

**ORIGINAL PLAT
VOL. 13166 & PG. 95**

REPLAT

APPROVAL OF THE CITY PLANNER
 I, Mahtia 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 23rd day of October, 2016.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, W. Spencer Clements, Jr., Board Member of Biocorridor Property Owners Association, Inc., owner of the 1.76 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 30 Common Area 1R, Block 1, 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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, W. Spencer Clements, Jr., President of Atlas MOB 1, LLC, a Texas Limited Liability Company, owner of the 0.698 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 30 Lot 1R, Block 1, 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 CITY ENGINEER
 I, W. Paul Kasper, 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.

Filed for Record in:
 BRAZOS COUNTY
 On: Nov 07, 2016 at 12:24P
 as a
Plat
 Instrument Number: 01280774
 Amount: 73.00
 Receipt Number: 588520
 By: Brandi Jackson
 Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., Board Member of Biocorridor Property Owners Association, Inc., 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 18 day of October, 2016.

CERTIFICATE OF THE SURVEYOR
 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.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., President of Atlas MOB 1, LLC, a Texas Limited Liability Company, 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 20 day of October, 2016.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., President of Atlas MOB 1, LLC, a Texas Limited Liability Company, 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 20 day of October, 2016.

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Baron McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 17th day of November, 2016 in the Deed Records of Brazos County, Texas, in Volume 13166, Page 118.

Brandi Jackson
 Notary Public, Brazos County, Texas
 BRANDI JACKSON
 Notary Public, State of Texas
 Comm. Expires 02-23-2020
 Notary ID 138848321

Brandi Jackson
 Notary Public, Brazos County, Texas
 BRANDI JACKSON
 Notary Public, State of Texas
 Comm. Expires 02-23-2020
 Notary ID 130550321

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 - 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.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - ZONING IS PD-M PLANNED DEVELOPMENT MIXED USE.
 - THE PURPOSE OF THIS PLAT IS TO AMEND THE LOT 1 LOT BOUNDARY.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	13.50'	S25° 00' 03" W
L2	28.00'	S64° 59' 57" E
L3	33.50'	N64° 59' 57" W
L4	23.50'	N64° 59' 57" W
L5	23.50'	S64° 59' 57" E
L6	52.28'	S87° 29' 57" E
L7	20.27'	S64° 59' 57" E
L8	47.87'	N25° 00' 03" E
L9	2.00'	S64° 59' 57" E
L10	28.00'	N25° 00' 03" E
L11	2.00'	N64° 59' 57" W
L12	50.73'	N25° 00' 03" E
L13	12.00'	N64° 59' 57" W
L14	28.10'	N25° 00' 03" E
L15	12.00'	S64° 59' 57" E
L16	27.18'	N25° 00' 03" E
L17	8.00'	N64° 59' 57" W
L18	10.00'	N25° 00' 03" E
L19	8.00'	S64° 59' 57" E
L20	14.98'	N25° 00' 03" E
L21	16.00'	N64° 59' 57" W

LINE TABLE

LINE #	LENGTH	DIRECTION
L22	18.00'	N64° 59' 57" W
L23	18.00'	S64° 59' 57" E
L24	40.00'	S25° 00' 03" W
L25	17.00'	S25° 00' 03" W
L26	30.50'	N25° 00' 03" E
L27	30.50'	S25° 00' 03" W
L28	10.00'	N25° 00' 03" E
L29	20.50'	S64° 59' 57" E
L30	20.50'	N25° 00' 03" E
L31	28.00'	N64° 59' 57" W
L32	10.00'	S64° 59' 57" E
L33	104.28'	S15° 41' 53" E
L34	98.00'	N19° 35' 24" W
L35	87.84'	S25° 00' 03" W
L36	87.84'	N25° 00' 03" E
L37	33.44'	N25° 00' 03" E
L38	23.50'	N64° 59' 57" W
L39	37.00'	N25° 00' 03" E
L40	24.50'	S64° 59' 57" E
L41	43.43'	N25° 00' 03" E

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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 324.83 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF COMMON AREA 2, THE TRADITIONS SUBDIVISION, PHASE 27, ACCORDING TO THE PLAT RECORDED IN VOLUME 12534, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID PHASE 27 MARKING AN INTERIOR CORNER OF COMMON AREA 3, PHASE 27, BEARS: S 64° 59' 57" E FOR A DISTANCE OF 142.50 FEET;

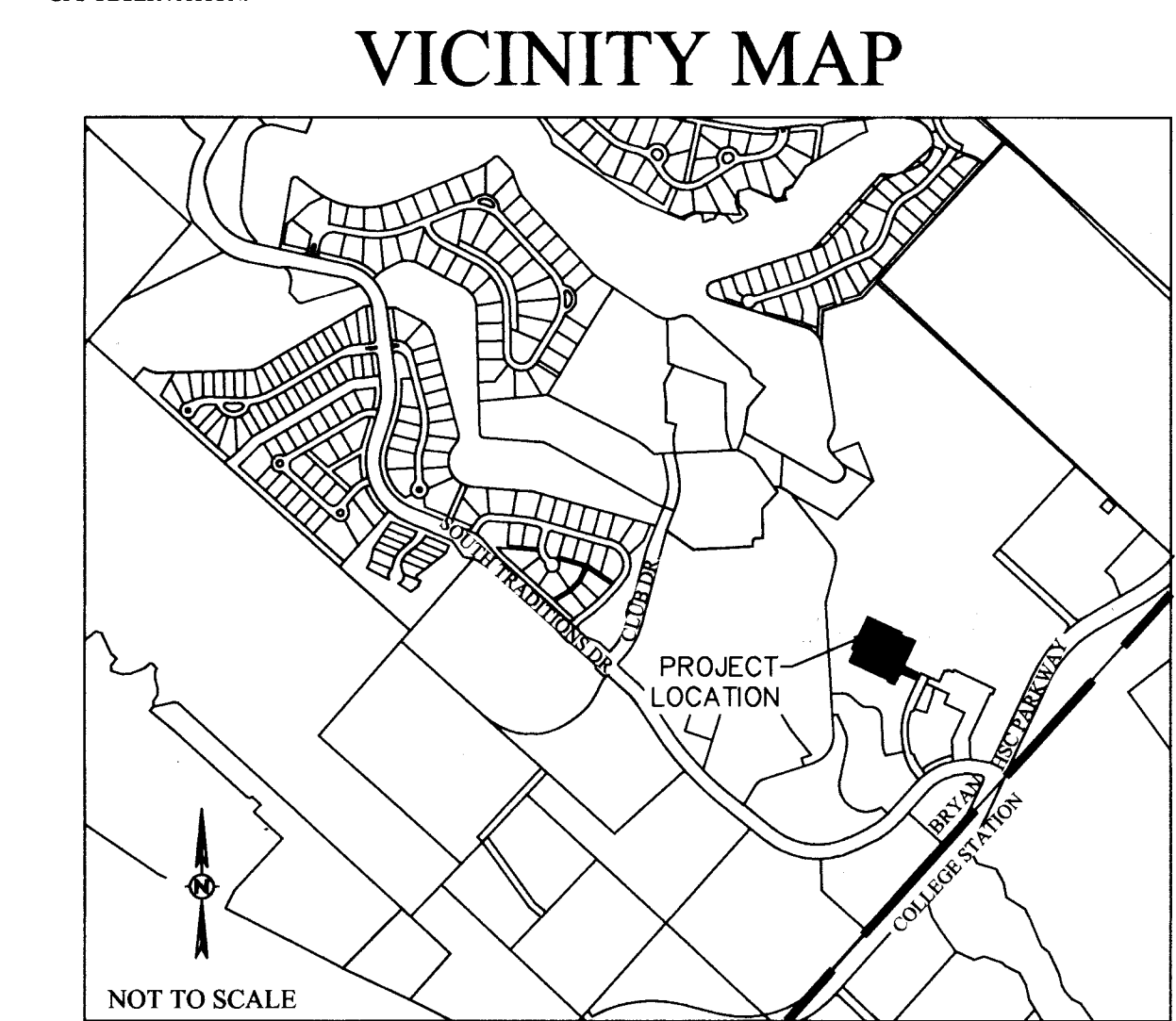
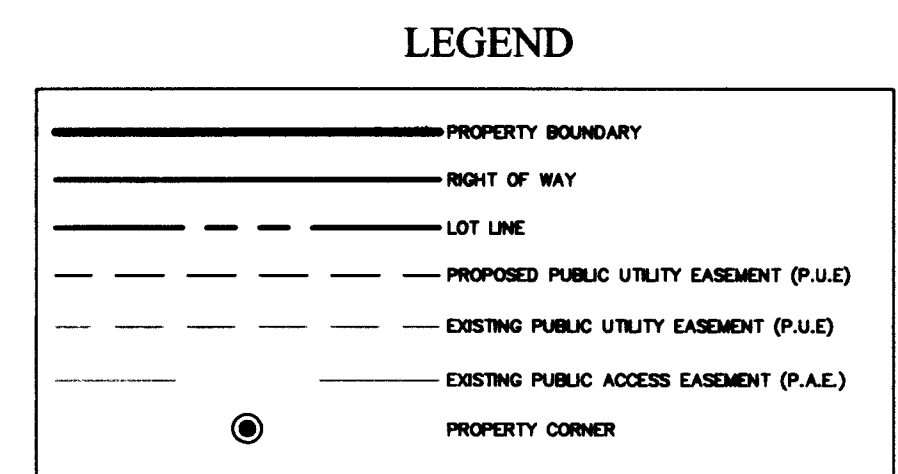
THENCE: S 25° 00' 03" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 FOR A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 25° 00' 03" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 FOR A DISTANCE OF 57.00 FEET TO THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 BEARS: S 25° 00' 03" W FOR A DISTANCE OF 141.59 FEET;

THENCE: THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR THE FOLLOWING CALLS:

N 64° 59' 57" W FOR A DISTANCE OF 152.00 FEET;
 S 25° 00' 03" W FOR A DISTANCE OF 13.50 FEET;
 N 64° 59' 57" W FOR A DISTANCE OF 347.00 FEET;
 N 25° 00' 03" E FOR A DISTANCE OF 273.43 FEET;
 S 64° 59' 57" E FOR A DISTANCE OF 365.00 FEET;
 S 25° 00' 03" W FOR A DISTANCE OF 202.93 FEET;

S 64° 59' 57" E FOR A DISTANCE OF 134.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.46 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.



FINAL PLAT
 OF
THE TRADITIONS SUBDIVISION
PHASE 30
LOT 1R AND COMMON AREA 1R, BLOCK 1
A TOTAL OF 2.46 ACRES
 BEING A
RE-PLAT
THE TRADITIONS SUBDIVISION
PHASE 30
LOT 1 AND COMMON AREA 1, BLOCK 1
VOL. 13166, PG. 95
 J.H. JONES SURVEY LEAGUE, A-26
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 40'
 OCTOBER 2016

OWNER/DEVELOPER LOT 1:
 Atlas MOB 1, LLC
 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
 TBE No. 12327
 911 Southwest Fwy East
 College Station, Texas 77845
 (979) 764-3900

OWNER COMMON AREA 1:
 Biocorridor Property Owners Association, Inc.
 2100 Traditions Blvd
 Bryan, TX 77807