

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E effective May 16, 2012. A portion of this property is located within a Special Flood Hazard Area Zone AE. Location is approximate and scaled from said map.
- This property is currently zoned Planned Development - Housing District (PD-10) as approved by the Bryan City Council on September 13, 2022 with Ordinance No. 2576.
- Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-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.
 - 0 - 1/2" Iron Rod Found
 - 1 - 1/2" Iron Rod Set
- Distances shown along curves are arc lengths.
- Common Areas shall be owned and maintained by the Homeowner's Association.
- Abbreviations:
 - CoA - City of Bryan
 - Com.A - Common Area
 - H.O.A. - Homeowner's Association
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - S.S.E. - Sanitary Sewer Easement
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
- A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, **TAP Land 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: *John Williams Slade*

STATE OF TEXAS
COUNTY OF BRAZOS

I, **John Williams Slade**, the undersigned authority, on this day personally appeared **John Williams Slade** 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.

Given under my hand and seal on this 24 day of August, 2023.

Jessica Hickey
Notary Public, Brazos County, Texas
Notary ID 134279341

APPROVAL OF THE CITY ENGINEER

I, **W. P. 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 8 day of September, 2023.

W. P. Kasper
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, **Martin 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 8 day of September, 2023.

Martin Zimmerman
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, **Lee Gonzalez**, 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 17 day of August, 2023, and same was duly approved on the 17 day of August, 2023, by said Commission.

Lee Gonzalez
Chairman, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 9/15/2023 10:07:01 PM
IN THE PLAT RECORDS

Doc Number: 2023-1511961
Volume - Page: 18845-127
Number of Pages: 1
Amount: 72.00
Order #: 20230915000056
By: TC

Karen McQueen By: T. Odo

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, **Gregory Hopcus**, Registered Professional Land Surveyor No. 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 and that property markers and monuments were placed under supervision on the ground, and that the metes and bounds of this subdivision will describe a closed geometric form.

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

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	63°39'48"	24.00'	26.67'	14.90'	S 81°36'39" W	25.32'
C2	117°21'47"	30.00'	61.45'	49.31'	N 47°19'41" W	51.26'
C3	113°10'37"	50.00'	98.77'	75.80'	N 64°18'08" W	83.47'
C4	138°58'09"	22.03'	22.03'	53.42'	N 2°05'01" W	41.26'
C5	119°34'29"	16.00'	33.39'	27.48'	N 78°09'39" E	27.65'
C6	121°05'14"	42.00'	88.76'	74.37'	N 78°24'16" E	73.14'
C7	10°49'04"	335.53'	63.35'	31.77'	N 9°56'27" E	63.35'
C8	52°07'18"	492.18'	447.73'	240.70'	S 7°07'15" E	432.45'
C9	90°00'00"	25.00'	39.27'	25.00'	S 78°10'53" E	35.36'
C10	90°00'00"	125.00'	196.35'	125.00'	S 78°10'53" E	176.78'
C11	31°47'52"	567.18'	314.77'	161.55'	S 17°16'57" E	310.75'
C12	53°02'12"	225.00'	208.27'	112.27'	N 27°54'08" W	200.92'
C13	50°53'55"	200.00'	177.67'	95.18'	S 28°58'16" E	171.89'
C14	45°28'06"	150.00'	119.04'	62.85'	N 31°41'11" W	115.94'
C15	53°02'12"	275.00'	254.56'	137.22'	N 27°54'08" W	245.57'
C16	31°47'52"	517.18'	287.02'	147.31'	N 17°16'57" W	283.35'
C17	90°00'00"	75.00'	117.81'	75.00'	N 78°10'53" W	106.07'
C18	90°00'00"	25.00'	39.27'	25.00'	S 11°49'07" W	35.36'
C19	4°16'49"	567.18'	42.37'	21.20'	S 3°31'26" E	42.36'
C20	7°25'02"	225.00'	29.13'	14.58'	S 5°05'32" E	29.11'
C21	36°14'09"	50.00'	31.62'	16.36'	S 38°14'56" E	31.10'
C22	24°39'37"	42.00'	18.08'	9.18'	S 30°11'27" W	17.94'

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. Lord, Anna K. Lord, Curtis F. Lord, Jr. and Patricia J. Lord to Land 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 11,642 acre tract described in the deed from Land 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 found 1/2-inch iron rod marking an exterior all corner of this herein described tract, said iron rod also marking the east corner of Lot 34, Block 2, THE TRADITIONS, PHASE 20C-1, recorded in the Final Plat recorded in Volume 13196, Page 297 (O.R.B.C.) and being in the west right-of-way line of Balsam Court (based on a 50-foot width);

THENCE along the common line of this tract and the south line of said THE TRADITIONS, PHASE 20C-1 for the following three (3) calls:

- S 33°10'53" E for a distance of 30.34 feet to a found 1/2-inch iron rod,
- S 56°49'07" E for a distance of 93.00 feet to a found 1/2-inch iron rod, and
- N 81°24'46" E for a distance of 97.52 feet to a found 1/2-inch iron rod for corner, said iron rod also marking the west corner of the called 1,784 acre Common Area, THE TRADITIONS, PHASE 20A recorded in the Final Plat recorded in Volume 11012, Page 219 (O.R.B.C.);

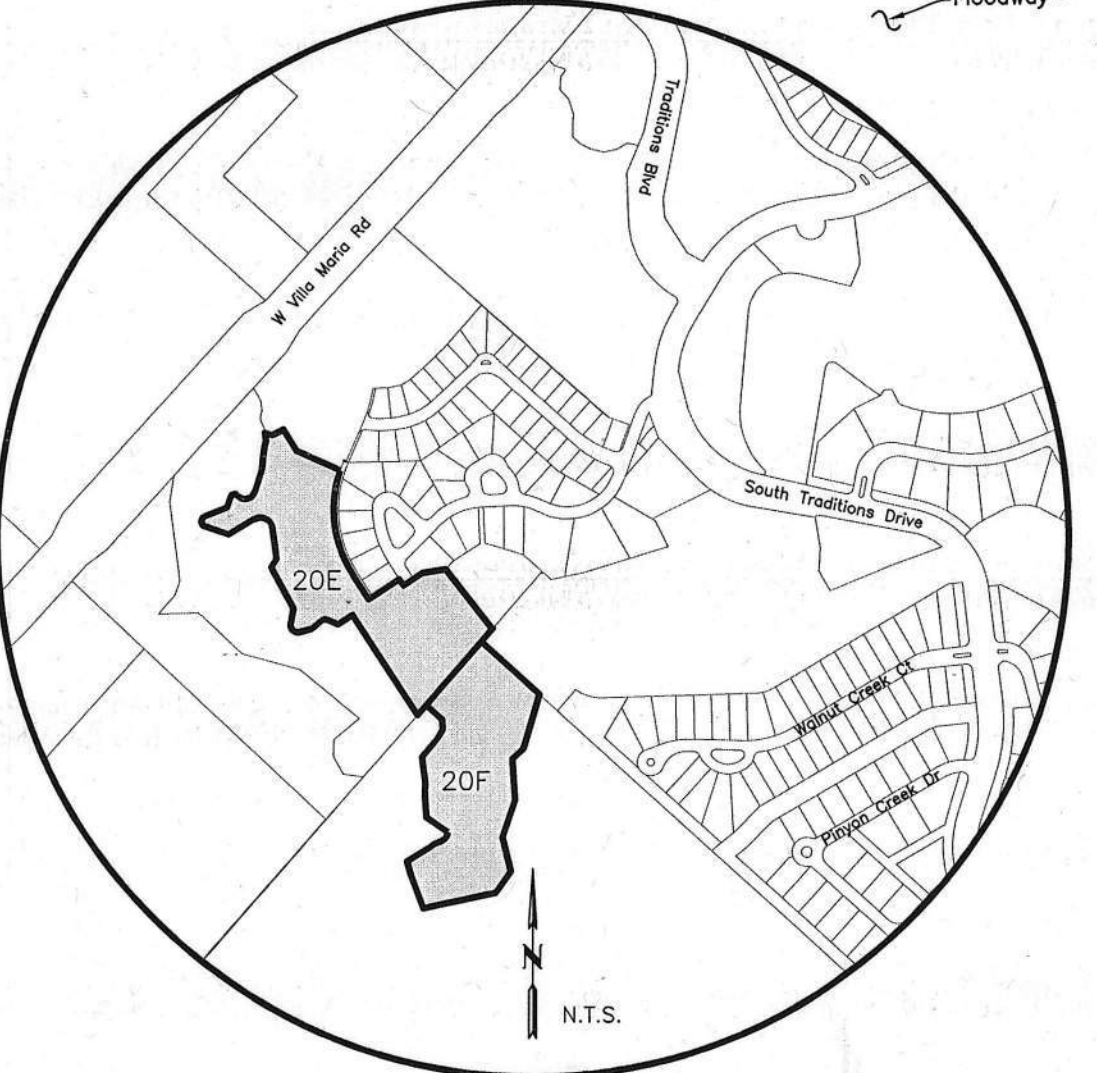
THENCE along the common line of this tract and the called 1,784 acre Common Area, THE TRADITIONS, PHASE 20A for the following two (2) calls:

- S 38°15'39" E for a distance of 299.68 feet to a found 1/2-inch iron rod, and
- S 49°22'11" E for a distance of 9.82 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the south corner of the called 1,784 acre Common Area, THE TRADITIONS, PHASE 20A and being in the northwest line of the called 22.72 acre Traditions Club Bryan, LLC Tract Four recorded in Volume 9444, Page 92 (O.R.B.C.);

THENCE along the common line of this tract, the called 22.72 acre Traditions Club Bryan, LLC Tract Four and the called 151,398 acre Bryan Commerce and Development, Incorporated tract recorded in Volume 7874, Page 169 (O.R.B.C.) for the following two (2) calls:

- S 41°19'59" W for a distance of 70.22 feet to a found 1/2-inch iron rod, and
- S 41°19'59" W for a distance of 397.72 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the east corner of the called 11,642 acre City of Bryan tract;

- THENCE along the common line of this tract and the called 11,642 acre City of Bryan tract for the following twenty-one (21) calls:
- N 33°10'53" W for a distance of 486.98 feet to a found 1/2-inch iron rod,
 - S 57°47'05" W for a distance of 71.32 feet to a found 1/2-inch iron rod,
 - N 66°33'27" W for a distance of 46.11 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left,
 - 26.67 feet along the arc of said curve having a central angle of 63°39'48", a radius of 24.00 feet, a tangent of 14.90 feet and a long chord bearing S 81°36'39" W at a distance of 25.32 feet to a found 1/2-inch iron rod for the Point of Tangency,
 - S 49°46'45" W for a distance of 50.75 feet to a found 1/2-inch iron rod,
 - S 73°59'26" W for a distance of 51.91 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
 - 61.45 feet in a clockwise direction along the arc of a curve having a central angle of 117°21'47", a radius of 30.00 feet, a tangent of 49.31 feet and a long chord bearing N 47°19'41" W at a distance of 51.26 feet to a found 1/2-inch iron rod for the Point of Tangency,
 - N 11°21'13" E for a distance of 62.46 feet to a found 1/2-inch iron rod,
 - N 28°37'39" W for a distance of 191.36 feet to a found 1/2-inch iron rod,
 - N 31°03'29" E for a distance of 42.54 feet to a found 1/2-inch iron rod,
 - N 07°42'50" W for a distance of 127.80 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left,
 - 98.77 feet along the arc of said curve having a central angle of 113°10'37", a radius of 50.00 feet, a tangent of 75.80 feet and a long chord bearing N 64°18'08" W at a distance of 83.47 feet to a found 1/2-inch iron rod,
 - S 59°06'33" W for a distance of 122.76 feet to a found 1/2-inch iron rod,
 - N 71°01'12" W for a distance of 100.70 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
 - 53.42 feet in a clockwise direction along the arc of a curve having a central angle of 138°58'09", a radius of 22.03 feet, a tangent of 53.42 feet and a long chord bearing N 2°05'01" W at a distance of 41.26 feet to a found 1/2-inch iron rod for the Point of Tangency,
 - N 78°24'16" E for a distance of 73.14 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
 - 17.94 feet in a clockwise direction along the arc of a curve having a central angle of 121°05'14", a radius of 42.00 feet, a tangent of 53.42 feet and a long chord bearing N 78°24'16" E at a distance of 73.14 feet to a found 1/2-inch iron rod for the Point of Tangency,
 - N 173°13'59" E for a distance of 96.84 feet to a found 1/2-inch iron rod,
 - N 04°31'55" E for a distance of 57.44 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
 - 63.35 feet into and through the called 11,642 acre City of Bryan tract and along the arc of said curve having a central angle of 10°49'04", a radius of 335.53 feet, a tangent of 31.77 feet and a long chord bearing N 9°56'27" E at a distance of 63.35 feet to a found 1/2-inch iron rod for the Point of Tangency;
 - THENCE N 07°19'51" W along the common line of this tract and the called 11,642 acre City of Bryan tract for a distance of 28.49 feet to a found 1/2-inch iron rod marking the north corner of this herein described tract;
 - THENCE into and through the called 67.967 acre Land Family Land Company remainder tract for the following five (5) calls:
 - N 88°32'35" E for a distance of 29.25 feet to a found 1/2-inch iron rod,
 - S 77°52'20" E for a distance of 52.62 feet to a found 1/2-inch iron rod,
 - S 37°50'06" E for a distance of 80.66 feet to a found 1/2-inch iron rod,
 - S 66°12'54" E for a distance of 184.41 feet to a found 1/2-inch iron rod, and
 - S 59°27'45" E for a distance of 10.55 feet to a found 1/2-inch iron rod marking the northeast corner of this tract, said iron rod also being in the west line of said THE TRADITIONS, PHASE 20C-1;
 - THENCE along the common line of this tract and said THE TRADITIONS, PHASE 20C-1 for the following three (3) calls:
 - 447.73 feet in a counter clockwise direction along the arc of a curve having a central angle of 52°07'18", a radius of 492.18 feet, a tangent of 240.70 feet and a long chord bearing S 07°07'15" E at a distance of 432.45 feet to a found 1/2-inch iron rod for the Point of Tangency,
 - S 33°10'53" E for a distance of 117.30 feet to a found 1/2-inch iron rod, and
 - S 56°49'07" E for a distance of 150.00 feet to the POINT OF BEGINNING and containing 9,992 acres of land.



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 33°10'53" E	30.34'	L17	N 88°32'35" E	29.25'
L2	N 56°49'07" E	93.00'	L18	S 77°52'20" E	52.62'
L3	N 81°24'46" E	97.52'	L19	S 37°50'06" E	80.66'
L4	S 49°27'11" E	9.82'	L20	S 59°27'45" E	10.55'
L5	S 41°09'02" W	70.22'	L21	S 33°10'53" E	32.16'
L6	S 57°47'05" W	71.32'	L22	S 56°49'07" W	50.00'
L7	N 66°33'27" W	46.11'	L23	N 41°19'59" E	51.88'
L8	S 49°46'45" W	50.75'	L24	S 27°13'08" W	54.14'
L9	S 73°59'26" W	51.91'	L25	N 89°59'30" E	56.24'
L10	N 11°21'13" E	62.46'	L26	S 54°53'53" W	61.50'
L11	N 31°03'29" E	42.54'	L27	S 6°40'37" W	50.85'
L12	N 71°01'12" W	100.70'	L28	S 35°06'11" E	38.77'
L13	N 67°24'04" E	98.31'	L29	S 38°14'56" E	73.39'
L14	N 19°22'24" E	45.57'	L30	S 19°49'12" E	42.27'
L15	N 4°31'55" E	57.44'	L31	S 56°49'07" W	34.28'
L16	N 7°19'51" W	28.49'			

FINAL PLAT

THE TRADITIONS

PHASE 20E

9.592 ACRES

LOT 35, BLOCK 2 LOTS 9-11, BLOCK 3
LOTS 1-3, BLOCK 4 LOTS 1-5, BLOCK 5
TOTAL LOTS - 12

THOMAS J. WOOTON LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS

JULY, 2022
SCALE: 1" = 50'

Developer/Owner: TAP Land Development LLC
1008 Woodcreek Dr., Suite 103
Bryan, TX 77807
(979) 779-1007

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
2100 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838