



Curve Table

| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
|---------|--------|--------|------------|---------|--------|-----------------|
| C1 | 184.15 | 175.00 | 05°44'31" | 86.87 | 158.19 | N45°32'09"W |
| C2 | 151.22 | 60.00 | 144°24'09" | 188.86 | 114.28 | N00°12'19"W |
| C3 | 97.71 | 175.00 | 03°15'30" | 50.17 | 96.45 | N10°28'39"W |
| C4 | 18.77 | 275.00 | 00°54'42" | 9.39 | 18.77 | N21°47'28"W |
| C5 | 181.18 | 225.00 | 04°07'52" | 95.81 | 176.30 | N42°54'09"W |
| C6 | 24.72 | 355.00 | 00°59'25" | 12.37 | 24.72 | N25°51'02"E |
| C7 | 215.20 | 275.00 | 04°50'50" | 113.48 | 209.80 | S45°15'32"E |
| C8 | 202.20 | 225.00 | 05°12'25" | 106.50 | 195.47 | S49°34'50"E |
| C9 | 90.96 | 225.00 | 02°30'42" | 46.11 | 90.34 | S59°44'42"E |
| C10 | 62.83 | 215.00 | 01°48'10" | 31.89 | 62.70 | S62°56'27"E |
| C11 | 118.82 | 275.00 | 02°44'37" | 60.40 | 118.00 | S38°06'08"E |
| C12 | 34.24 | 25.00 | 07°27'47" | 20.41 | 31.82 | S09°17'33"E |
| C14 | 81.26 | 400.00 | 01°13'20" | 40.77 | 81.12 | S30°45'31"W |
| C16 | 134.83 | 375.00 | 02°38'55" | 68.20 | 134.20 | S51°53'09"W |
| C18 | 214.45 | 275.00 | 04°40'51" | 113.01 | 209.08 | S38°51'10"W |
| C20 | 204.30 | 225.00 | 05°20'22" | 109.84 | 197.41 | S43°31'56"W |
| C22 | 83.98 | 525.00 | 00°58'57" | 32.03 | 83.94 | S60°33'38"W |
| C24 | 78.15 | 475.00 | 00°25'38" | 36.17 | 78.07 | S67°15'59"W |

LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|--------|-------------|
| L1 | 91.81 | S87°07'02"E |
| L2 | 70.49 | N70°10'47"E |
| L3 | 44.12 | N74°33'15"E |
| L4 | 135.28 | N18°50'07"E |
| L5 | 25.30 | N23°50'45"E |
| L6 | 5.46 | S64°40'57"E |
| L7 | 135.28 | S18°50'07"E |
| L8 | 1.42 | S71°19'33"E |
| L9 | 50.00 | S18°50'07"E |
| L10 | 84.82 | S71°19'33"E |
| L11 | 6.06 | S48°00'51"E |
| L12 | 123.32 | N72°24'23"W |
| L13 | 50.68 | N53°18'16"W |
| L14 | 82.73 | N18°00'12"W |
| L15 | 60.38 | N69°33'07"E |
| L16 | 60.38 | S69°33'07"E |
| L17 | 120.76 | S17°30'45"W |
| L18 | 120.76 | N17°30'45"E |
| L19 | 28.77 | N82°11'36"W |
| L20 | 28.77 | S82°11'36"W |
| L21 | 102.00 | N41°34'41"E |
| L22 | 117.51 | S41°34'41"W |
| L23 | 42.85 | N47°29'50"E |

METES AND BOUNDS DESCRIPTION
OF A
28.45 ACRE TRACT
J. H. JONES SURVEY, A-26
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 298.51 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 4006, PAGE 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT 3 BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 87.88 ACRE TRACT AND SAID REMAINDER OF 298.51 ACRE TRACT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 59' 30" FOR AN ARC DISTANCE OF 97.71 FEET (CHORD BEARS: N 10° 28' 39" W - 96.45 FEET) TO THE END OF SAID CURVE;

THENCE: THROUGH SAID REMAINDER OF 298.51 ACRE TRACT FOR THE FOLLOWING CALLS:
N 74° 33' 15" E FOR A DISTANCE OF 44.12 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 275.00 FEET;
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 54' 42" FOR AN ARC DISTANCE OF 18.77 (CHORD BEARS: N 21° 47' 28" W - 18.77 FEET) TO THE END OF SAID CURVE;

N 19° 50' 07" W FOR A DISTANCE OF 135.28 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 225.00 FEET;
ALONG SAID CURVE, AT A CHORD DISTANCE OF 148.73 FEET PASS THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID 87.88 ACRE TRACT, THROUGH A CENTRAL ANGLE OF 46° 07' 52" FOR AN ARC DISTANCE OF 181.16 FEET (TOTAL CHORD BEARS: N 42° 54' 09" W - 176.30 FEET) TO THE SOUTHEASTERLY LINE OF NORTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W.) TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 355.00 FEET;

THENCE: ALONG THE SOUTHEASTERLY LINE OF NORTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 59' 25" FOR AN ARC DISTANCE OF 24.72 FEET (CHORD BEARS: N 25° 51' 02" E - 24.72 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 23° 50' 45" E FOR A DISTANCE OF 25.35 FEET;
THENCE: THROUGH SAID REMAINDER OF 298.51 ACRE TRACT FOR THE FOLLOWING CALLS:
S 44° 40' 57" E FOR A DISTANCE OF 5.47 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 375.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 50' 49" FOR AN ARC DISTANCE OF 215.25 FEET (CHORD BEARS: S 42° 15' 32" E - 209.80 FEET) TO THE END OF SAID CURVE;
S 19° 50' 07" E FOR A DISTANCE OF 135.28 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 225.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 29' 25" FOR AN ARC DISTANCE OF 202.20 FEET (CHORD BEARS: S 45° 34' 50" E - 195.47 FEET) TO THE END OF SAID CURVE;
S 71° 19' 33" E FOR A DISTANCE OF 1.42 FEET;

S 18° 40' 27" W FOR A DISTANCE OF 50.00 FEET;
S 71° 19' 33" E FOR A DISTANCE OF 84.82 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 225.00 FEET;
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 09' 42" FOR AN ARC DISTANCE OF 90.96 FEET (CHORD BEARS: S 59° 44' 42" E - 90.34 FEET) TO THE END OF SAID CURVE;

S 48° 09' 51" E FOR A DISTANCE OF 6.06 FEET TO THE POINT OF BEGINNING CONTAINING 20.45 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
N 71° 59' 48" E FOR A DISTANCE OF 735.67 FEET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON SAID COMMON LINE BEARS: N 71° 59' 48" E FOR A DISTANCE OF 34.30 FEET;

THENCE: THROUGH SAID REMAINDER OF 87.88 ACRE TRACT FOR THE FOLLOWING CALLS:
N 42° 10' 58" E FOR A DISTANCE OF 351.09 FEET;
N 43° 22' 19" E FOR A DISTANCE OF 160.79 FEET;
N 41° 34' 41" E FOR A DISTANCE OF 200.00 FEET;

S 87° 02' 02" E FOR A DISTANCE OF 91.61 FEET TO THE COMMON LINE OF SAID REMAINDER OF 87.88 ACRE TRACT AND SAID REMAINDER OF 298.51 ACRE TRACT;
THENCE: N 70° 10' 47" E ALONG THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID REMAINDER OF 87.88 ACRE TRACT FOR A DISTANCE OF 70.49 FEET;
THENCE: N 48° 24' 34" E THROUGH SAID REMAINDER OF 87.88 ACRE TRACT FOR A DISTANCE OF 269.92 FEET TO POINT ON THE COMMON LINE OF SAID REMAINDER OF 87.88 ACRE TRACT AND SAID REMAINDER OF 298.51 ACRE TRACT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET.

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 20.45 acre tract shown on this plat, being the total of land as conveyed in the Official Records of Brazos County in Volume 4006, Page 195 and Volume 5153, Page 1, and designated herein as the Traditions Subdivision, Phase 26, in the City of Bryan, Texas, and whose name is subscribed hereto to dedicate to the use of the public forever streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes aforesaid.

Bryan/Traditions, L.P., a Texas Limited Partnership by Traditions Acquisition Partnership GP, LLC, a Texas Limited Liability Company, 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 on this 24th day of March, 2015.

Julie Brod
Notary Public, Brazos County, Texas
Printed Name: Julie Brod
My Commission Expires: Sept. 9, 2017

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 CITY ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS

I, Paul Kaspar, 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 17th day of April, 2015.

Paul Kaspar
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER
I, Randy Haynes, 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 17th day of April, 2015.

Randy Haynes
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
I, A.S. HICKLE, 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 17th day of April, 2015, and some was duly approved on the 17th day of April, 2015, by said Commission.

A.S. Hickle
Chair, Planning & Zoning Commission Bryan, Texas
Doc Bk Vol P#
01227694 OR 12630 25

Filed for Record in:
BRAZOS COUNTY
On: Apr 17, 2015 at 02:48P
As a
Plat
Document Number: 01227694
Amount: 67.00
Receipt Number: 541822
Lauren Reeves

CERTIFICATE OF 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 17th day of April, 2015, in the Official Records of Brazos County in Volume 12630, Page 25.

Karen 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.

Apr 17, 2015
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

VICINITY MAP
PROJECT LOCATION

OWNER:
BRYAN COMMERCIAL & DEVELOPMENT, INC.
P.O. BOX 1000
BRYAN, TEXAS 77805

DEVELOPER:
BRYAN TRADITIONS, LP
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807

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

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

THE TRADITIONS SUBDIVISION

PHASE 26

20.45 ACRES
Block 1, Lots 1 - 14
Block 2, Lots 15 - 30
Common Areas 1 - 8
J.H. JONES SURVEY, A-26
BRAZOS COUNTY, TEXAS

SCALE: 1" = 80'
MARCH 2015

ENGINEER:
Schultz Engineering, LLC

TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77803
(979) 764-3900