

THENCE: S 41° 49' 43" W ALONG THE COLUMN LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID 73.428 ACRE TRACT FOR A STANCE OF 230.00 FEET TO THE **POINT OF** BEGINNING OF THIS HEREIN DESCRIBED TRACE

THENCE: S 41° 49′ 43″ W CONTINUING ALONG COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID 73.428 ACRE TRACT (A A DISTANCE OF 1121.04 FEET TO A ½ INCH IRON ROD FOUND MARKING THE WEST COROLL OF SAID 73.428 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALL OF 2.20 ACRE TRACT DESCRIBED AS TRACT 1 BY A DEED TO BRYAN COMMERCE AND OF ELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 71 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 59' 15" W ALONG THE COMMON LINE OF CHAINDER OF 298.51 ACRE TRACT AND SAID REMAINDER OF 87.20 ACRE TRACT FOR A DETAILCE OF 147.46 FEET;

THENCE: THROUGH SAID REMAINDER OF 298.51 ACRE TRACT FOR THE FOLLOWING CALLS:

S 71° 54' 56" W FOR A DISTANCE OF 289.67 FEET;

S 02° 01' 34" W FOR A DISTANCE OF 228,00 FEET TO A POINT ON THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND THE REMAINDER OF A SAID 87.88 ACRE TRACT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET, FOR REFERENCE A ½ INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 87.88 ACRE TRACT AND SAID REMAINDER OF 87.20 CRE TRACT MARKING THE SOUTHERLY END OF SAID CURVE BEARS OF A CHORD OF: 14° 03' 30" E FOR A DISTANCE OF 28.11 FEET:

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 87.88 ACRE TRACT AND SAID REMAINDER OF 298.51 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53° 44' 31" FOR AN ARC DISTANCE OF 164.15 FEET (CHORD BEARS: N 45° 32' 09" W - 158.19 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE; N 72° 24' 23" W FOR A DISTANCE OF 679.95 FEET TO A 1/2 INCH IRON ROD FOUND

MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 60.00 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 144° 24' 09" FOR AN ARC DISTANCE OF 151.22 FEET (CHORD BEARS: N 00° 12' 19" W - 114.26 FEET) TO THE END OF SAID CURVE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 13° 31' 28" W FOR A DISTANCE OF 0.17 FEET

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° 07' 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;

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;

S 64° 40' 57" E FOR A DISTANCE OF 5.47 FEET TO THE BEGINNING OF A CLOCKWISE

CURVE HAVING A RADIUS OF 275.00 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

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

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

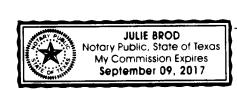
S 48° 09' 51" E FOR A DISTANCE OF 6.06 FEET TO THE **POINT OF BEGINNING** CONTAINING 20.45 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS COUNTY OF BRAZOS

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 tract 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 dedicate to the use of the public forever all streets, alleys. parks, watercourses, drains, easements and public places hereon shown for the purposes identified

raditions Acquisition Partnership GP, LLQ, a Texas Limited Liability Company, its General Partner, By W. Spencer Clements, Jr., Vice Presiden

STATE OF TEXAS

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



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

Printed Name: Julie Brod ly 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.

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

Warl Kaspan

APPROVAL OF THE CITY PLANNER

__, the undersigned, City Planner and/or designated the Planning and Zoning Commission of the City of Bryan, hereby

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 2015 and same was duly approved on the 17th day of 2015 by said Commission.

8k Vol Fa Doc 01227694 OR 12630 Chair, Planning & Zoning Commission Bryan, Texas

Filed for Record in: BRAZOS COUNTY

On: Apr 17,2015 at 02:48P

As Q <u>Plats</u> Document Number: 01227694

67.00 Receipt Number - 541822 P.4 • Lauren Reeves

COUNTY OF BRAZOS

<u>Karen Medulin</u>, 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 1 day of April , 20 10 Official Records of Brazos County in Volume 12.030 Page 25

Karen McQueen County Clerk Brazos County, Texas by: Lauren Recves Deputy Crank

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:

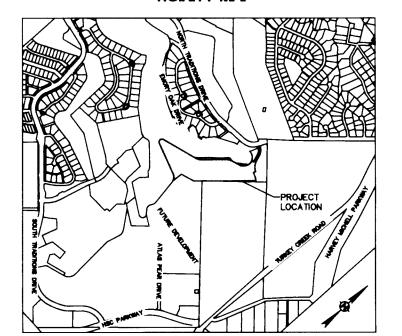
BRAZOS COUNTY as stamped hereon by me.

Karen McQueen, Brazos County Clerk

BRAZOS COUNTY

Apr 17,2015

VICINITY MAP



5. 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

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.

I hereby certify that this instrument was 8. 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**

OWNER:

BRYAN COMMERCE & 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 Kerr Surveying, LLC 409 N. Texas Ave.

Bryan, TX 77803

(979) 268-3195

SCALE: 1" = 80' **MARCH 2015**

ENGINEER:

TBPE NO. 12327 2730 LONGMIRE, SUITE A

Schultz Engineering, LLC

College Station, Texas 77845 P.O. Box 11995 College Station, Texas 77842 (979) 764-3900