

METES AND BOUNDS DESCRIPTION OF 13.87 TRACT OF J. H. JONES SURVEY, A-26 BRYAN, BRAZOS COUNTY, TEXAS

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	422.25	480.00	050724°10'	225.89	408.77	S87°09'45"W
C2	448.78	190.00	135200°11'	482.51	351.50	N59°20'31"W
C3	115.88	180.00	036530°09'	60.03	113.89	N06°07'05"W
C4	62.47	80.00	044443°34'	32.93	60.80	S71°14'56"E
C5	57.85	72.00	045324°48'	30.47	56.13	S71°49'03"E
C6	116.48	72.00	092420°04'	75.48	104.20	S48°24'25"E
C7	80.72	250.00	020472°28'	45.88	80.22	S127°08'27"E
C8	347.52	332.00	037254°48'	180.23	341.40	N06°17'08"E
C9	173.96	332.00	030501°21'	88.03	171.98	N27°28'27"W
C10	238.25	502.00	008157°05'	121.25	236.17	N85°16'56"E
C11	7.92	50.50	008592°25'	3.87	7.92	N37°49'05"W
C12	107.85	315.80	019392°20'	54.36	107.12	N22°35'58"W
C13	334.81	512.50	037254°48'	173.62	328.88	N06°17'08"E
C14	9.62	100.00	009303°35'	4.81	9.61	N49°04'05"W
C15	128.20	288.50	029153°32'	64.20	125.28	N29°03'32"W
C16	317.82	488.50	037254°48'	164.81	312.20	N06°17'08"E
C17	35.01	480.00	004104°46'	17.51	35.01	N48°40'00"E
C18	18.98	40.00	027112°21'	9.67	18.90	N112°42'22"E
C20	28.47	80.00	027112°21'	14.51	28.21	N112°42'22"E

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	61.98	N48° 23' 49"W	L28	139.02	S17° 34' 14"W	L55	19.00	N64° 59' 57"W
L2	37.97	S86° 25' 20"W	L29	8.24	S6° 53' 31"E	L56	4.50	S25° 00' 03"W
L3	77.97	N86° 22' 47"E	L30	38.00	S25° 00' 09"W	L57	8.50	S25° 00' 03"W
L4	17.78	N85° 14' 34"E	L31	73.00	N25° 00' 03"E	L58	40.60	N70° 00' 03"E
L5	25.86	N12° 25' 46"W	L32	17.57	N42° 18' 48"W	L59	54.50	N84° 59' 57"W
L6	18.00	S84° 59' 57"E	L33	57.18	N33° 19' 23"W	L60	14.14	N19° 59' 57"W
L7	11.50	N25° 00' 03"E	L34	51.91	N12° 25' 46"W	L61	51.25	S25° 00' 03"W
L8	38.98	S84° 59' 57"E	L35	50.19	N12° 25' 46"W	L62	15.00	N84° 59' 57"W
L9	18.00	N25° 00' 03"E	L36	27.13	N47° 49' 23"W	L63	51.25	N25° 00' 03"E
L10	43.00	S25° 00' 03"W	L37	15.86	N42° 18' 48"W	L64	39.73	N84° 59' 57"W
L11	15.00	N64° 59' 57"W	L38	72.18	S25° 32' 54"E	L65	28.33	S25° 00' 03"W
L12	53.00	S24° 27' 37"W	L39	20.31	S23° 17' 54"E	L66	15.00	N84° 59' 57"W
L13	41.64	S25° 00' 03"W	L40	12.41	S8° 44' 57"E	L67	13.83	N25° 00' 03"E
L14	16.37	S42° 48' 53"W	L41	16.24	N77° 34' 14"E	L68	7.87	N84° 59' 57"W
L15	26.81	N42° 27' 07"W	L42	17.21	N77° 34' 14"E	L69	10.00	N25° 00' 03"E
L16	87.44	N36° 04' 21"W	L43	83.03	N8° 44' 57"W	L70	7.87	S84° 59' 57"E
L17	87.44	N36° 04' 21"W	L44	18.54	S81° 15' 03"W	L71	4.50	N25° 00' 03"E
L18	32.87	N19° 12' 27"W	L45	17.73	S81° 15' 03"W	L72	111.44	N84° 59' 57"W
L19	27.04	N57° 58' 31"W	L46	13.61	S8° 44' 57"E	L73	14.50	S25° 00' 03"W
L20	67.73	N12° 12' 56"W	L47	24.14	S25° 00' 03"W	L74	17.50	S84° 59' 57"E
L21	61.78	N8° 30' 51"W	L48	18.51	S84° 59' 57"E	L75	17.50	S84° 59' 57"E
L22	83.22	N0° 06' 03"W	L49	19.00	N84° 59' 57"W	L76	17.82	N71° 43' 53"E
L23	77.56	N13° 38' 42"E	L50	8.00	S84° 59' 57"E	L77	17.29	S71° 43' 53"E
L24	23.78	N70° 00' 03"E	L51	10.00	S25° 00' 03"W	L78	68.43	N47° 31' 23"W
L25	59.58	N21° 23' 27"E	L52	8.00	N84° 59' 57"W	L79	59.58	N21° 23' 27"E
L26	87.94	N72° 25' 43"W	L53	68.35	S25° 00' 03"W			
L27	87.94	N72° 25' 43"W	L54	18.00	S84° 59' 57"E			

N/F TEXAS A&M UNIVERSITY SYSTEM 8.47 ACRES 11936/198

TRADITIONS CLUB BRYAN LP 217.24 ACRES 9444/002

BRYAN COMMERCE & DEVELOPMENT INC REMAINDER OF 123.90 ACRES 4006/195

COMMON AREA 1 6.524 ACRES

LOT 1 3.045 ACRES

LOT 2 0.337 ACRES

COMMON AREA 2 0.988 ACRES

COMMON AREA 3 2.73 ACRES

COMMON AREA 4 0.208 ACRES

CERTIFICATE 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 18th day of February, 2015.

W. Paul Kasper  
City Engineer, Bryan, Texas

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 13.837 acre tract 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.

J. Spencer Clements  
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

CERTIFICATE OF THE COUNTY CLERK  
STATE OF TEXAS COUNTY OF BRAZOS  
I, Raven 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 this 18th day of February, 2015, in the Official Records of Brazos County in Volume 12534 Page 210.

Raven McQueen  
County Clerk, Brazos County, Texas  
Ray Cady Bauman

APPROVAL OF THE CITY PLANNER  
I, Julie Brod, 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 18th day of February, 2015.

Julie Brod  
City Planner, Bryan, Texas

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS COUNTY OF BRAZOS  
I, Brod 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.

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

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 filed for approval with the Planning and Zoning Commission of the City of Bryan on the 18th day of February, 2015, and same was duly approved on the 18th day of February, 2015, by said Commission.

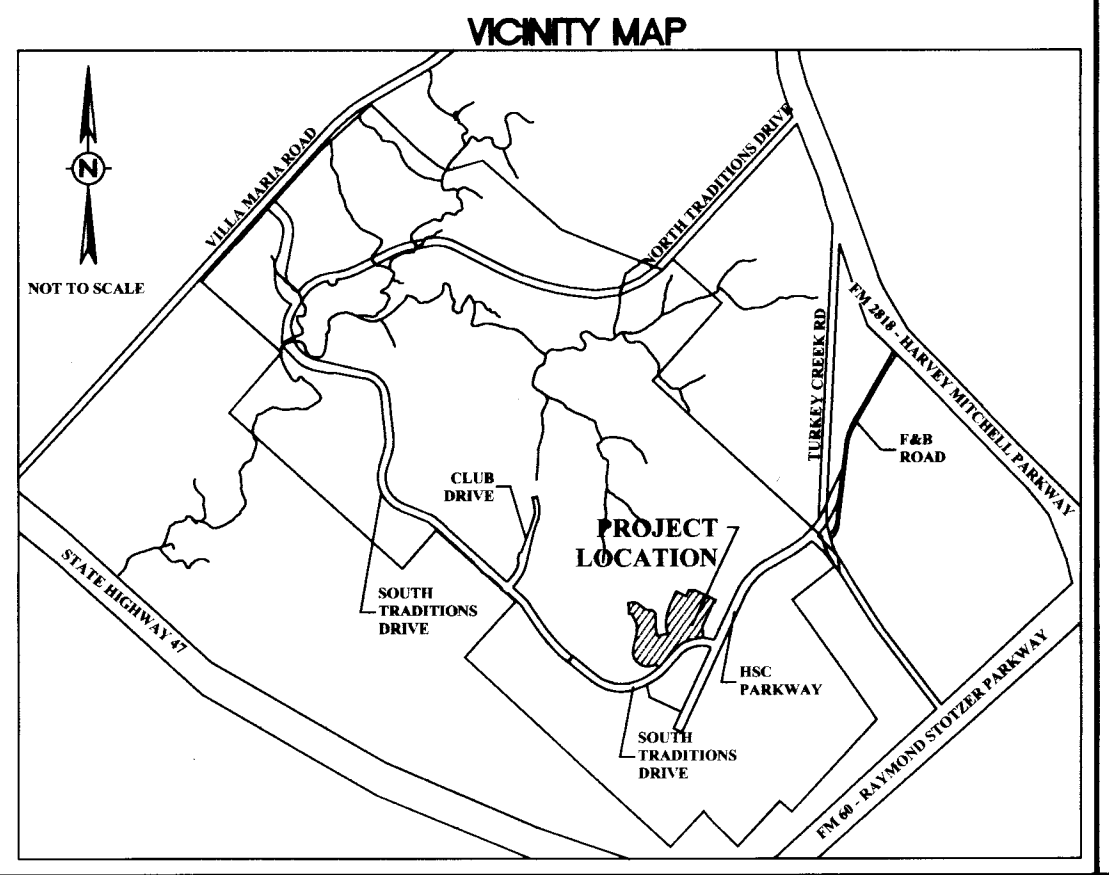
A.S. Hickle  
Chair, Planning & Zoning Commission Bryan, Texas

NOTARY PUBLIC  
JULIE BROD  
Notary Public, State of Texas  
My Commission Expires September 09, 2017

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

LEGEND  
- PLAT BOUNDARY  
- ROW LINE  
- LOT LINE  
- PROPERTY CORNER  
- EXISTING PUBLIC ACCESS EASEMENT  
- PUBLIC ACCESS EASEMENT  
- PUBLIC UTILITY EASEMENT

NOTES:  
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.  
2. THIS TRACT DOES NOT 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  
3. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.  
4. ZONING IS PD-M PLANNED DEVELOPMENT MIXED USE.



**FINAL PLAT**  
**THE TRADITIONS SUBDIVISION**  
**PHASE 27**  
13.837 ACRES  
Block 1, Lots 1 & 2  
Common Areas 1 - 4  
J.H. JONES SURVEY, A-26  
BRYAN, 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: Brod Kerr, R.P.L.S. No. 4502  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195

SCALE: 1" = 60'  
FEBRUARY 2015

ENGINEER: Schultz Engineering, LLC  
TBPE NO. 12327  
2730 LONGMIRE, SUITE A  
College Station, Texas 77845  
P.O. Box 11995  
College Station, Texas 77842  
(979) 764-3900

PAGE 1 OF 2

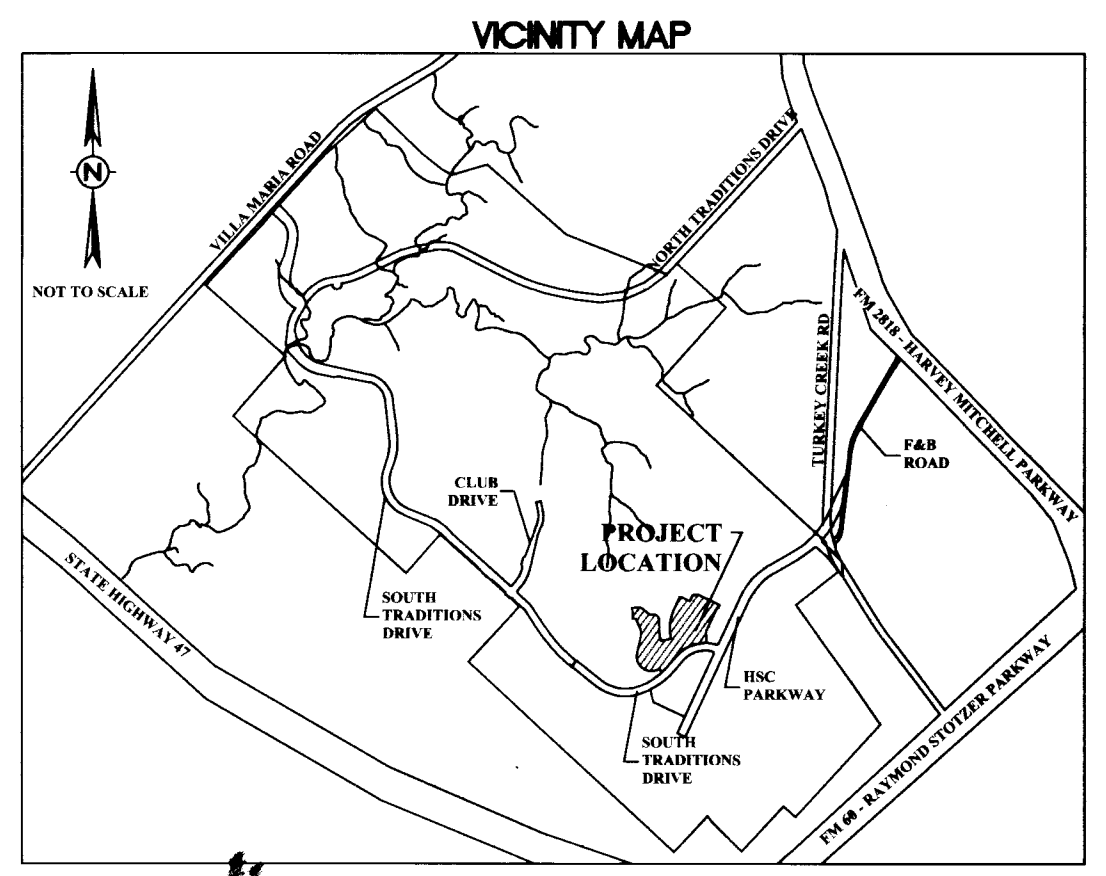
NOTES:  
 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.

Doc Bk Vol Pg  
 01222779 OR 12534 211

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	422.25'	480.00'	050°24'10"	225.89'	408.77'	S67°09'45"W
C2	448.78'	190.00'	135°20'01"	462.51'	351.50'	S55°20'31"W
C3	115.88'	180.00'	038°53'09"	60.03'	113.86'	N08°07'05"W
C4	62.47'	80.00'	044°44'34"	32.93'	60.90'	S71°14'56"E
C5	57.65'	72.00'	045°52'48"	30.47'	56.13'	S71°49'03"E
C6	116.49'	72.00'	092°42'04"	75.48'	104.20'	S48°24'25"E
C7	90.72'	250.00'	020°47'28"	45.86'	90.22'	S12°27'06"E
C8	347.55'	532.00'	037°25'49"	180.23'	341.40'	N06°17'06"E
C9	173.96'	332.00'	030°12'21"	89.03'	171.88'	N27°28'27"W
C10	238.25'	520.00'	028°15'05"	121.25'	236.17'	N85°18'55"E
C12	7.92'	50.50'	008°59'25"	3.97'	7.92'	N37°48'05"W
C13	107.65'	313.80'	018°38'20"	54.36'	107.12'	N22°35'56"W
C14	334.81'	512.50'	037°25'48"	173.62'	328.66'	N06°17'06"E
C15	9.82'	100.00'	005°30'35"	4.81'	9.81'	N45°04'05"W
C16	126.30'	286.50'	025°15'32"	64.20'	125.28'	N25°03'32"W
C17	317.82'	488.50'	037°25'49"	164.81'	312.20'	N06°17'06"E
C18	35.01'	480.00'	004°10'48"	17.51'	35.01'	N48°40'00"E
C19	18.88'	40.00'	027°11'21"	9.87'	18.80'	N11°24'22"E
C20	28.47'	60.00'	027°11'21"	14.51'	28.21'	N11°24'22"E

**LEGEND**

- PLAT BOUNDARY
- ROW LINE
- LOT LINE
- PROPERTY CORNER
- EXISTING PUBLIC ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT



# FINAL PLAT

## THE TRADITIONS SUBDIVISION

### PHASE 27

13.837 ACRES  
 Block 1, Lots 1 & 2  
 Common Areas 1 - 4  
 J.H. JONES SURVEY, A-26  
 BRYAN, BRAZOS COUNTY, TEXAS

OWNER:  
 BRYAN COMMERCE & DEVELOPMENT, INC  
 P.O. BOX 1100  
 BRYAN, TEXAS 77805

SCALE: 1" = 40'  
 FEBRUARY 2015

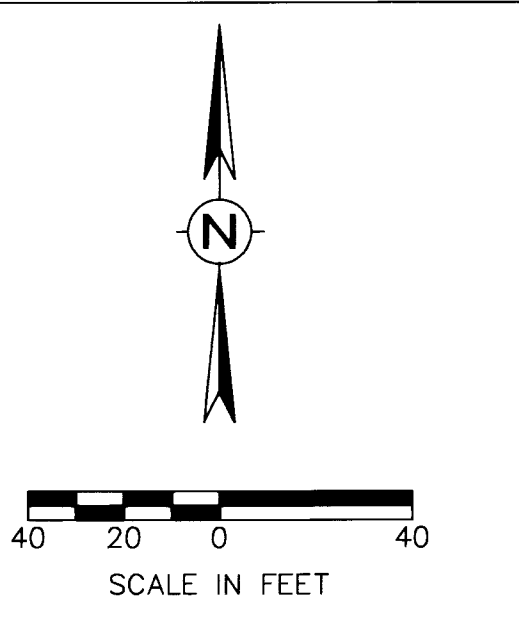
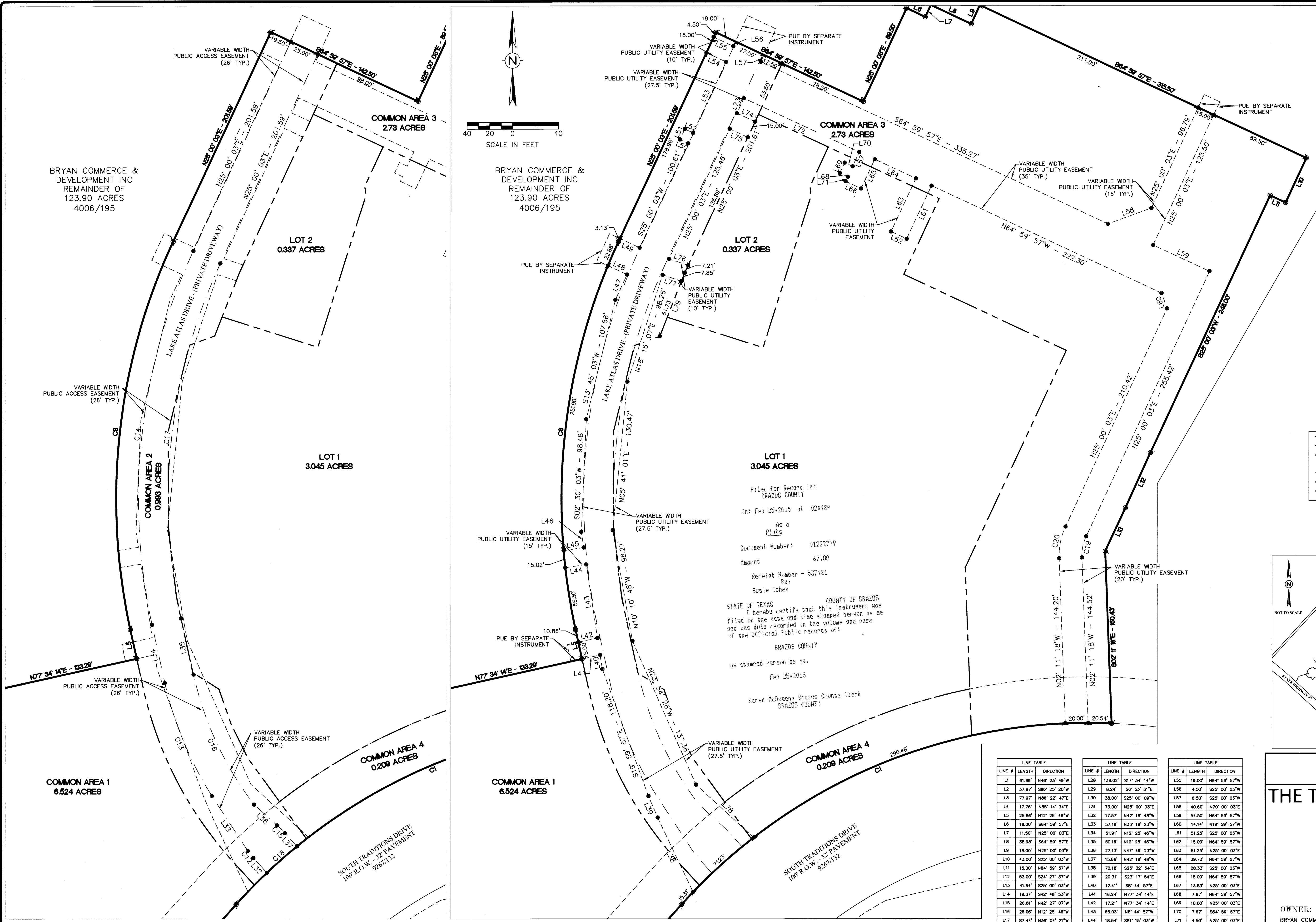
ENGINEER:  
 Schultz Engineering, LLC

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

SURVEYOR:  
 Brad Kerr, RPLS No. 4502  
 Kerr Surveying, LLC  
 P.O. Box 11995  
 College Station, Texas 77842  
 (979) 764-3900

TBPE No. 12327  
 2730 LONGMIRE, SUITE A  
 College Station, Texas 77845  
 P.O. Box 11995  
 College Station, Texas 77842  
 (979) 764-3900

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	61.96'	N46° 23' 49"W	L28	139.02'	S17° 34' 14"W	L55	19.00'	N84° 59' 57"W
L2	37.97'	S86° 25' 20"W	L29	8.24'	S6° 53' 31"E	L56	4.50'	S25° 00' 03"W
L3	77.97'	N86° 22' 47"E	L30	38.00'	S25° 00' 03"W	L57	6.50'	S25° 00' 03"W
L4	17.78'	N85° 14' 34"E	L31	73.00'	N25° 00' 03"E	L58	40.60'	N70° 00' 03"E
L5	25.86'	N12° 25' 46"W	L32	17.57'	N42° 18' 48"W	L59	54.50'	N84° 59' 57"W
L6	18.00'	S84° 58' 57"E	L33	57.18'	N33° 18' 23"W	L60	14.14'	N19° 59' 57"W
L7	11.50'	N25° 00' 03"E	L34	51.91'	N12° 25' 46"W	L61	51.25'	S25° 00' 03"W
L8	38.98'	S84° 58' 57"E	L35	50.19'	N12° 25' 46"W	L62	15.00'	N84° 59' 57"W
L9	18.00'	N25° 00' 03"E	L36	27.13'	N47° 49' 23"W	L63	51.25'	N25° 00' 03"E
L10	43.00'	S25° 00' 03"W	L37	15.68'	N42° 18' 48"W	L64	39.73'	N84° 59' 57"W
L11	15.00'	N84° 59' 57"W	L38	72.18'	S25° 32' 54"E	L65	28.33'	S25° 00' 03"W
L12	53.00'	S24° 27' 37"W	L39	20.31'	S23° 17' 54"E	L66	15.00'	N84° 59' 57"W
L13	41.64'	S25° 00' 03"W	L40	12.41'	S8° 44' 57"E	L67	13.83'	N25° 00' 03"E
L14	19.37'	S42° 48' 53"W	L41	16.24'	N77° 34' 14"E	L68	7.67'	N84° 59' 57"W
L15	28.81'	N42° 27' 07"W	L42	17.21'	N77° 34' 14"E	L69	10.00'	N25° 00' 03"E
L16	28.08'	N12° 25' 46"W	L43	65.03'	N8° 44' 57"W	L70	7.67'	S84° 59' 57"E
L17	87.44'	N36° 04' 21"W	L44	18.54'	S81° 15' 03"W	L71	4.50'	N25° 00' 03"E
L18	32.67'	N28° 11' 49"W	L45	17.73'	S81° 15' 03"W	L72	111.44'	N84° 59' 57"W
L19	32.67'	N19° 12' 27"W	L46	13.81'	S8° 44' 57"E	L73	14.50'	S25° 00' 03"W
L20	27.04'	N57° 58' 31"W	L47	24.14'	S25° 00' 03"W	L74	17.50'	S84° 59' 57"E
L21	67.73'	N12° 12' 56"W	L48	18.51'	S84° 59' 57"E	L75	17.50'	S84° 59' 57"E
L22	61.78'	N6° 30' 51"W	L49	19.00'	N84° 59' 57"W	L76	17.62'	N71° 43' 53"W
L23	83.22'	N0° 06' 03"W	L50	8.00'	S84° 59' 57"E	L77	17.29'	S71° 43' 53"E
L24	77.56'	N13° 38' 42"E	L51	10.00'	S25° 00' 03"W	L78	68.43'	N47° 31' 23"W
L25	23.78'	N70° 00' 03"E	L52	8.00'	N84° 59' 57"W	L79	59.58'	N21° 23' 27"E
L26	59.58'	N21° 23' 27"E	L53	68.30'	S25° 00' 03"W			
L27	87.94'	N72° 25' 43"W	L54	19.00'	S84° 59' 57"E			



Filed for Record in:  
 BRAZOS COUNTY  
 On: Feb 25, 2015 at 02:18P  
 As a  
 Plats  
 Document Number: 01222779  
 Amount: 67.00  
 Receipt Number - 537181  
 By:  
 Susie Cohen  
 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.  
 Feb 25, 2015  
 Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY

BRYAN COMMERCE &  
 DEVELOPMENT INC  
 REMAINDER OF  
 123.90 ACRES  
 4006/195

BRYAN COMMERCE &  
 DEVELOPMENT INC  
 REMAINDER OF  
 123.90 ACRES  
 4006/195

COMMON AREA 1  
 6.524 ACRES

COMMON AREA 1  
 6.524 ACRES

PUBLIC ACCESS EASEMENT

PUBLIC UTILITY EASEMENT