

STEPHANIE SINGLETON  
121.84 ACRES TRACT  
4000/299

**METES AND BOUNDS DESCRIPTION**  
OF A  
10.76 ACRE TRACT  
J. H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, 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 10.76 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 29, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

**CERTIFICATE OF THE SURVEYOR**  
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 and consideration therein stated.

Given under my hand and seal on this 31<sup>st</sup> day of December, 2015  
*Julie Brod*  
Notary Public, Brazos County, Texas

**CERTIFICATE OF THE COUNTY CLERK**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Brad Kerr, Registered Professional Land 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.

**CERTIFICATE OF THE CITY PLANNER**  
I, Mark Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 31<sup>st</sup> day of December, 2015.

**CERTIFICATE OF PLANNING AND ZONING COMMISSION**  
I, Bobby Gutierrez, Vice Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly approved by the Commission on the 16<sup>th</sup> day of October, 2015.

**CERTIFICATE OF CITY ENGINEER**  
I, W. Paul Kayser, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of Bryan, Texas.

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Filed for Record in:  
BRAZOS COUNTY

On: Jan 05, 2016 at 02:14:8P

As a  
Plat

Document Number: 01252480

Amount 73.00

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By:  
Lauren Reistino

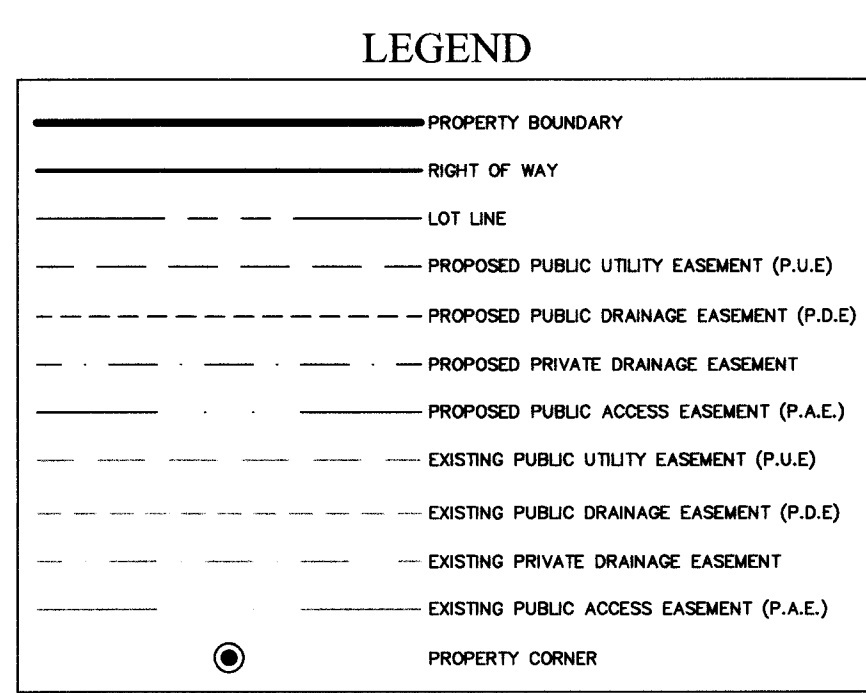
STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY  
as stamped hereon by me.  
Jan 05, 2016  
Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

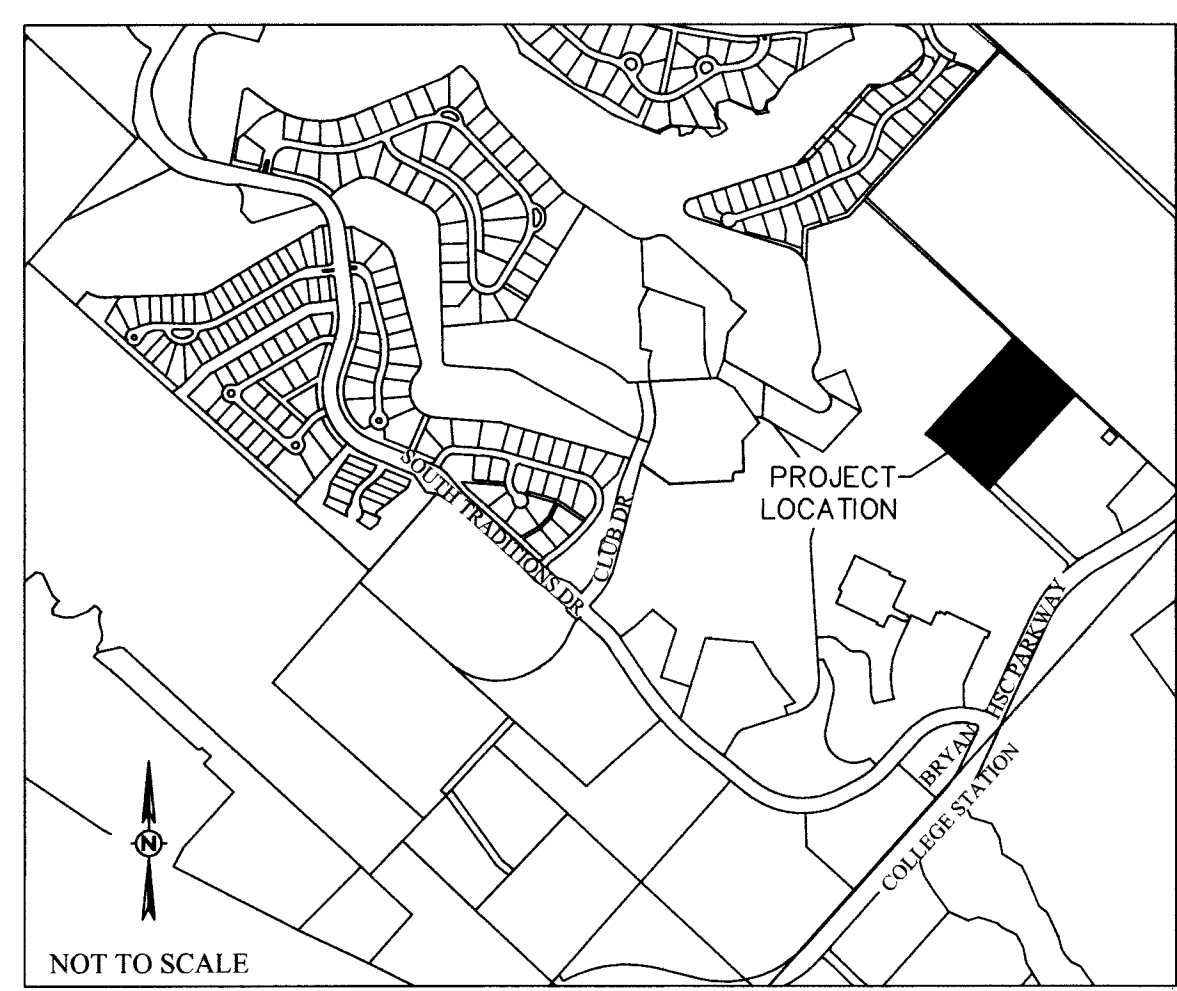
- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS MONUMENTS.
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
  - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT - MIXED USE (PD-M).
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
  - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE LOT OWNER OR HOME OWNERS' ASSOCIATION (HOA).
  - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
  - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	56.39'	402.50'	008°01'36"	28.24'	56.34'	N51°20'56"W
C2	64.79'	482.50'	008°01'36"	32.45'	64.74'	N51°20'56"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	59.13'	N55° 21' 44" W
L2	50.67'	N55° 21' 44" W
L3	25.25'	N42° 39' 52" E
L4	15.15'	N55° 21' 44" W
L5	28.99'	N20° 04' 11" W
L6	82.14'	N73° 29' 00" W
L7	28.91'	N30° 34' 01" W
L8	39.41'	N80° 42' 42" W
L9	87.32'	N6° 54' 35" W
L10	67.51'	N39° 10' 45" W
L11	65.62'	S3° 28' 56" E
L12	25.42'	S49° 29' 26" E
L13	57.82'	S13° 23' 26" E
L14	70.13'	S80° 19' 22" E
L15	44.11'	S52° 57' 21" E
L16	56.89'	N63° 19' 20" E
L17	16.01'	N20° 04' 11" W
L18	20.00'	N42° 39' 52" E
L19	45.00'	S74° 36' 06" E



**VICINITY MAP**



**FINAL PLAT**  
**THE TRADITIONS SUBDIVISION**  
**PHASE 29**  
10.760 ACRES TOTAL - 1 LOT  
J.H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS  
PHASE 29: LOT 1 10.00 ACRES, ROW DEDICATION 0.76 ACRES

SCALE 1" = 40'  
DECEMBER 2015

**OWNER/DEVELOPER:** Bryan Traditions, LP  
2100 Traditions Blvd  
Bryan, TX 77807

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

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