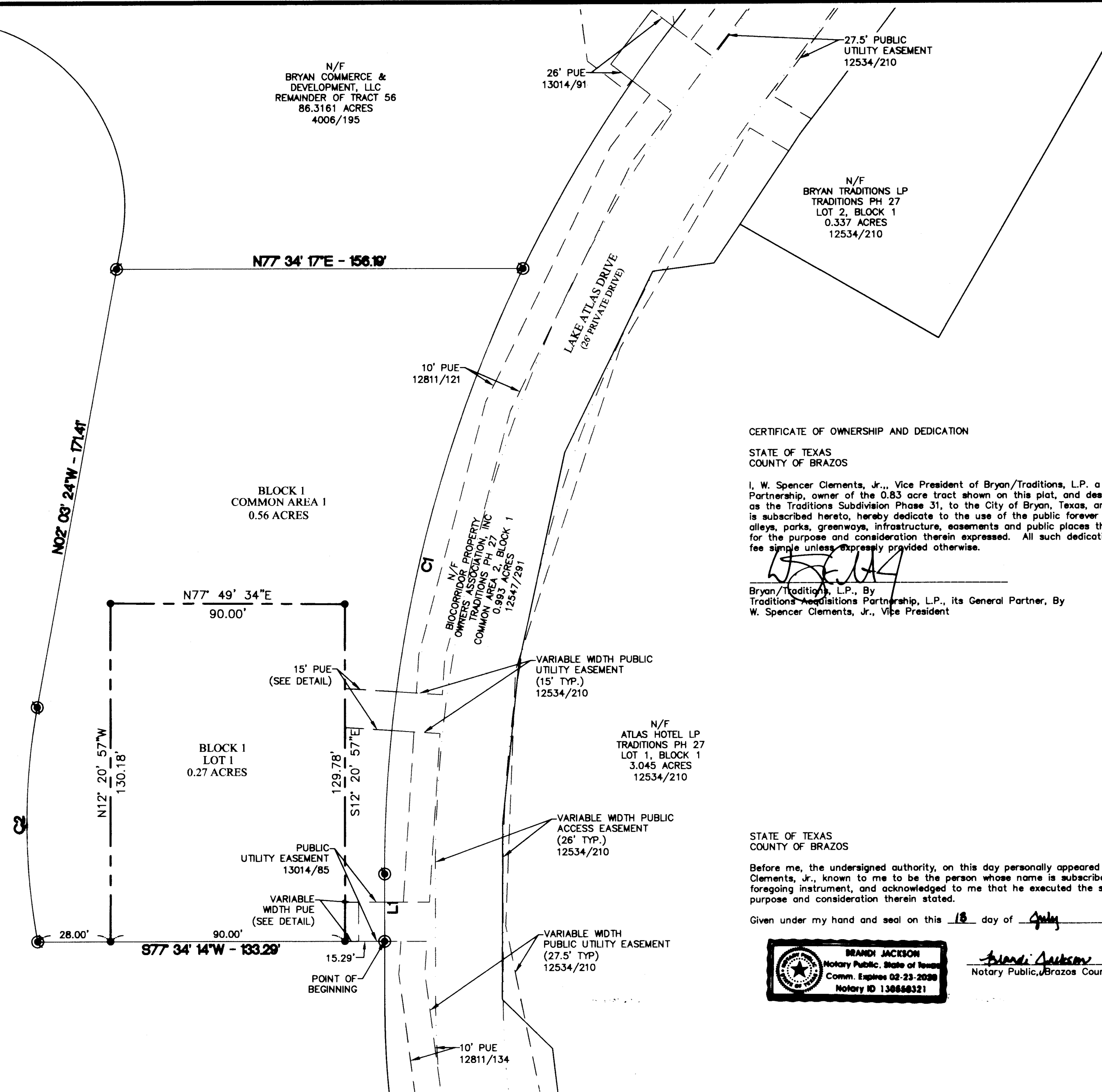


N/F  
BIOCORRIDOR PROPERTY  
OWNERS ASSOCIATION, INC  
TRADITIONS PH 27  
COMMON AREA 1, BLOCK 1  
8.524 ACRES  
12547/291

N/F  
BRYAN COMMERCE &  
DEVELOPMENT, LLC  
REMAINDER OF TRACT 56  
86.3161 ACRES  
4006/195

N/F  
BRYAN TRADITIONS LP  
TRADITIONS PH 27  
LOT 2, BLOCK 1  
0.337 ACRES  
12534/210

N/F  
ATLAS HOTEL LP  
TRADITIONS PH 27  
LOT 1, BLOCK 1  
3.045 ACRES  
12534/210



LINE #	LENGTH	DIRECTION
L1	25.86'	S12° 25' 46"E
L2	15.29'	S77° 34' 14"W
L3	15.00'	S12° 22' 52"E
L4	5.28'	N77° 34' 14"E
L5	15.00'	S12° 25' 46"E
L6	18.09'	N81° 15' 03"E
L7	15.03'	S12° 20' 57"E
L8	19.84'	N81° 15' 03"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	241.15'	532.00'	025°58'16"	122.68'	239.09'	S00°33'22"W
C2	90.72'	250.00'	020°47'26"	45.86'	90.22'	N12°27'06"W
C3	15.02'	532.00'	001°37'04"	7.51'	15.02'	N05°39'43"W

**METES AND BOUNDS DESCRIPTION**  
OF A  
0.832 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 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

**BEGINNING** AT THE MOST EASTERLY NORTH CORNER OF COMMON AREA 1, THE TRADITIONS SUBDIVISION, PHASE 27, ACCORDING TO THE PLAT RECORDED IN VOLUME 12534, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEING ON THE WEST LINE OF COMMON AREA 2, PHASE 27, MARKING A SOUTHEAST CORNER OF SAID REMAINDER OF 324.83 ACRE TRACT;

**THENCE:** ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 1 FOR THE FOLLOWING CALLS:

S77° 34' 14" W FOR A DISTANCE OF 133.29 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 250.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 47' 26" FOR AN ARC DISTANCE OF 90.72 FEET CHORD BEARS: N 12° 27' 06" W - 90.22 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 02° 03' 24" W FOR A DISTANCE OF 171.41 FEET TO THE NORTHWEST 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 1 BEARS: N 02° 03' 24" W FOR A DISTANCE OF 11.38 FEET;

**THENCE:** N 77° 34' 17" E THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR A DISTANCE OF 156.19 FEET TO THE WEST LINE OF SAID COMMON AREA 2 MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 532.00 FEET;

**THENCE:** ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 58' 16" FOR AN ARC DISTANCE OF 241.15 FEET (CHORD BEARS: S 00° 33' 22" W - 239.09 FEET) TO THE END OF SAID CURVE;

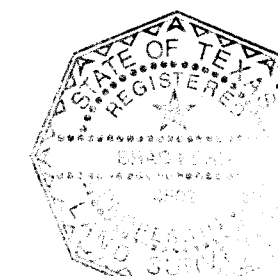
S 12° 25' 46" E FOR A DISTANCE OF 25.86 FEET TO THE POINT OF BEGINNING CONTAINING 0.832 OF AN ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

**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.



R.P.L.S. No. 4502

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

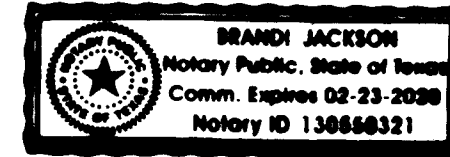
I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, L.P., a Texas Limited Partnership, owner of the 0.83 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 31, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use 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.

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 18 day of July, 2016.



Brandi Jackson  
Notary Public, State of Texas  
Comm. Expires 02-23-2020  
Notary ID 136868321

**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 18 day of July, 2016, in the Deed Records of Brazos County, Texas, in Volume 13503, Page 7.

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

Karen McQueen  
County Clerk  
Brazos County, Texas

**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 18 day of July, 2016.

Bobby Gutierrez  
Chairman

**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.

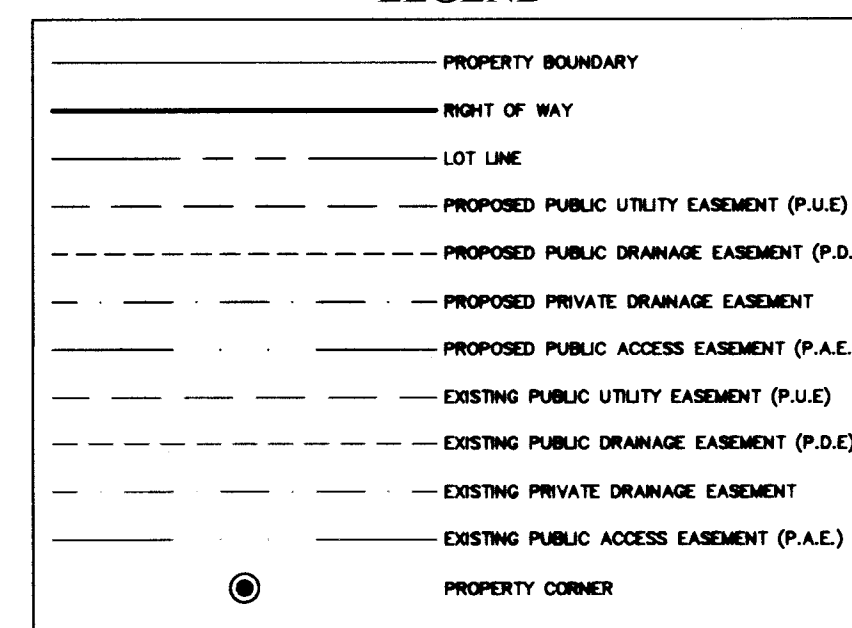
W. Paul Kasper  
City Engineer

**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, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 18 day of July, 2016.

Martin Zimmerman  
City Planner  
Bryan, Texas

**LEGEND**



**NOTES:**

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS OBSERVATION.
- 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.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT MIXED USE (PD-M).
- COMMON AREA TRAFFIC EASEMENTS PROVIDE ACCESS TO PROPERTIES WHICH DO NOT HAVE DIRECT FRONTAGE ONTO PUBLIC RIGHT-OF-WAY. ACCESS TO LOTS, SHARED PARKING AREAS AND INTERNAL DRIVEWAYS ARE ENCOMPASSED AND DOCUMENTED BY THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS STATING THE SPECIFIC RIGHTS OF ALL PARTIES AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, VOLUME 11313, PAGE 1.

Doc: 01271356 Bk: Vol: Ps: 7  
01271356 OR 13503

Filed for Record in:  
BRAZOS COUNTY

On: Jul 28 2016 at 09:43A

As a  
Plat

Document Number: 01271356

Amount: 73.00

Receipt Number - 580569

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 at:

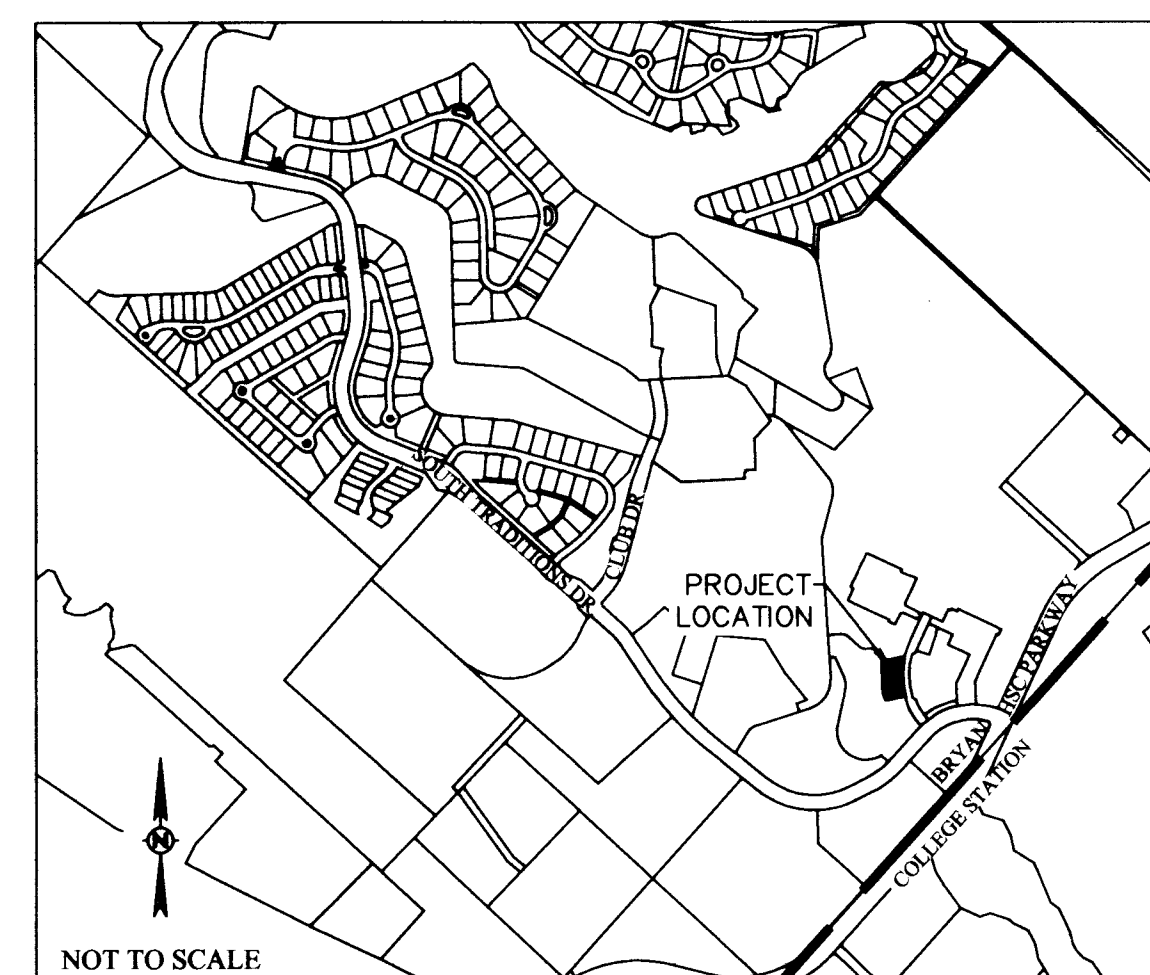
BRAZOS COUNTY

as stamped hereon by me.

Jul 28 2016

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

**VICINITY MAP**



NOT TO SCALE

**FINAL PLAT**  
**THE TRADITIONS SUBDIVISION**  
**PHASE 31**  
**LOT 1 & COMMON AREA 1 IN BLOCK 1**  
**0.83 ACRES**  
J.H. JONES SURVEY LEAGUE, A-26  
BRYAN, BRAZOS COUNTY, TEXAS  
PHASE 31: LOT 1 - 0.27 ACRES, COMMON AREA 1 - 0.56 ACRES  
SCALE 1" = 30'  
MAY 2016  
**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

**PUE DETAIL**  
1"=20'

