

**FIELD NOTES**  
1.343 ACRES

Being all that certain tract or parcel of land lying and being situated in the J.H. JONES SURVEY, Abstract No. 26, Bryan, Brazos County, Texas and being comprised of all of Lot 16R, Block 2, THE TRADITIONS SUBDIVISION PHASE 26 according to the Replat recorded in Volume 12829, Page 151 of the Official Records of Brazos County, Texas (O.R.B.C.) and all of the 0.88 acre Common Area 3R tract as depicted on the Replat of said subdivision and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2-inch iron rod marking the common north corner of said Lot 16R and Lot 17R, Block 2 of said THE TRADITIONS SUBDIVISION PHASE 26 (12630/025), said iron rod also being in the common line of said lots and the called 87.88 acre Traditions Club Bryan, LP remainder tract according to the deed recorded in Volume 5153, Page 1 (O.R.B.C.);

**THENCE:** S 18° 00' 12" E for a distance of 161.28 feet to a found 1/2-inch iron rod marking the common south corner of said Lots 16R and 17R, said iron rod also being in the northwest right-of-way line of Mahogany Drive and being a Point of Curvature within a cut-de-soc which curves in a left direction;

**THENCE:** along the right-of-way line of said Mahogany Drive for the following three (3) calls:

- 1) 210.47 feet along the arc of the before-said cut-de-soc curve having a central angle of 241° 11' 07", a radius of 50.00 feet, a tangent of 84.57 feet and a long chord bearing S 35° 36' 01" E at a distance of 86.08 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature of a curve to the right,
- 2) 103.03 feet along the arc of said reverse curve having a central angle of 48° 11' 23", a radius of 25.00 feet, a tangent of 11.18 feet and a long chord bearing N 47° 54' 08" E at a distance of 20.41 feet to found 1/2-inch iron rod marking the Point of Tangency, and
- 3) N 71° 59' 48" E for a distance of 30.00 feet to a found 1/2-inch iron rod marking the common north corner of the before-said 0.88 acre Common Area 3R tract and Lot 14, Block 1, THE TRADITIONS SUBDIVISION PHASE 26 according to the Final Plat recorded in Volume 12630, Page 25 (O.R.B.C.);

**THENCE:** along the common lines of the said 0.88 acre Common Area 3R tract, said Lot 14, and Lots 13 and 12, Block 1 of said THE TRADITIONS SUBDIVISION PHASE 26 (12630/25) for the following three (3) calls:

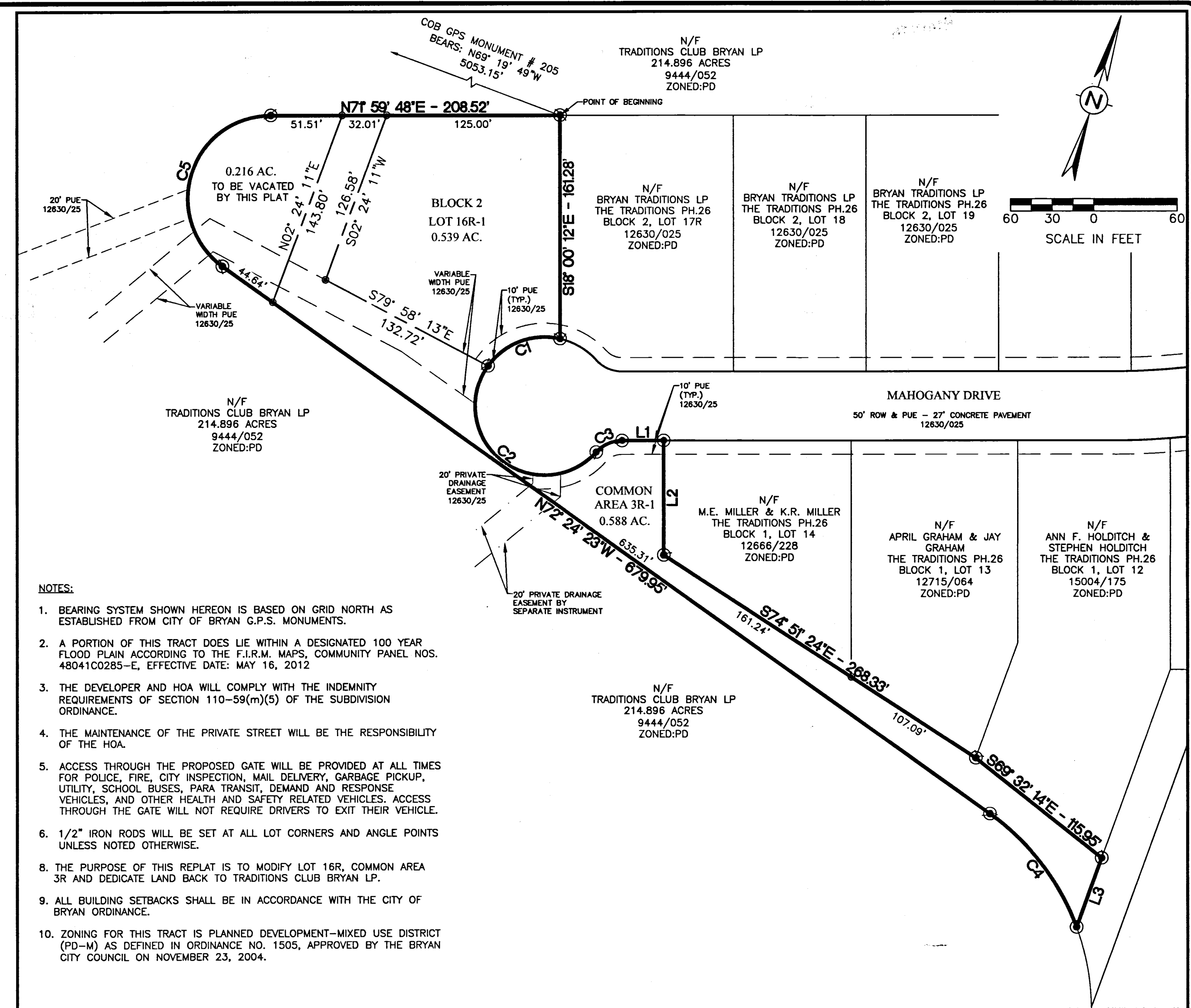
- 1) S 18° 00' 12" E for a distance of 82.73 feet to a found 1/2-inch marking the southwest corner of said Lot 14,
- 2) S 74° 51' 24" E for a distance of 268.33 feet to a found 1/2-inch iron rod marking the common south corner of said Lots 13 and 12, and
- 3) S 89° 32' 14" E for a distance of 115.95 feet to a found 1/2-inch iron rod marking the south corner of said Lot 12 and the most easterly corner of the said 0.88 acre Common Area 3R tract, said iron rod also being in the west line of the 0.22 acre Common Area 8 tract as depicted on the Final Plat of said THE TRADITIONS SUBDIVISION PHASE 26 (12630/25);

**THENCE:** S 02° 01' 34" W along the common line of the said 0.88 acre Common Area 3R tract and the said 0.22 acre Common Area 8 tract for a distance of 53.24 feet to a found 1/2-inch iron rod marking the most southerly corner of said Common Area 3R, said iron rod also being in the common line of said common areas and the called 87.88 acre Traditions Club Bryan, LP remainder tract;

**THENCE:** along the common lines of the said 0.88 acre Common Area 3R tract and the called 87.88 acre Traditions Club Bryan, LP remainder tract for the following three (3) calls:

- 1) 104.63 feet in a left direction along the arc of a curve having a central angle of 34° 15' 22", a radius of 175.00 feet, a tangent of 53.33 feet and a long chord bearing N 55° 12' 18" W at a distance of 103.08 feet to a found 1/2-inch iron rod marking the Point of Tangency,
- 2) N 72° 24' 23" W for a distance of 679.95 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, and
- 3) 151.22 feet along the arc of said curve having a central angle of 144° 24' 09", a radius of 60.00 feet, a tangent of 186.89 feet and a long chord bearing N 00° 12' 18" W at a distance of 114.26 feet to a found 1/2-inch iron rod marking the Point of Tangency;

**THENCE:** N 71° 59' 48" E continue along the common lines of the said 0.88 acre Common Area 3R tract and the called 87.88 acre Traditions Club Bryan, LP remainder tract, at 63.52 feet pass a found 1/2-inch iron rod marking the west corner of the before-said Lot 16R, Block 2, continue for a total distance of 208.52 feet to the POINT OF BEGINNING and containing 1.343 acres of land, more or less.



**ORIGINAL PLAT**  
VOL.12829, PG. 151

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, W. SPENCER CLEMENTS, JR., VICE PRESIDENT OF BRYAN/TRADITIONS, LP., A TEXAS LIMITED PARTNERSHIP, the owner and developer of the land shown on this plat, being BLOCK 2, LOT 16R OF THE TRADITIONS SUBDIVISION, PHASE 26 as conveyed to us in the Deed Records of Brazos County in Volume 12630, Page 25, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drainage easements and public places hereon shown for the purpose identified.

BRYAN/TRADITIONS, LP., A LIMITED TEXAS PARTNERSHIP BY TRADITIONS ACQUISITION PARTNERSHIP GP, L.L.C. A TEXAS LIMITED LIABILITY COMPANIES GENERAL PARTNER, BY W. SPENCER CLEMENTS, JR VICE PRESIDENT

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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 or she executed the same for the purpose stated.

Given under my hand and seal on this 17 day of October, 2019.

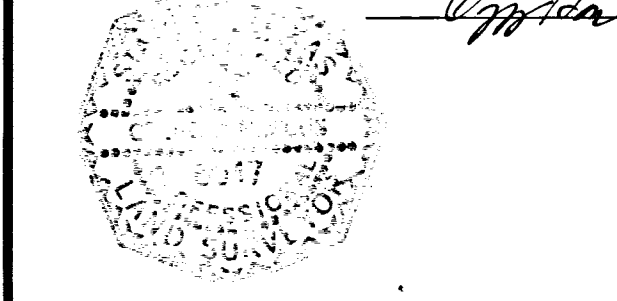
KATE CHAPMAN  
Notary Public, Brazos County, Texas

**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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

10/17/19 R.P.L.S. No. 6047



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, DAVID SEGERS, DIRECTOR OF THE TRADITIONS HOMEOWNERS ASSOC. INC., the owner and developer of the land shown on this plat, being COMMON AREA 3R OF THE TRADITIONS SUBDIVISION, PHASE 26 as conveyed to us in the Deed Records of Brazos County in Volume 12630, Page 25, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

THE TRADITIONS HOMEOWNERS ASSOC. INC.  
DAVID SEGERS, DIRECTOR

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared DAVID SEGERS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 17 day of October, 2019.

KATE CHAPMAN  
Notary Public, Brazos County, Texas

Filed for Record  
Official Public Records of  
Brazos County Clerk  
On: 10/28/2019 3:22 PM  
in the PLAT Records

Doc Number: 2019-137752  
Volume-Page: 15656-2/2  
Number of Pages: 1  
Amount: 73.00  
Ord#: 20191025000100  
By: DB

Karen McQueen  
County Clerk  
Brazos County, Texas  
By: Debbi Baker

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Bobby Stierzy, 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 17 day of October, 2019, and same was duly approved on the 17 day of October, 2019 by said Commission.

Bobby Stierzy  
Chair  
Planning and Zoning Commission  
Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, W. Paul Kelly, 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 25th day of October, 2019.

W. Paul Kelly  
City Engineer, Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

I, Matin Zamzama, 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 25th day of October, 2019.

Matin Zamzama  
City Planner, Bryan, Texas

**REPLAT**

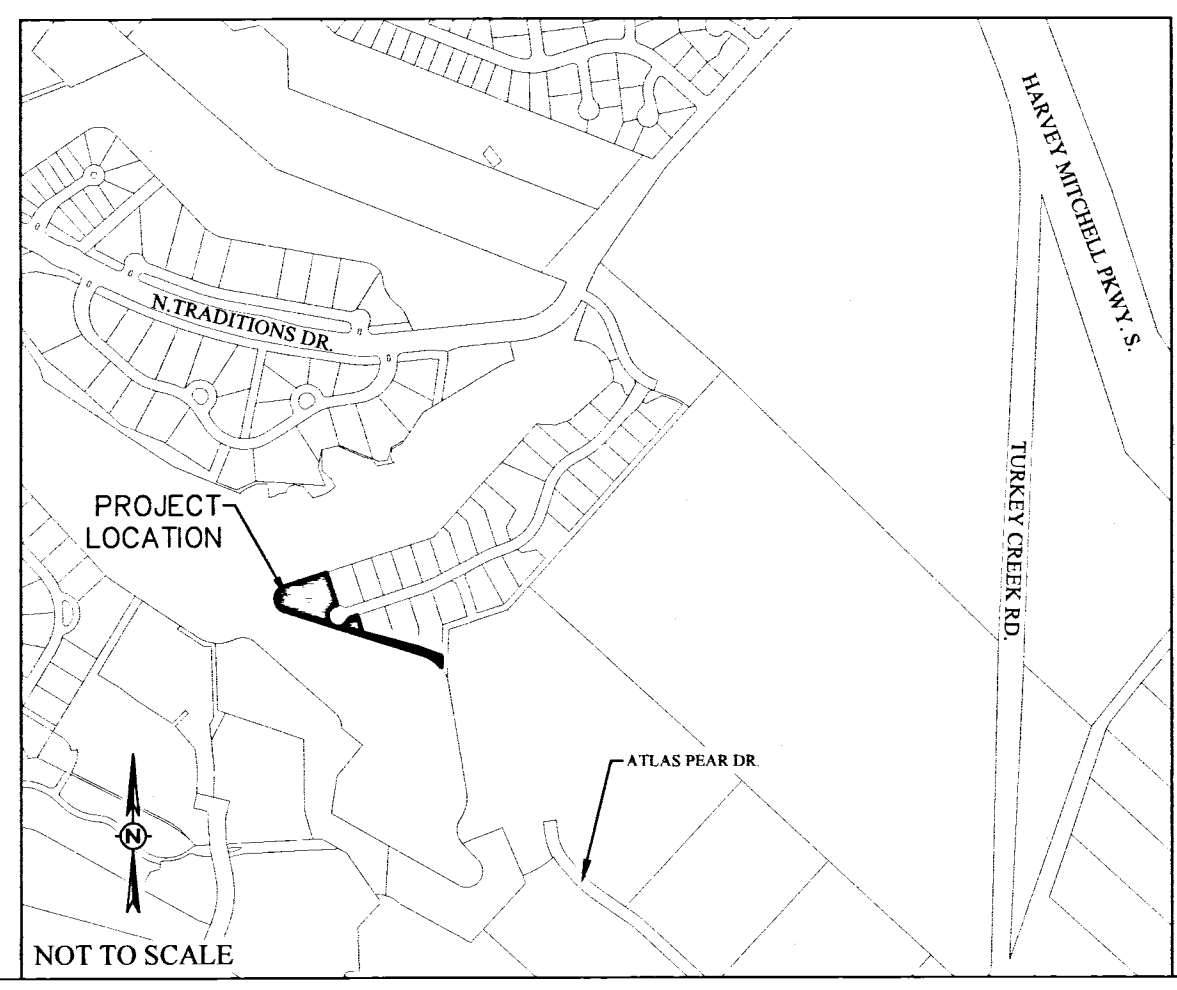
**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	30.00'	N71° 59' 48"E
L2	82.73'	S18° 00' 12"E
L3	53.24'	S2° 01' 34"W
L4	82.72'	S79° 58' 13"E

**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	58.96'	50.00'	067°33'39"	33.45'	55.60'	S51°12'43"W
C2	151.52'	50.00'	173°37'29"	89.77'	99.85'	S69°22'51"E
C3	21.03'	25.00'	048°11'23"	11.18'	20.41'	N47°54'07"E
C4	104.63'	175.00'	034°15'22"	53.93'	103.08'	N55°16'41"W
C5	151.22'	60.00'	144°24'09"	186.89'	114.26'	N00°12'18"W

**VICINITY MAP**



**FINAL PLAT**  
THE TRADITIONS SUBDIVISION

PHASE 26  
1.343 ACRES  
BLOCK 2, LOT 16R-1 & COMMON AREA 3R-1  
BEING A  
**REPLAT**

OF  
A PORTION OF COMMON AREA 3R  
THE TRADITIONS SUBDIVISION, PHASE 26  
VOLUME 12829, PAGE 151  
AND A  
**VACATING PLAT**  
OF  
A PORTION OF COMMON AREA 3R  
VOLUME 12829, PAGE 151  
J.H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1"=60'  
OCTOBER 2019

**OWNER/DEVELOPER:** Bryan Traditions, LP  
4250 S. Traditions Dr.  
Bryan, TX 77807  
(979)704-6395

**SURVEYOR:** Gregory Hopcus, RPLS No. 6047  
McClure & Browne  
Engineering/Surveying Inc.  
1008 Woodcreek Dr. Suite 103  
College Station, Texas 77845  
(979)693-3838

**ENGINEER:** SCHULTZ  
TBE NO. 12227  
911 SOUTHWEST PKWY. E.  
College Station, Texas 77840  
\*\*\*  
(979) 764-3900