9.797 ACRES
LOTS 19-20, BLOCK 1 LOTS 1-2, BLOCK 6
LOT 1-16, BLOCK 7
TOTAL LOTS - 20
THOMAS J. WOOTON LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER 2022
SCALE: 1" = 50'

Developer/Owner: TAP Lord Development LLC
2100 Traditions Blvd.
Bryan, TX 77807
(979) 779-1007

Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, TAP Lord Development 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 10004, Page 213 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: *[Signature]*
TAP Lord Development LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *[Signature]*, 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.

Notary Public, Brazos County, Texas
JESSICA HICKLARY
Notary Public, State of Texas
Commission Expires 02-28-2025
V.10004, P.213

APPROVAL OF THE CITY ENGINEER

I, *[Signature]*, 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 15 day of October, 2023.

City Engineer, Bryan, Texas
[Signature]

APPROVAL OF THE CITY PLANNER

I, *[Signature]*, 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 15 day of October, 2023.

City Planner, Bryan, Texas
[Signature]

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *[Signature]*, 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 15 day of October, 2023 and same was duly approved on the 15 day of October, 2023 by said Commission.

Chairman, Planning and Zoning Commission
[Signature]

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/19/2023 1:41:50 PM
IN THE PLAT RECORDS

Doc Number: 2023-1514233
Volume - Page: 18992-293
Number of Pages: 1
Amount: 73.00
Order#: 2023101900089
By: DB

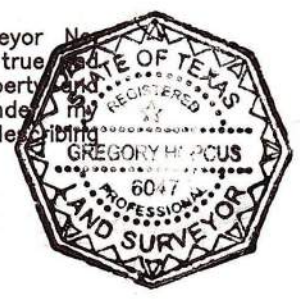
County Clerk, Brazos County, Texas
[Signature]
Debra Baker
County Clerk

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor 6047, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds described on said subdivision will describe a closed geometric form.

Gregory Hopcus, R.P.L.S. No. 6047
8/6/23



FIELD NOTES
Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOTON LEAGUE, Abstract No. 59 in Brazos County, Texas and being part of the called 67.967 acre remainder tract described in the deed from Curtis F. Lard, Anna K. Lard, Curtis F. Lard, Jr. and Patricia J. Lard to Lard Family Land Company, a Texas corporation recorded in Volume 10004, Page 213 of the Official Records of Brazos County, Texas (O.R.B.C.) and being part of the called 11.842 acre tract described in the deed from Lard Family Land Company, a Texas corporation to the City of Bryan, Texas recorded in Volume 11931, Page 118 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod found marking the most northerly east corner of this herein described tract, said iron rod also marking the north corner of THE TRADITIONS, PHASE 20B according to the Final Plat recorded in Volume 11730, Page 161 (O.R.B.C.) and being in the southwest line of Lot 1, Block 1, THE TRADITIONS, PHASE 19 according to the Final Plat recorded in Volume 13746, Page 278 (O.R.B.C.);

- THENCE: along the common line of this tract and said TRADITIONS, PHASE 20B for the following seven (7) calls:
- 1) S 41°31'50" W for a distance of 240.27 feet to a found 1/2-inch iron rod,
 - 2) S 47°08'51" W for a distance of 184.00 feet to a found 1/2-inch iron rod,
 - 3) S 58°56'24" W for a distance of 43.45 feet to a found 1/2-inch iron rod,
 - 4) S 77°48'26" W for a distance of 56.77 feet to a found 1/2-inch iron rod,
 - 5) S 89°16'29" W for a distance of 59.53 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
 - 6) 162.51 feet in a clockwise direction along the arc of a 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 18°34'13" W at a distance of 162.05 feet to a found 1/2-inch iron rod for the Point of Tangency, and
 - 7) S 24°01'09" W for a distance of 159.18 feet to a found 1/2-inch iron rod for corner, said iron rod also marking the west corner of said THE TRADITIONS, PHASE 20B and being in the north line of THE TRADITIONS, PHASE 20C-1 according to the Final Plat recorded in Volume 13196, Page 297 (O.R.B.C.);

- THENCE: along the common line of this tract and said THE TRADITIONS, PHASE 20C-1 for the following two (2) calls:
- 1) N 65°58'51" W for a distance of 10.00 feet to a found 1/2-inch iron rod, and
 - 2) 43.63 feet in a counter clockwise direction along the arc of a curve having a central angle of 05°04'45", a radius of 492.18 feet, a tangent of 21.83 feet and a long chord bearing S 21°28'46" W at a distance of 43.62 feet to a 1/2-inch iron rod set for the south corner of this tract;

THENCE: into and through the called 67.967 acre Lard Family Land Company remainder tract and the called 11.842 acre City of Bryan Tract for the following nine (9) calls:

- 1) N 59°27'45" W for a distance of 10.55 feet to a 1/2-inch iron rod set,
- 2) N 61°25'44" W for a distance of 184.41 feet to a 1/2-inch iron rod set,
- 3) N 77°50'06" W for a distance of 80.66 feet to a 1/2-inch iron rod set,
- 4) N 77°52'20" W for a distance of 52.62 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 5) 33.80 feet in a counter clockwise direction along the arc of a curve having a central angle of 38°44'15", a radius of 50.00 feet, a tangent of 17.58 feet and a long chord bearing N 22°53'25" W at a distance of 33.16 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature;
- 6) 66.18 feet along the arc of said reverse curve having a central angle of 58°57'35", a radius of 66.57 feet, a tangent of 36.11 feet and a long chord bearing N 13°46'45" W at a distance of 63.49 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature;
- 7) 43.92 feet along the arc of said reverse curve having a central angle of 50°19'43", a radius of 50.00 feet, a tangent of 23.49 feet and a long chord bearing N 10°27'49" W at a distance of 42.52 feet to a 1/2-inch iron rod set for the Point of Compound Curvature;
- 8) 39.42 feet along the arc of said compound curve having a central angle of 10°45'21", a radius of 210.00 feet, a tangent of 19.77 feet and a long chord bearing N 41°00'20" W at a distance of 39.36 feet to a 1/2-inch iron rod set for the Point of Tangency;
- 9) N 46°23'01" W for a distance of 24.03 feet to a 1/2-inch iron rod set for the northwest corner of this tract, said iron rod also being in the south right-of-way line of West Villa Maria Road (based on a variable width), said road also known as FM 1179;

THENCE: along the south right-of-way line of said West Villa Maria Road for the following three (3) calls:

- 1) N 42°21'58" E for a distance of 206.70 feet to a 1/2-inch iron rod set,
- 2) N 31°22'45" E for a distance of 101.83 feet to a 1/2-inch iron rod set, and
- 3) N 42°20'38" E for a distance of 573.03 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the west corner of said Lot 1, Block 1, THE TRADITIONS, PHASE 19;

THENCE: S 48°28'10" E along the common line of this tract and said Lot 1, Block 1, THE TRADITIONS, PHASE 19 for a distance of 483.54 feet to the POINT OF BEGINNING and containing 9.797 acres of land.