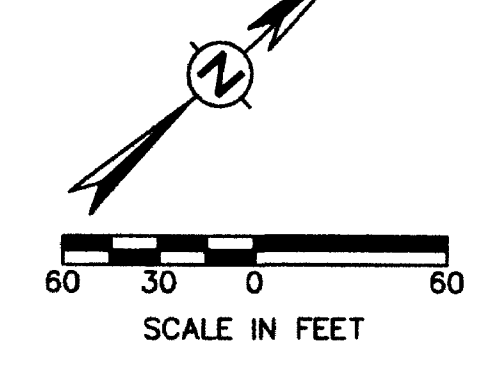


- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
  - THE FOLLOWING BLANKET AND/OR UNDESCRIBED EASEMENTS DO APPLY TO THIS TRACT:  
ACCESS EASEMENTS RESERVED IN 4023/71 & 4023/91  
ACCESS EASEMENT IN 3739/89  
ACCESS EASEMENT IN 3488/349  
ACCESS EASEMENT IN 4023/186  
ACCESS EASEMENT IN 3488/300 AS AMENDED IN 9917/122  
THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT:  
ACCESS EASEMENT 4023/187  
SURFACE USE AGREEMENT 4278/217 AS AMENDED IN 6484/188, 10674/223, & 10674/228.
  - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
  - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.



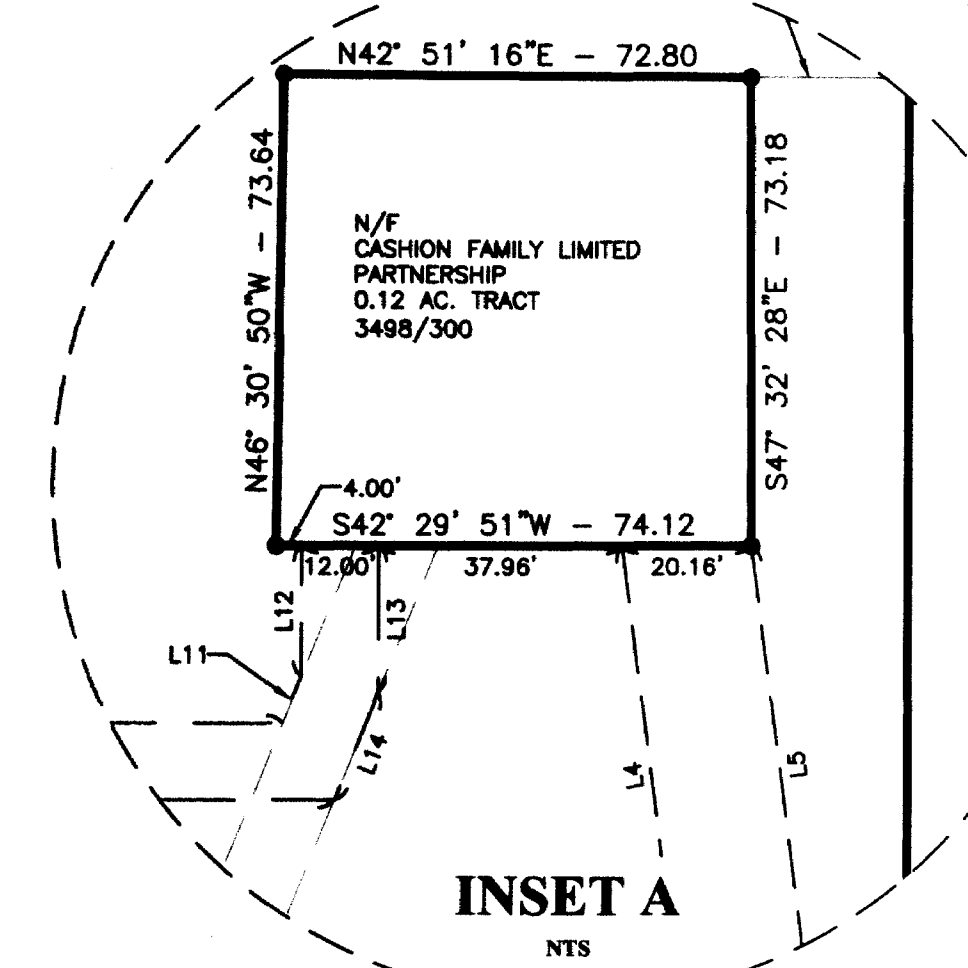
**LEGEND**

- PLAT BOUNDARY
- ROW LINE
- LOT LINE
- PROPERTY CORNER
- EXISTING PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT
- DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT

10' PUE (BY SEPARATE INSTRUMENT) VOL. PG.

40' DRAINAGE EASEMENT (BY SEPARATE INSTRUMENT) VOL. PG.

40' PUBLIC UTILITY AND ACCESS EASEMENT 9287/154



**LINE TABLE**

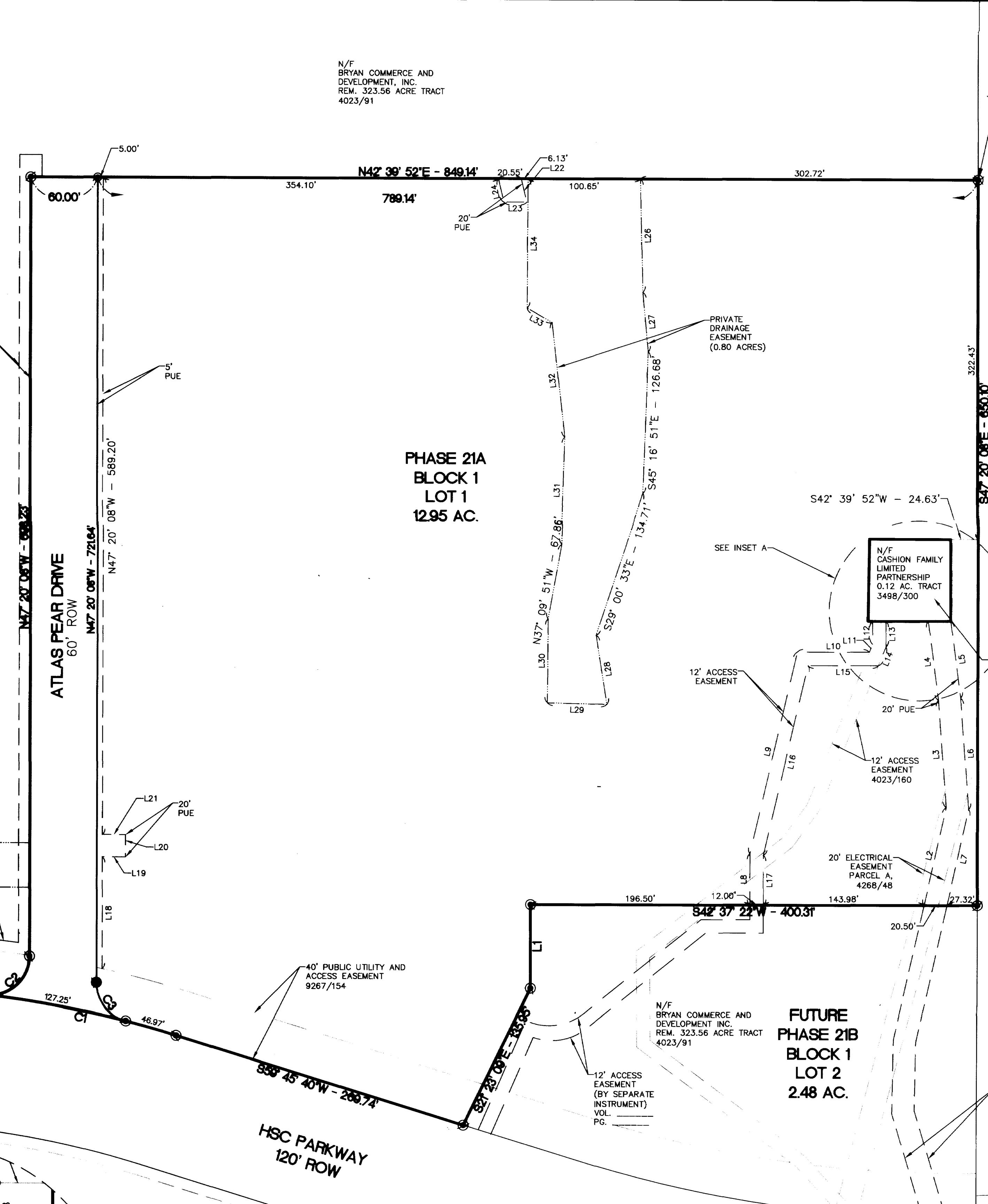
LINE #	LENGTH	DIRECTION
L1	74.86'	S47°26'44"E
L2	89.86'	N34°41'07"W
L3	96.35'	N51°36'03"W
L4	71.31'	N54°45'53"W
L5	88.32'	N54°45'53"W
L6	98.88'	N51°36'03"W
L7	88.33'	N34°41'07"W
L8	46.06'	S47°26'44"E
L9	185.47'	S34°15'58"E
L10	64.45'	S42°39'52"W
L11	7.76'	S25°16'15"E
L12	20.56'	S47°20'08"E
L13	22.90'	S47°20'08"E
L14	18.21'	S25°16'15"E
L15	63.00'	S42°39'52"W
L16	174.56'	S34°15'58"E
L17	44.68'	S47°20'08"E
L18	100.28'	N47°20'08"W
L19	20.85'	N42°36'52"E
L20	20.00'	N47°20'08"W

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L21	20.85'	S42°36'52"W
L22	21.57'	S60°35'02"E
L23	20.55'	S42°39'52"W
L24	21.57'	N60°35'02"W
L25	101.37'	S48°38'19"E
L26	101.37'	S48°38'19"E
L27	53.59'	S52°45'28"E
L28	62.52'	S56°24'13"E
L29	53.28'	S44°05'43"W
L30	75.18'	N46°55'45"W
L31	96.47'	N45°28'20"W
L32	103.24'	N53°47'45"W
L33	25.87'	S72°18'19"W
L34	115.79'	N47°00'00"W

**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	174.32'	920.00'	010°51'23"	87.42'	174.06'	S54°19'58"W
C2	58.79'	35.00'	08°14'25"	38.04'	52.12'	N00°47'04"E
C3	46.32'	35.00'	07°49'43"	27.28'	43.01'	N85°15'00"W



**PHASE 21A BLOCK 1 LOT 1 12.95 AC.**

**RESERVE TRACT Cell Tower Site 0.12 AC. NOT PART OF LOT 1, BLOCK 1**

**FUTURE PHASE 21B BLOCK 1 LOT 2 2.48 AC.**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, L.P., a Texas Limited Partnership, owner of the 13.99 acre tract shown on this plat, being the tract of land as conveyed in the Official Records of Brazos County in Volume 1023, Page 91, and designated herein as the Traditions Subdivision, Phase 21A, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Bryan/Traditions L.P., by Traditions Acquisitions Partnership, L.P., its General Partner, by W. Spencer Clements, Jr., Vice President

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.

Given under my hand and seal of office this 5 day of Sept 2012

**EDDIE HARE**  
MY COMMISSION EXPIRES July 23, 2016

Notary Public, Brazos County, Texas

**APPROVAL OF THE CITY PLANNER**

I, **LINDSEY GUARDI**, the undersigned, City Planner 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 10 day of September, 2012.

**Lindsay Guardi**  
City Planner  
Bryan, Texas

**CERTIFICATE OF CITY ENGINEER**

I, **W. Paul Kappas**, 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 10 day of September, 2012.

**W. Paul Kappas**  
City Engineer, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, **Michael Beckwith**, Chair 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 10 day of August, 2012, and same was duly approved on the 10 day of August, 2012, by said Commission.

**Michael Beckwith**  
Chair, Planning & Zoning Commission Bryan, Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 the property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, **Haron McQueen**, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 10 day of September, 2012, in the Official Records of Brazos County in Volume 1023, Page 173.

**Haron McQueen**  
County Clerk  
Brazos County, Texas

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.

Filed for Record in: BRAZOS COUNTY  
On: Sep 10 2012 at 09:19A  
As a Plat  
Document Number: 01131835  
Amount: 63.00  
Receipt Number - 447823  
By: Amber Noelman

Haron McQueen, Brazos County Clerk  
094205 COUNTY

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE 2<sup>ND</sup> 1/4<sup>TH</sup> JONES SURVEY ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 323.56 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND MARKING A NORTH CORNER OF SAID 323.56 ACRE TRACT AND THE WEST CORNER OF A CALLED 73.428 ACRE TRACT AS DESCRIBED BY A DEED TO STEPHANIE SINGLETON RECORDED IN VOLUME 4000, PAGE 299 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 20' 08" E ALONG THE COMMON LINE OF SAID 323.56 ACRE TRACT AND SAID 73.428 ACRE TRACT FOR A DISTANCE OF 1892.39 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 20' 08" E CONTINUING ALONG THE COMMON LINE OF SAID 323.56 ACRE TRACT AND SAID 73.428 ACRE TRACT FOR A DISTANCE OF 650.10 FEET TO THE MOST EASTERLY CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID 323.56 ACRE TRACT FOR THE FOLLOWING CALLS:

- S 42° 37' 22" W FOR A DISTANCE OF 400.31 FEET;
- S 47° 26' 44" E FOR A DISTANCE OF 74.89 FEET;
- S 21° 23' 09" E FOR A DISTANCE OF 135.95 FEET TO THE NORTHWESTERLY LINE OF HEALTH SCIENCE CENTER PARKWAY (120' R.O.W. - ALSO KNOWN AS HSC PARKWAY);

THENCE: ALONG THE NORTHWESTERLY LINE OF HSC PARKWAY FOR THE FOLLOWING CALLS:

- S 59° 45' 40" W FOR A DISTANCE OF 269.74 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 920.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101° 51' 23" FOR AN ARC DISTANCE OF 174.32 FEET (CHORD BEARS: S 54° 19' 58" W - 174.06 FEET) TO POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET;

THENCE: THROUGH SAID 323.56 ACRE TRACT FOR THE FOLLOWING CALLS:

- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96° 14' 25" FOR AN ARC DISTANCE OF 58.79 FEET (CHORD BEARS: N 00° 47' 04" E - 52.12 FEET) TO THE END OF SAID CURVE;
- N 47° 20' 08" W FOR A DISTANCE OF 698.23 FEET;
- N 42° 39' 52" E FOR A DISTANCE OF 849.14 FEET TO THE POINT OF BEGINNING CONTAINING 14.11 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED TRACT A CALLED 0.12 ACRE TRACT AS DESCRIBED BY A PCS SITE AGREEMENT RECORDED IN VOLUME 3498, PAGE 300 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID 0.12 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND MARKING A NORTH CORNER OF SAID 323.56 ACRE TRACT AND THE WEST CORNER OF A CALLED 73.428 ACRE TRACT AS DESCRIBED BY A DEED TO STEPHANIE SINGLETON RECORDED IN VOLUME 4000, PAGE 299 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

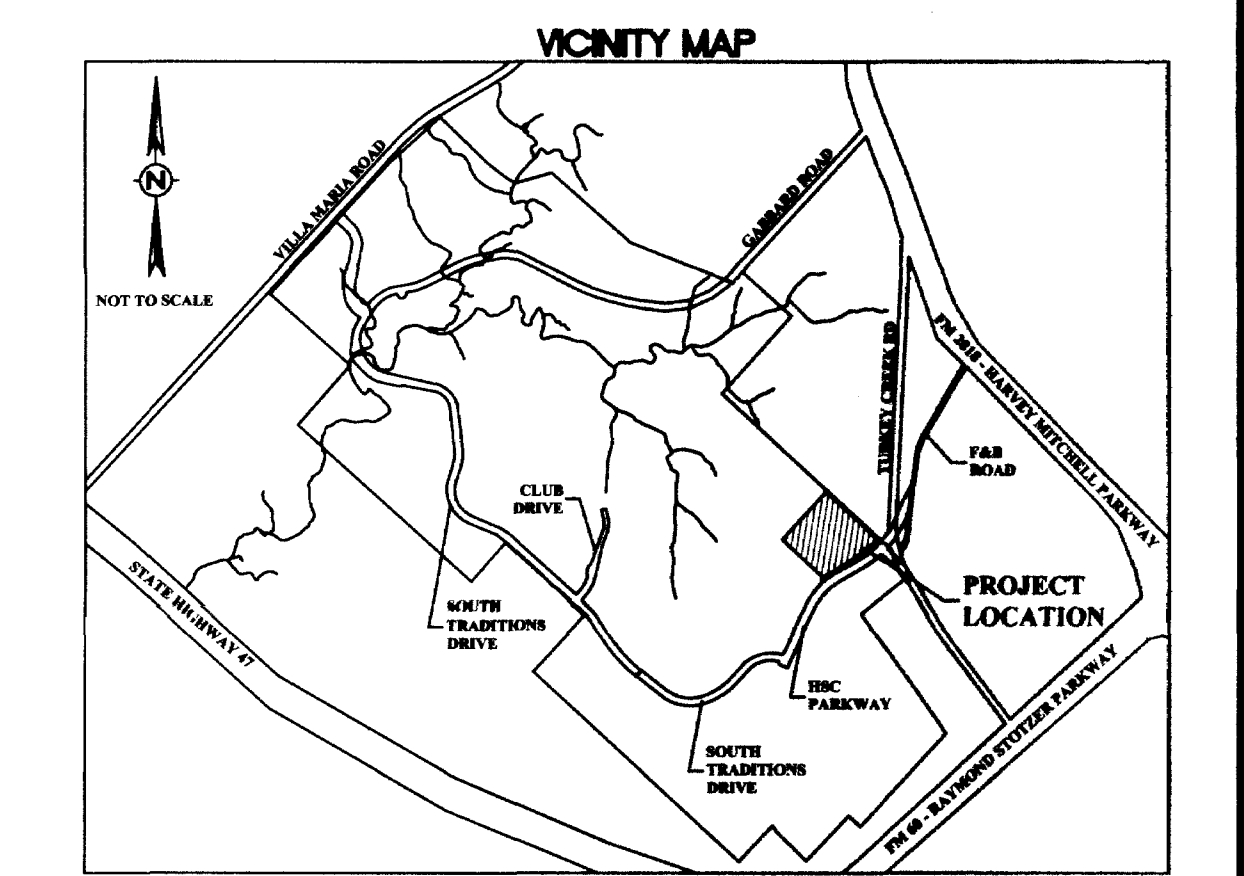
THENCE: S 47° 20' 08" E ALONG THE COMMON LINE OF SAID 323.56 ACRE TRACT AND SAID 73.428 ACRE TRACT, AT 1892.39 FEET PASS THE NORTH CORNER OF THE ABOVE DESCRIBED TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 2214.82 FEET;

THENCE: S 42° 39' 52" W THROUGH SAID 323.56 ACRE TRACT FOR A DISTANCE OF 24.63 FEET TO A FENCE CORNER POST FOUND MARKING THE NORTH CORNER OF SAID 0.12 ACRE TRACT AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: AROUND THE BOUNDARY OF SAID 0.12 ACRE TRACT AS LOCATED ON THE GROUND FOR THE FOLLOWING CALLS:

- S 47° 32' 28" E FOR A DISTANCE OF 73.18 FEET TO A FENCE CORNER POST FOUND;
- S 42° 29' 51" W FOR A DISTANCE OF 74.12 FEET TO A FENCE CORNER POST FOUND;
- N 46° 30' 50" W FOR A DISTANCE OF 73.64 FEET TO A FENCE CORNER POST FOUND;
- N 42° 51' 16" E FOR A DISTANCE OF 72.80 FEET TO THE POINT OF BEGINNING CONTAINING 0.12 OF ACRE OF LAND AS SURVEYED ON THE ROUND JUNE 2012.

FOR A TOTAL NET ACREAGE OF 13.99 ACRES OF LAND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.



**FINAL PLAT**  
OF  
**THE TRADITIONS SUBDIVISION**  
**PHASE 21A**  
**13.99 ACRES**  
**LOT 1, BLOCK 1 - 12.95 ACRES**  
**ROW DEDICATION - 1.04 ACRES**

J.H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=60'  
JULY, 2012

**ENGINEER:**  
Schultz Engineering, LLC  
2730 Longmire Dr., Suite A  
College Station, Texas 77845  
(979) 764-3900

**SURVEYOR:**  
Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, Texas 77803  
(979) 268-3195

**OWNER/DEVELOPER:**  
Bryan Traditions LP  
2100 Traditions Blvd.  
Bryan, Texas 77807