



METES AND BOUNDS DESCRIPTION OF A 3.38 ACRE TRACT
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF 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. SAID TRACT BEING ALL OF LOTS 1 AND 2, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 27, ACCORDING TO THE PLAT RECORDED IN VOLUME 12534, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 ON THE EASTERLY LINE OF COMMON AREA NO. 2 (PLAT 12534/210) SAID COMMON AREA NO. 2 ALSO KNOWN AS "LAKE ATLAS DRIVE", SAME BEING THE NORTHWEST CORNER OF COMMON AREA NO. 4 (PLAT 12534/210);

THENCE, ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 AND SAID COMMON AREA NO. 2 FOR THE FOLLOWING CALLS:

N 36° 04' 21" W FOR A DISTANCE OF 47.32 FEET;
 N 26° 11' 49" W FOR A DISTANCE OF 32.67 FEET;
 N 19° 12' 27" W FOR A DISTANCE OF 32.67 FEET;
 N 57° 58' 31" W FOR A DISTANCE OF 27.04 FEET;
 N 12° 12' 56" W FOR A DISTANCE OF 67.73 FEET;
 N 06° 30' 51" W FOR A DISTANCE OF 61.76 FEET;
 N 00° 06' 03" W FOR A DISTANCE OF 83.22 FEET;
 N 13° 38' 42" E FOR A DISTANCE OF 77.56 FEET;
 N 70° 00' 03" E FOR A DISTANCE OF 23.78 FEET;
 N 21° 23' 27" E FOR A DISTANCE OF 59.58 FEET;
 N 25° 00' 03" E FOR A DISTANCE OF 152.60 FEET TO THE NORTH CORNER OF SAID LOT 2 AND THE MOST WESTERLY NORTH CORNER OF COMMON AREA NO. 3 (PLAT 12534/210);

THENCE, ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 AND SAID COMMON AREA NO. 3 FOR THE FOLLOWING CALLS:

S 64° 59' 57" E FOR A DISTANCE OF 174.48 FEET;
 S 25° 00' 03" W FOR A DISTANCE OF 73.09 FEET;
 S 64° 59' 57" E FOR A DISTANCE OF 157.00 FEET;
 S 25° 00' 03" W FOR A DISTANCE OF 209.42 FEET;
 S 02° 11' 18" E FOR A DISTANCE OF 106.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 ON THE NORTH LINE OF SAID COMMON AREA NO. 4 MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 520.00 FEET;

THENCE, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID COMMON AREA NO. 4 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 15' 05" FOR AN ARC DISTANCE OF 238.25 FEET (CHORD BEARS: S 65° 16' 55" W - 236.17 FEET) TO THE POINT OF BEGINNING CONTAINING 3.38 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	238.25	520.00	026°15'05"	121.25	236.17	S65°16'55"W

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100288E, EFFECTIVE DATE: MAY 18, 2012.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ZONING OF THE PROPERTY IS PLANNED DEVELOPMENT - MIXED USE.
- THE PURPOSE OF THIS PLAT IS TO AMEND THE LOT LINE BETWEEN LOTS 1 AND 2.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., President of Atlas Hotel, L.P., a Texas Limited Partnership, owner of Lot 1R shown on this plat, being the tract of land as conveyed in the Official Records of Brazos County in Volume 12433, Page 3, and designated herein as The Traditions Subdivision, Phase 27, 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.

W. Spencer Clements, Jr.
Atlas Hotel, L.P., a Texas Limited Partnership by Atlas Hotel GP, LLC, a Texas Limited Liability Company, its General Partner, By W. Spencer Clements, Jr., 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 13 day of July, 2016.

Brandi Jackson
Notary Public, Brazos County, Texas
Printed Name: Brandi Jackson
My Commission Expires: 2-23-20

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 Lot 2R shown on this plat, being the tract of land as conveyed in the Official Records of Brazos County in Volume 12433, Page 3, and designated herein as The Traditions Subdivision, Phase 27, 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.

W. Spencer Clements, Jr.
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 13 day of July, 2016.

Brandi Jackson
Notary Public, Brazos County, Texas
Printed Name: Brandi Jackson
My Commission Expires: 2-23-20

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

Filed for Record in
BRAZOS COUNTY
On: Jul 26, 2016 at 10:42 AM
As a
Plat
Document Number: 01271106
Amount: 73.00
Receipt Number: 580364
By:
Lauren Reistino

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 26 day of July, 2016, in the Official Records of Brazos County in Volume 12534, Page 210.

Karen McQueen
County Clerk, Bryan, Texas
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.
Jul 26, 2016
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY
Joc Blk Vol P's
01271106 NR 13498 25

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- EXISTING PRIVATE DRAINAGE EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER

FINAL PLAT

OF
THE TRADITIONS SUBDIVISION
PHASE 27
LOTS 1R AND 2R, BLOCK 1
A TOTAL OF 3.38 ACRES
BEING A
RE-PLAT
THE TRADITIONS SUBDIVISION
PHASE 27
LOTS 1 AND 2, BLOCK 1
VOLUME 12534, PAGE 210
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 60'
JULY 2016

OWNER LOT 1R:
ATLAS HOTEL LP
2100 Traditions Blvd.
Bryan, Texas 77807

OWNER LOT 2R:
BRYAN TRADITIONS LP
2100 Traditions Blvd.
Bryan, Texas 77807

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

ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900