

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 30, 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.

W. Spencer Clements, Jr.
 Bryan/Traditions, L.P., By
 Traditions Acquisitions Partnership, L.P., 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 and consideration therein stated.

Given under my hand and seal on this 2nd day of February, 2016

Julie Brod
 Notary Public, State of Texas
 My Commission Expires
 September 09, 2017
 Notary Public, Brazos County, Texas

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.

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

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 4 day of February, 2016 in the Deed Records of Brazos County, Texas, in Volume 1316, Page 45.

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

Karen McQueen
 County Clerk
 Brazos County, Texas

Lauren Reistino
 Deputy Clerk

CERTIFICATE OF PLANNING AND ZONING COMMISSION
 I, Bobby Gutierrez, 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 4th day of February, 2016.

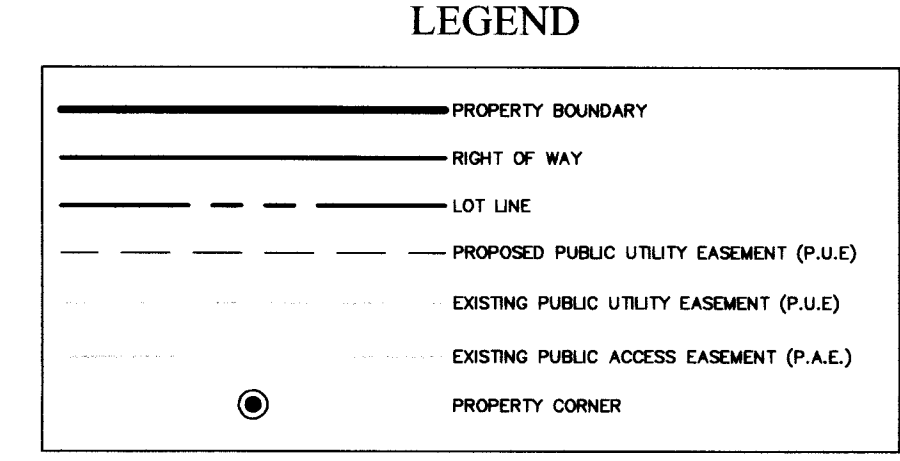
Bobby Gutierrez
 Chairman

CERTIFICATE OF CITY ENGINEER
 I, W. Paul Kaspar, 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 College Station, Texas.

W. Paul Kaspar
 City Engineer

APPROVAL OF THE CITY PLANNER
 I, Martin 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 4th day of February, 2016.

Martin Zimmerman
 City Planner
 Bryan, Texas



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 COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4025, 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 1354, 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 SOUTHEAST 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.

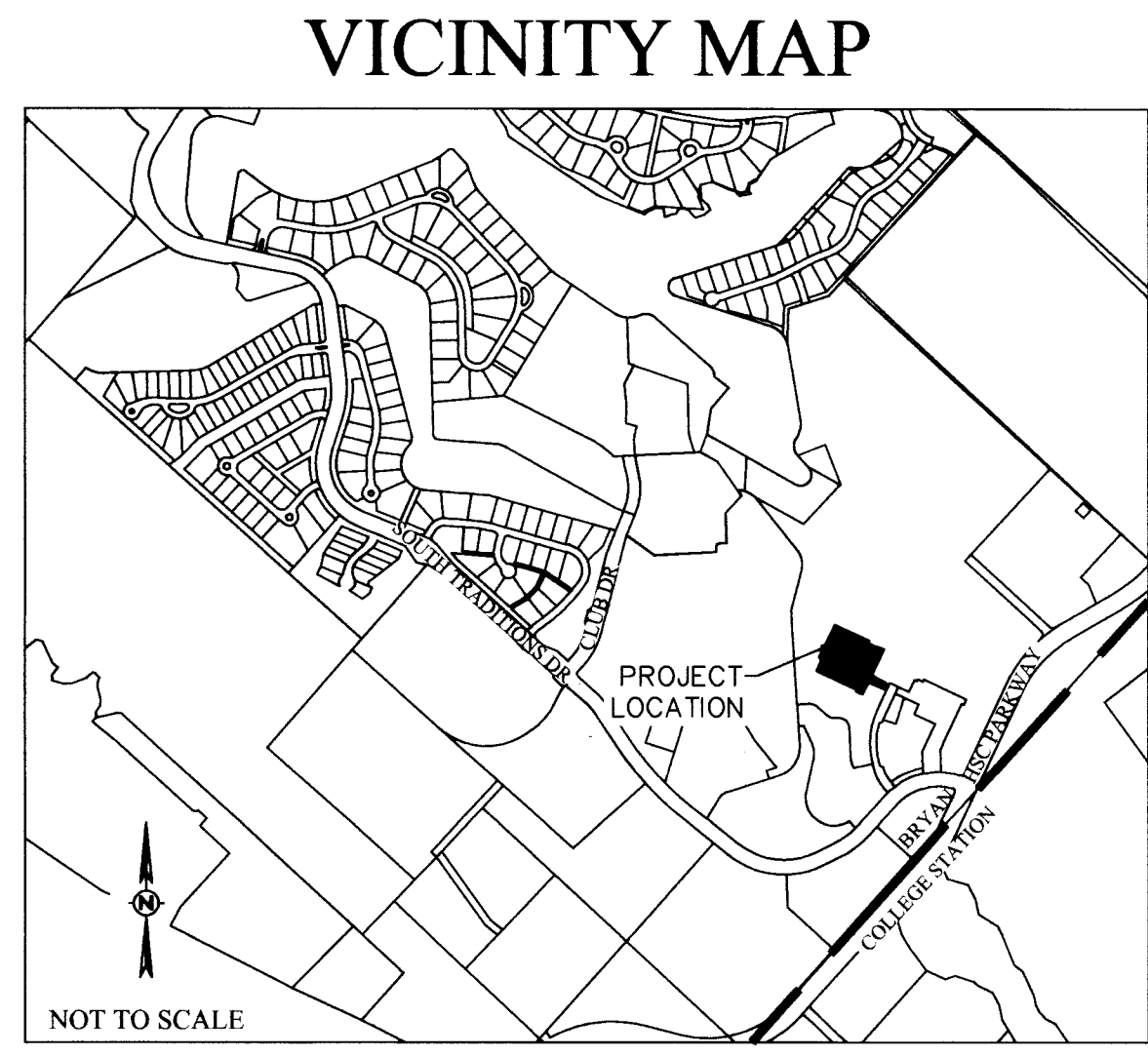
Doc 01255085 Bk OR 13166 Ps 95
 Filed for Record in:
 BRAZOS COUNTY
 On: Feb 04/2016 at 09:10A
 As a
 Plats
 Document Number: 01255085
 Amount: 73.00
 Receipt Number - 566457
 By: Lauren Reistino

STATE OF TEXAS
 COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY
 Feb 04/2016

Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY
 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. ZONING IS PD-M PLANNED DEVELOPMENT MIXED USE.



FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 30
 2.46 ACRES - 1 LOT & 1 COMMON AREA
 J.H. JONES SURVEY LEAGUE, A-26
 BRYAN, BRAZOS COUNTY, TEXAS
 PHASE 30: LOT 1 - 0.698 ACRES, COMMON AREA 1 - 1.76 ACRES

SCALE 1" = 30'
 JANUARY 2016

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

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	13.50'	S25° 00' 03" W
L2	26.00'	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	52.26'	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	26.00'	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	26.19'	N25° 00' 03" E
L15	12.00'	S64° 59' 57" E
L16	27.18'	N25° 00' 03" E
L17	8.09'	N64° 59' 57" W
L18	10.00'	N25° 00' 03" E
L19	8.09'	S64° 59' 57" E
L20	14.88'	N25° 00' 03" E

LINE TABLE

LINE #	LENGTH	DIRECTION
L21	16.00'	N64° 59' 56" W
L22	16.00'	N64° 59' 56" W
L23	16.00'	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	29.00'	N64° 59' 57" W
L32	10.00'	S64° 59' 57" E