

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, John Jordan, Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of the 16.581 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 5897, Page 277, and designated herein as The Traditions Subdivision, Phase 3, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

John Jordan VP
 John Jordan, Vice President
 Bryan/Traditions, LP, a Texas Limited Partnership

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Jordan 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 2nd day of March, 2024.

Ginger L. Urso
 Notary Public in and for the State of Texas
 My Commission Expires: 9-5-07

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Viva Casper*, Chairman 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 & Zoning Commission of the City of Bryan on the 25th day of December, 2023 and same was duly approved on the 27th day of January, 2024 by said Commission.

Viva Casper
 Chairman, Planning & Zoning Commission,
 Bryan, Texas

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 3rd day of March, 2024 in the Official Records of Brazos County, Texas, in Volume 5900, Page 293.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen McQueen
 County Clerk
 Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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 3rd day of March, 2024.

Neil J. Hill
 Planning Administrator, Bryan, Texas
 FOR JEFF BERRY

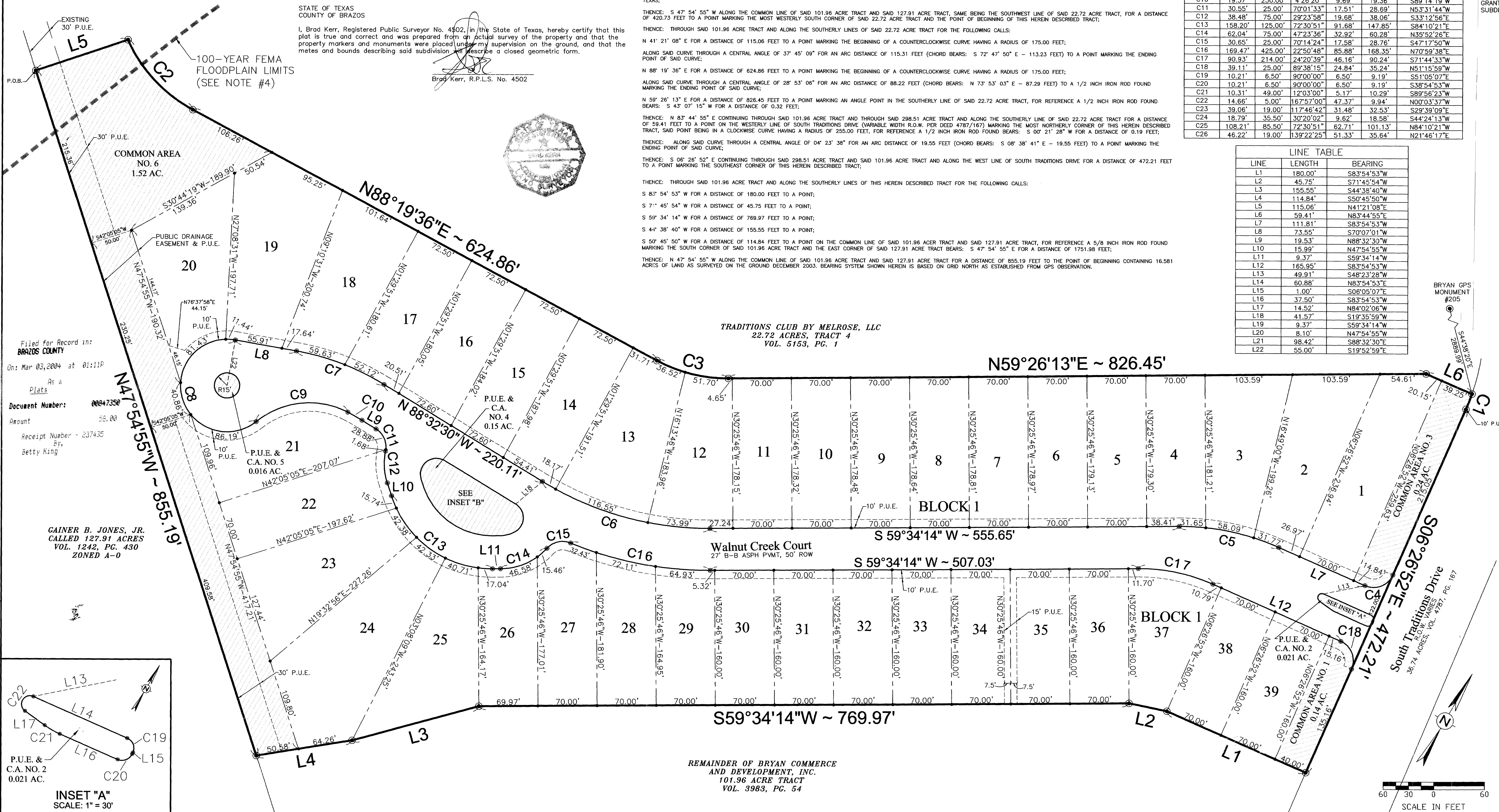
APPROVAL OF THE CITY ENGINEER

I, 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 3rd day of March, 2024.

Neil J. Hill
 City Engineer, Bryan, Texas
 FOR LINDA HUFF

- NOTES:**
- BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 - THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
 - IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0143 C AND 48041C150 C, EFFECTIVE DATE: 07-02-1992. FLOODPLAINS LIMITS AND BE'S SHOWN ON THIS PLAN WERE SCALED FROM THESE FEMA MAPS.
 - BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 5897, PG. 277, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 29-C ON THE MASTER PLAN.
 - OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS AND STREET MEDIAN ISLANDS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
 - ON 12/11/2003, THE FIRE MARSHAL FOR THE CITY OF BRYAN GRANTED A VARIANCE ALLOWING ONE ACCESS WAY TO THIS SUBDIVISION.

Doc 00847350
 BK OR
 Vol 5900
 Pg 293

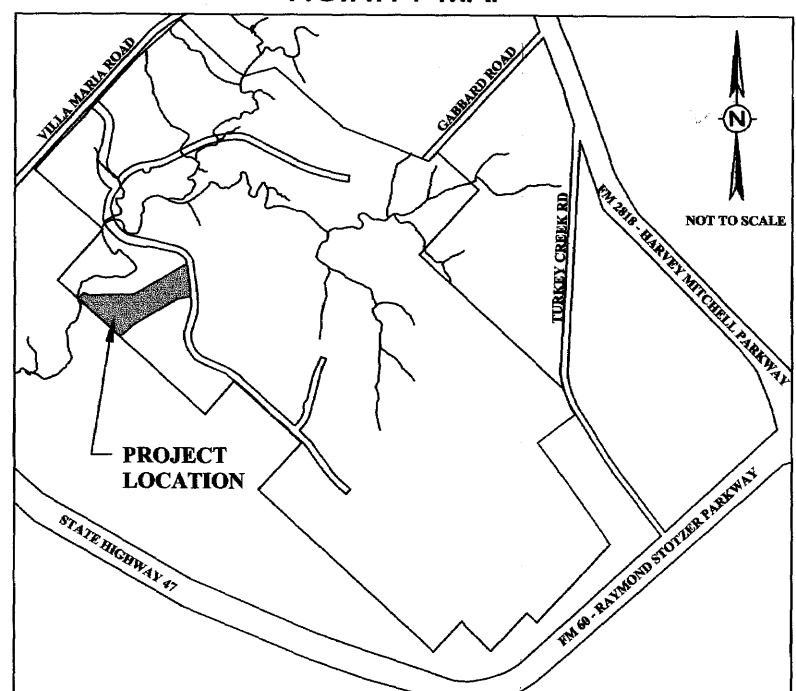
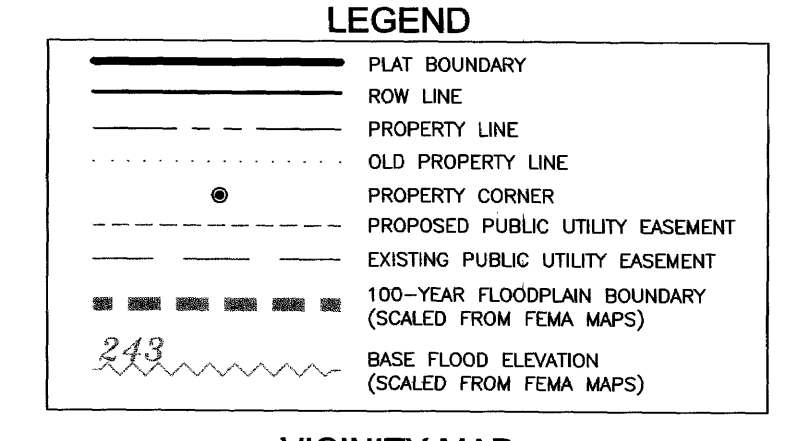


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	19.56'	255.00'	4'23'43"	9.79'	19.56'	N08°38'43"W
C2	115.31'	175.00'	37°45'09"	59.83'	113.23'	S72°47'49"E
C3	88.22'	175.00'	28°53'06"	45.07'	87.29'	N73°53'03"E
C4	39.43'	25.00'	90°21'45"	25.16'	35.47'	N38°44'01"E
C5	121.52'	286.00'	24°20'39"	61.69'	120.61'	S71°44'33"W
C6	208.71'	375.00'	31°53'16"	107.13'	206.02'	N75°30'52"E
C7	111.74'	300.00'	21°00'38"	56.53'	111.10'	S89°47'15"W
C8	219.92'	95.00'	22°06'09"	120.40'	100.05'	S44°26'03"E
C9	115.20'	100.00'	66°00'17"	64.95'	108.93'	S54°01'01"W
C10	19.37'	250.00'	4°26'20"	9.69'	19.36'	S89°14'19"W
C11	30.55'	25.00'	70°01'33"	17.51'	28.69'	N53°14'44"W
C12	38.48'	75.00'	29°23'58"	19.68'	38.06'	S33°12'56"E
C13	158.20'	125.00'	72°30'51"	91.68'	147.85'	S84°10'21"E
C14	62.04'	75.00'	47°23'36"	32.92'	60.28'	N35°52'26"E
C15	30.65'	25.00'	70°14'24"	17.58'	28.76'	S47°17'50"W
C16	169.47'	425.00'	22°50'48"	85.88'	168.35'	N70°59'38"E
C17	90.93'	214.00'	24°20'39"	46.16'	90.24'	S71°44'33"W
C18	39.11'	25.00'	89°38'15"	24.84'	35.94'	N51°15'59"W
C19	10.21'	6.50'	90°00'00"	6.50'	9.19'	S51°05'07"E
C20	10.21'	6.50'	90°00'00"	6.50'	9.19'	S38°54'53"W
C21	10.31'	49.00'	12°03'00"	5.17'	10.29'	S89°56'23"W
C22	14.66'	5.00'	167°57'00"	47.37'	9.94'	N00°03'37"E
C23	39.06'	19.00'	117°46'42"	31.48'	32.53'	S29°39'09"E
C24	18.79'	35.50'	30°20'02"	9.62'	18.58'	S44°24'13"W
C25	108.21'	85.50'	72°30'51"	62.71'	101.13'	N84°10'21"E
C26	46.22'	19.00'	139°22'25"	51.33'	35.64'	N21°46'17"E

LINE TABLE

LINE	LENGTH	BEARING
L1	180.00'	S83°54'53"W
L2	45.75'	S71°45'54"W
L3	155.55'	S44°38'40"W
L4	114.84'	S50°45'50"W
L5	115.06'	N41°21'08"E
L6	59.41'	N83°44'55"E
L7	111.81'	S83°54'53"W
L8	73.55'	S70°07'01"W
L9	19.53'	N88°32'30"W
L10	15.99'	N47°54'55"W
L11	9.37'	S89°34'14"W
L12	165.95'	S83°54'53"W
L13	49.91'	S48°23'28"W
L14	60.88'	N83°54'53"E
L15	1.00'	S06°05'07"E
L16	37.50'	S83°54'53"W
L17	14.52'	N84°02'06"W
L18	41.57'	S19°35'59"W
L19	9.37'	S89°34'14"W
L20	8.30'	N47°54'55"W
L21	98.42'	S88°32'30"E
L22	55.00'	S19°52'59"E



FINAL PLAT
 THE TRADITIONS
 SUBDIVISION
 PHASE III
 16.581 ACRES
 BLOCK 1, LOTS 1 THRU 39
 J.H. JONES SURVEY, A-26
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1"=60'
 DECEMBER, 2003

OWNER/DEVELOPER:
 Bryan/Traditions, LP
 2100 Traditions Blvd.
 Bryan, Texas 77807
 (979) 821-2582

SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 P.O. Box 259
 College Station, Texas 77841
 (979) 268-3195

ENGINEER:
TEXCON
 General Contractors
 Ginger L. Urso, P.E.
 1707 Graham Road
 College Station, Texas 77845
 (979) 690-7711

on balance and scale