

**ORIGINAL PLAT VOL. 12829 PG. 152**

**REPLAT**

**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, the owner and developer of the land shown on the plat, being part of the tract of land as conveyed to us, in the deeds records of Brazos County in volume 12830, page 25, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places here one shown for the purpose identified.

Bryan/Traditions, L.P., a Texas Limited Partnership by Traditions Acquisition Partnership GP, LLC, a Texas Limited Liability Company, its General Partner  
W. Spencer Clements, Jr., Vice President

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., President of The Traditions Homeowners Association, Inc., the owner and developer of the land shown on the plat, being part of the tract of land as conveyed to us, in the deeds records of Brazos County in volume 12830, page 25, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places here one shown for the purpose identified.

W. Spencer Clements, Jr., President  
The Traditions Homeowners Association, Inc.

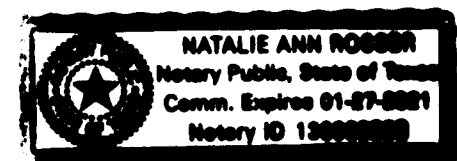
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01296983 BR 14016 225

**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 on this 25 day of April, 2017.

*Natalie Rosser*  
Notary Public, Brazos County, Texas  
Printed Name: **Natalie Rosser**  
My Commission Expires: **1-27-2021**



**CERTIFICATION 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

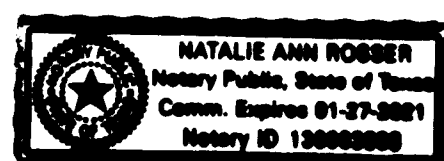


**STATE OF TEXAS  
COUNTY OF BRAZOS**

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 on this 25 day of April, 2017.

*Natalie Rosser*  
Notary Public, Brazos County, Texas  
Printed Name: **Natalie Rosser**  
My Commission Expires: **1-27-2021**



Filed for Record in:  
BRAZOS COUNTY  
On May 11, 2017 at 01:45:38  
As a  
Plat  
Document Number: 01296983  
Amount: 73.00  
Replat Number: 502220  
By:  
Lauren Reistino

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public Records of:  
BRAZOS COUNTY  
as stamped herein by me.  
May 11, 2017  
Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

**APPROVAL OF CITY ENGINEER**

I, *W. Paul 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 16th day of May, 2017.

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

**APPROVAL OF THE CITY PLANNER**

I, *Maia Zimmerman*, 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 16th day of May, 2017.

*Maia Zimmerman*  
City Planner,  
Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, *Bobb Gilman*, 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 16th day of May, 2017 and same was duly approved on the 16th day of May, 2017 by said Commission.

*Bobb Gilman*  
Chair, Planning and Zoning Commission 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 11 day of May, 2017, in the Official Records of Brazos County in Volume 14016 Page 225.

*Karen McQueen*  
County Clerk,  
Brazos County, Texas  
by: *Lauren Reistino*  
Deputy Clerk

**METES AND BOUNDS DESCRIPTION**

0.929 ACRE TRACT  
THE TRADITIONS SUBDIVISION, PHASE 26  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 8, BLOCK 1, AND ALL OF COMMON AREA 2, THE TRADITIONS SUBDIVISION, PHASE 26, ACCORDING TO THE PLAT RECORDED IN VOLUME 12830, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF MAHOGANY DRIVE (50' PRIVATE R.O.W.) MARKING THE WEST CORNER OF SAID LOT 8 AND THE NORTH CORNER OF LOT 9, BLOCK 1;

THENCE: N 69° 33' 07" E ALONG THE SOUTHEAST LINE OF MAHOGANY DRIVE FOR A DISTANCE OF 43.33 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 275.00 FEET

THENCE: CONTINUING ALONG THE SOUTHEAST LINE OF MAHOGANY DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52° 02' 22" FOR AN ARC DISTANCE OF 249.77 FEET (CHORD BEARS: N 43° 31' 56" E - 241.27 FEET) TO A 1/4 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

THENCE: N 17° 30' 45" E CONTINUING ALONG THE SOUTHEAST LINE OF MAHOGANY DRIVE FOR A DISTANCE OF 15.36 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID COMMON AREA 2 AND THE WEST CORNER OF LOT 7, BLOCK 1;

THENCE: S 48° 10' 17" E ALONG THE COMMON LINE OF SAID COMMON AREA 2 AND SAID LOT 7 FOR A DISTANCE OF 139.19 FEET TO A 1/4 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF COMMON AREA 7 MARKING THE SOUTH CORNER OF SAID LOT 7;

THENCE: S 41° 49' 43" W ALONG THE COMMON LINE OF SAID COMMON AREA 2, SAID LOT 8 AND SAID COMMON AREA 7 FOR A DISTANCE OF 315.61 FEET TO A 1/4 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE COMMON LINE FO SAID LOT 8 AND SAID COMMON AREA 7;

THENCE: S 41° 59' 15" W ALONG THE COMMON LINE OF SAID LOT 8 AND COMMON AREA 7 FOR A DISTANCE OF 32.86 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 8 AND THE EAST CORNER OF LOT 9, BLOCK 1;

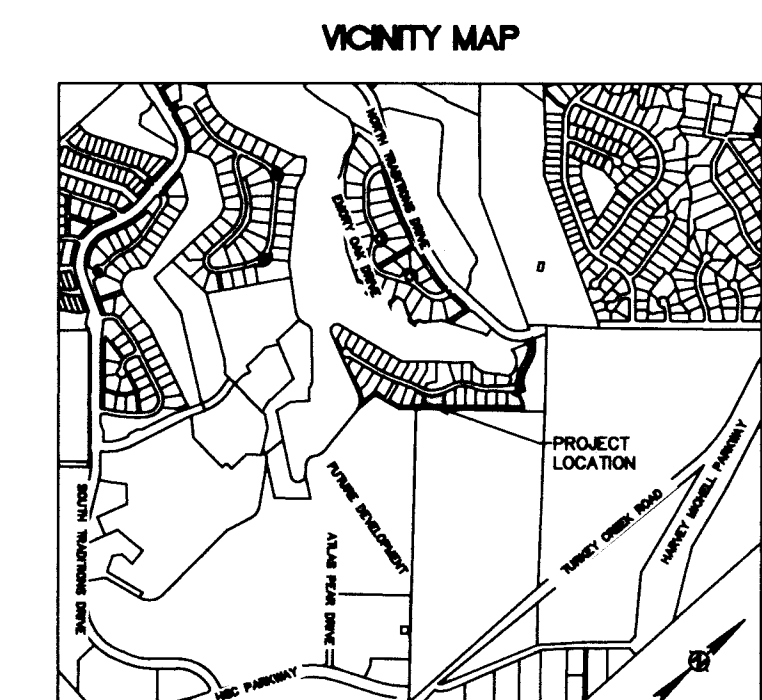
THENCE: N 29° 11' 54" W ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9 FOR A DISTANCE OF 169.31 FEET TO THE POINT OF BEGINNING CONTAINING 0.929 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 26, 12630/25.

**LEGEND**

---	PROPERTY BOUNDARY
---	RIGHT OF WAY
---	LOT LINES
---	PUBLIC UTILITY EASEMENT
---	EMERGENCY ACCESS EASEMENT
---	APPROXIMATE 100YR FLOODPLAIN
---	EXISTING CONTOUR
---	APPROXIMATE FLOODWAY
---	EXISTING WATER LINE (SIZE NOTED)
---	EXISTING STORM SEWER LINE
---	EXISTING SEWER LINE (SIZE NOTED)

**NOTES:**

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
- A PORTION OF THIS TRACT DOES 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.
- THE DEVELOPER AND HOA WILL COMPLY WITH THE INDEMNITY REQUIREMENTS OF SECTION 110-59(m)(5) OF THE SUBDIVISION ORDINANCE.
- THE DEVELOPER INTENDS TO CONSTRUCT THE PROPOSED PRIVATE STREET TO THE HIGHER STANDARD REQUIRED.
- THE MAINTENANCE OF THE PRIVATE STREET WILL BE THE RESPONSIBILITY OF THE HOA.
- ACCESS THROUGH THE PROPOSED GATE WILL BE PROVIDED AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE PICKUP, UTILITY, SCHOOL BUSES, PARA TRANSIT, DEMAND AND RESPONSE VEHICLES, AND OTHER HEALTH AND SAFETY RELATED VEHICLES. ACCESS THROUGH THE GATE WILL NOT REQUIRE DRIVERS TO EXIT THEIR VEHICLE.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.



**FINAL PLAT**  
OF  
**LOT 8R-2, BLOCK 1 AND**  
**COMMON AREA 2R-2**  
**THE TRADITIONS SUBDIVISION - PH 26**  
LOT 8R-2 & COMMON AREA 2R-2 = 0.92 ACRES  
BEING A  
**REPLAT**  
OF  
**LOT 8R, BLOCK 1 AND**  
**COMMON AREA 2R-2**  
**THE TRADITIONS SUBDIVISION - PH 26**  
VOL. 12829, PG. 152  
J.H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS

**OWNER (COMMON AREA 2R-2):**  
Traditions Home Owner's Association, Inc.,  
2100 Traditions Blvd.  
Bryan, Texas 77807

**OWNER/DEVELOPER (LOT 8R-2):**  
Bryan Traditions, LP  
2100 Traditions Blvd.  
Bryan, Texas 77807

**SCALE 1" = 30'**  
APRIL 2017

**ENGINEER:**  
Schultz Engineering, LLC

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

**TBPE NO. 12327**  
911 SOUTHWEST PKWY E.  
College Station, Texas 77845  
(979) 764-3900