

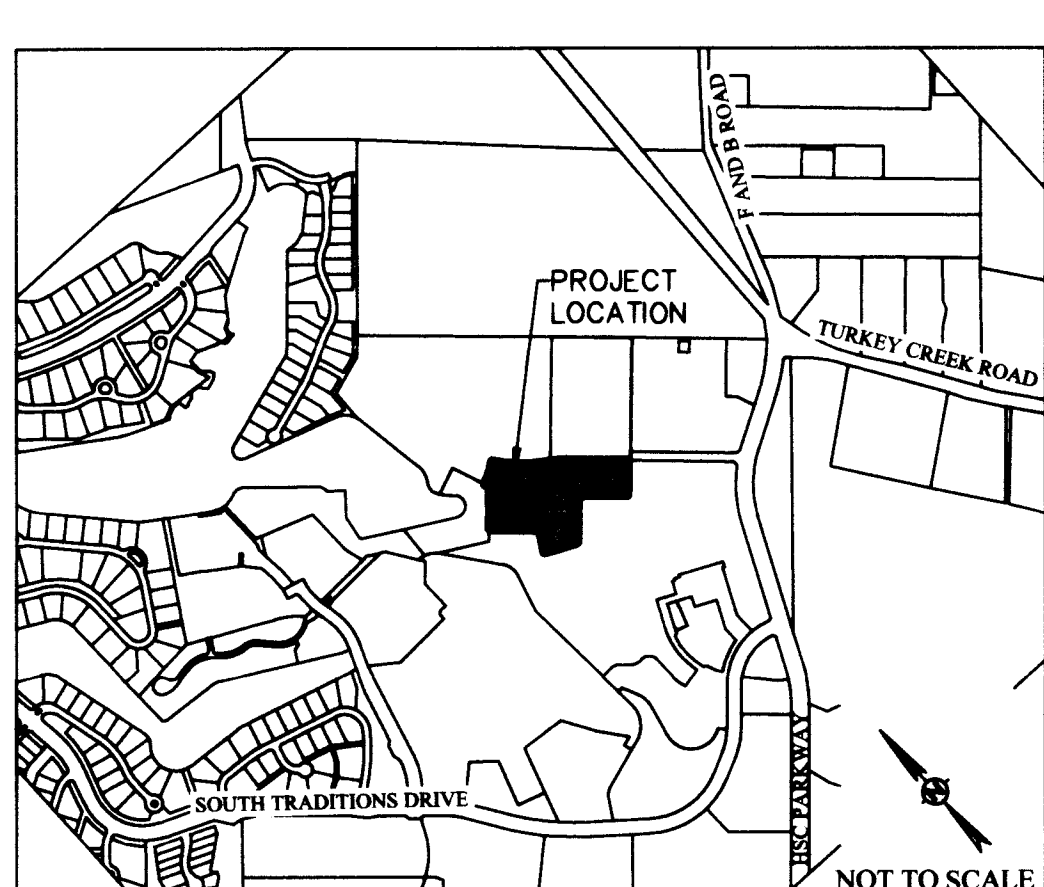
- NOTES:
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 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
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 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNER. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - 5' ROW ABANDONED BY THE CITY OF BRYAN PER ORDINANCE NUMBER

LEGEND

———	PROPERTY BOUNDARY
———	RIGHT OF WAY
———	LOT LINE
---	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
---	PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
---	PROPOSED PRIVATE DRAINAGE EASEMENT
---	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
---	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
---	EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
---	EXISTING PRIVATE DRAINAGE EASEMENT
---	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
●	PROPERTY CORNER

FINAL PLAT
OF
LOT 1A, BLOCK 1
THE TRADITIONS SUBDIVISION
PHASE 32
9.138 ACRES TOTAL
BEING A
REPLAT
OF
LOT 1, BLOCK 1
THE TRADITIONS SUBDIVISION
PHASE 32
AND
0.11 ACRES OF ABANDONED
RIGHT-OF-WAY FOR ATLAS
PEAR DRIVE
VOL. 13856, PG. 146
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

VICINITY MAP



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	38.33'	N21° 07' 53"W
L2	44.28'	N86° 08' 28"E
L3	5.00'	N09° 27' 37"E
L4	72.80'	S40° 15' 33"E
L5	72.80'	S40° 15' 33"E

Curve Table

CURVE #	LENGTH	ANGLES	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	116.48'	362.55'	017°28'34"	60.21'	116.03'	N67°23'11"E
C2	45.80'	270.00'	008°43'11"	22.96'	45.75'	S38°23'58"E
C3	185.35'	625.80'	015°08'10"	83.18'	184.87'	S47°47'44"E
C4	57.04'	407.50'	008°11'38"	28.58'	57.04'	S51°20'58"E
C5	46.85'	275.00'	008°43'11"	23.38'	46.59'	S38°23'58"E
C7	166.86'	630.88'	015°08'10"	83.82'	166.18'	S47°47'44"E
C8	56.30'	402.50'	008°11'38"	28.24'	56.34'	S51°20'58"E

ORIGINAL PLAT VOL.13869 PG.140
CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, Cyrus Bohromi, Member, CRP/AR Traditions Owner LP, the owner of the 9.804 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 32, Lot 1, Block 1 being (part of) the tract of land as conveyed to me in the Deeds Records of Brazos County and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.
By: Cyrus Bohromi, Member
CRP/AR Traditions Owner, L.P., a Delaware limited Partnership
By: CRP/AR Traditions GP, L.L.C., a Delaware limited liability company, its general partner
By: CRP/AR Traditions Venture, L.L.C., a Delaware limited liability company, its sole member
By: Broadstone Traditions Alliance, LLC, its administrative member

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Bobby Gutierrez, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plot was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 13th day of January, 2019 and same was duly approved on the 23rd day of January, 2019 by said Commission
Chair
Planning & Zoning Commission
Bryan, Texas

CERTIFICATE 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 23rd day of January, 2019.
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER
I, Karla M. Tapia, 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 23rd day of January, 2019.
City Engineer, Bryan, Texas

CERTIFICATION 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 plot 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 and that the notes and bounds describing said subdivision will describe a closed geometric form.
R.P.L.S. No. 4502
I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plot 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 and that the notes and bounds describing said subdivision will describe a closed geometric form.
COUNTY CLERK
Brazos County, Texas
I, Karla M. Tapia, My Commission Expires May 8, 2019

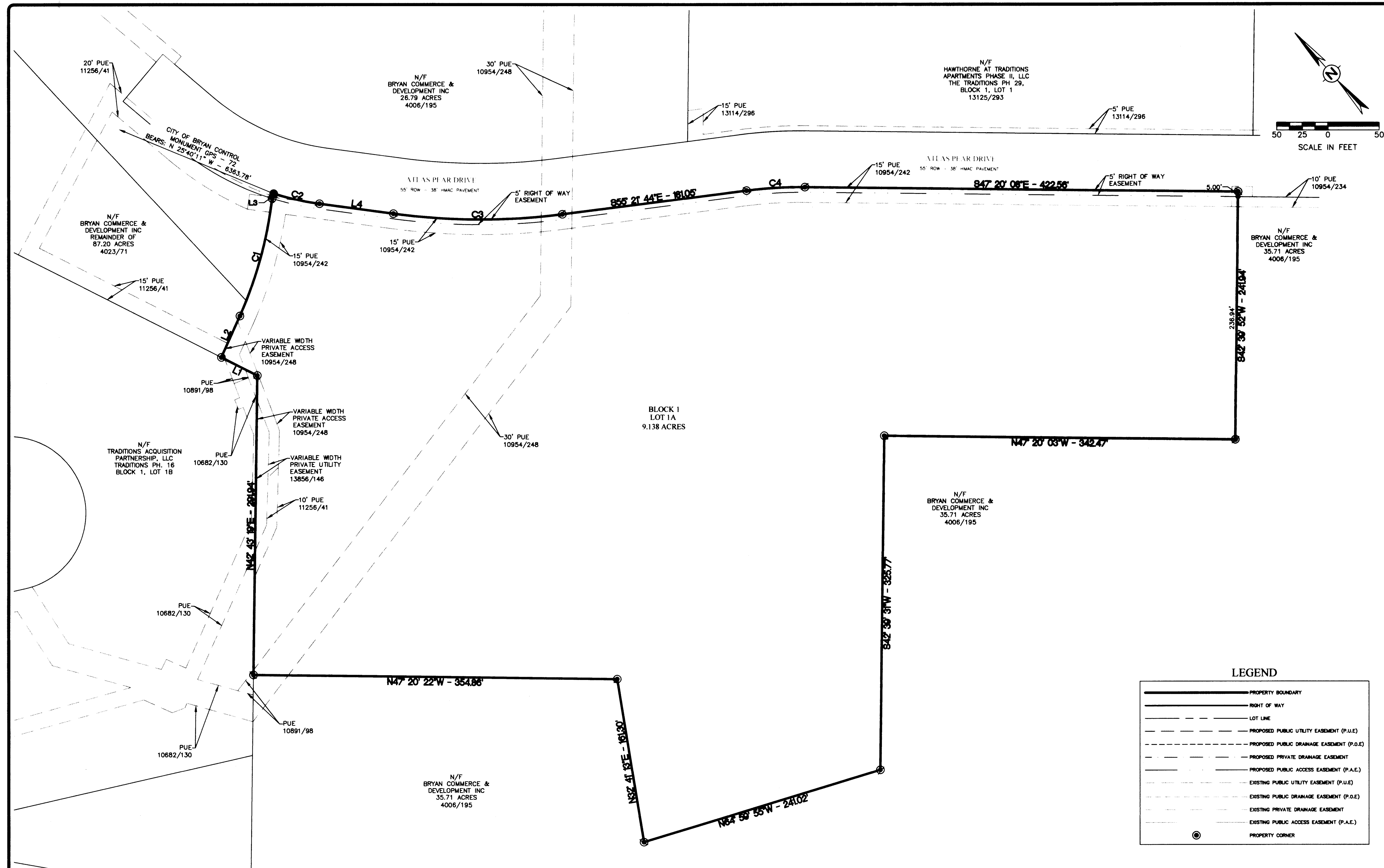
Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/8/2019 9:45:54 AM
In the PLAT Records
Doc Number: 2018-1320622
Volume - Page: 14490-24
Number of Pages: 2
Amount: 73.00
Order#: 2018020800011
By: MG
COUNTY CLERK
Brazos County, Texas
I, Karla M. Tapia, My Commission Expires May 8, 2019

SCALE 1" = 50'
JANUARY 2018

OWNER/DEVELOPER: CPR/AR Traditions Owner LP
820 Gessner RD, Suite 100
Houston, Texas 77024

SURVEYOR: Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER: SCHULTZ
TBPE NO. 12327
911 Southwest Parkway East
College Station, Texas 77845
(979) 764-3900
SHEET 1 OF 2



METES AND BOUNDS DESCRIPTION
 OF A
 9.138 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 ALL OF LOT 1, BLOCK 1, AND A 5.00 FOOT WIDE PORTION OF THE 60.00 FOOT WIDE RIGHT-OF-WAY OF ATLAS PEAR DRIVE ADJACENT TO LOT 1, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 32, ACCORDING TO THE PLAT RECORDED IN VOLUME 13856, PAGE 146 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ATLAS PEAR DRIVE MARKING THE EAST CORNER OF SAID LOT 1;

THENCE: ALONG THE SOUTHWESTERLY LINES OF SAID LOT 1, SAME BEING THE NORTHEASTERLY LINES OF THE REMAINDER OF A CALLED 323.56 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, FOR THE FOLLOWING CALLS:

S 42° 39' 52" W FOR A DISTANCE OF 236.94 FEET TO A 1/2 INCH IRON ROD FOUND;

N 47° 20' 03" W FOR A DISTANCE OF 342.47 FEET TO A 1/2 INCH IRON ROD FOUND;

S 42° 39' 31" W FOR A DISTANCE OF 325.77 FEET TO A 1/2 INCH IRON ROD FOUND;

N 64° 59' 55" W FOR A DISTANCE OF 241.02 FEET TO A 1/2 INCH IRON ROD FOUND;

N 32° 41' 13" E FOR A DISTANCE OF 161.30 FEET TO A 1/2 INCH IRON ROD FOUND;

N 47° 20' 22" W FOR A DISTANCE OF 354.86 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF LOT 1B, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16, ACCORDING TO THE PLAT RECORDED IN VOLUME 10682, PAGE 130 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE NORTHERLY LINES OF SAID LOT 1 FOR THE FOLLOWING CALLS:

N 42° 43' 19" E FOR A DISTANCE OF 291.94 FEET TO THE EAST CORNER OF SAID LOT 1B (PHASE 16);

N 21° 07' 53" W FOR A DISTANCE OF 39.33 FEET;

N 66° 06' 28" E FOR A DISTANCE OF 44.26 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 392.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 26' 34" FOR AN ARC DISTANCE OF 119.49 FEET (CHORD BEARS: N 57° 23' 11" E - 119.03 FEET) TO THE SOUTHWEST LINE OF ATLAS PEAR DRIVE MARKING THE END OF SAID CURVE;

THENCE: N 59° 27' 37" E THROUGH THE RIGHT-OF-WAY OF ATLAS PEAR DRIVE FOR A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 270.00 FEET;

THENCE: CONTINUING THROUGH SAID RIGHT-OF-WAY OF ATLAS PEAR DRIVE, 5.00 FEET FROM AND PARALLEL TO THE SOUTHWEST LINE OF SAID RIGHT-OF-WAY, FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 43' 11" FOR AN ARC DISTANCE OF 45.80 FEET (CHORD BEARS: S 39° 23' 58" E - 45.75 FEET) TO THE END OF SAID CURVE;

S 40° 15' 33" E FOR A DISTANCE OF 72.80 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 625.89 FEET;

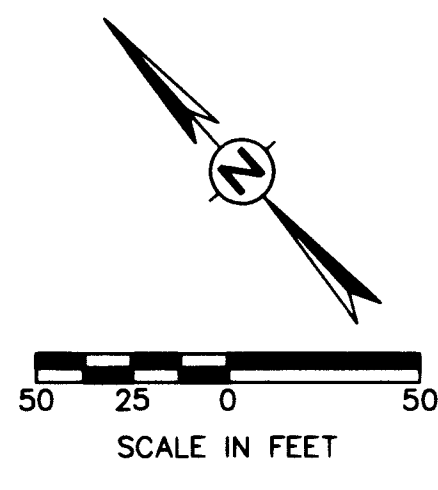
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 08' 10" FOR AN ARC DISTANCE OF 165.34 FEET (CHORD BEARS: S 47° 47' 44" E - 164.86 FEET) TO THE END OF SAID CURVE;

S 55° 21' 44" E FOR A DISTANCE OF 181.05 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 407.30 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 01' 36" FOR AN ARC DISTANCE OF 57.09 FEET (CHORD BEARS: S 51° 20' 56" E - 57.04 FEET) TO THE END OF SAID CURVE;

S 47° 20' 08" E FOR A DISTANCE OF 422.56 FEET;

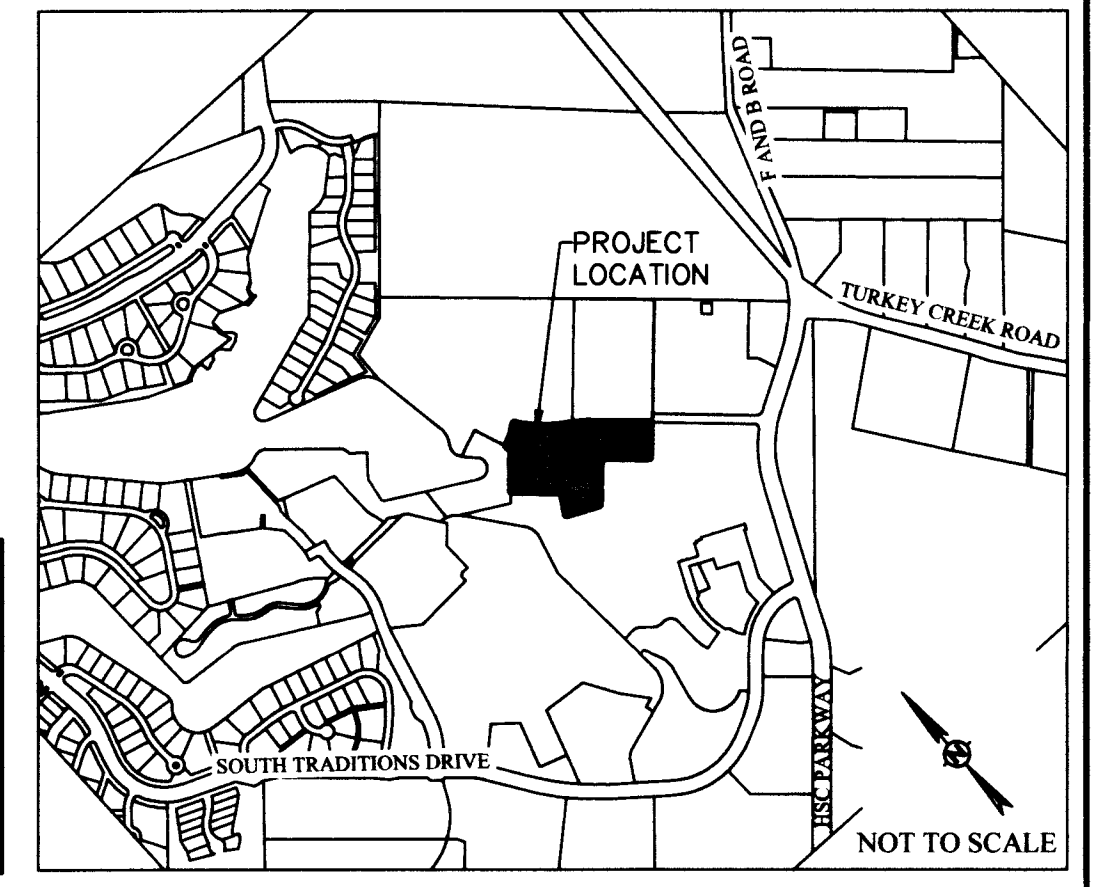
THENCE: S 42° 39' 52" W CONTINUING THROUGH SAID RIGHT-OF-WAY OF ATLAS PEAR DRIVE FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING CONTAINING 9.138 ACRES OF LAND, AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 32, 13856/146.



LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- - - PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- - - PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
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VICINITY MAP



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PHASE 32
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 BEING A
REPLAT
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LOT 1, BLOCK 1
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 BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 50'
 JANUARY 2018

OWNER/DEVELOPER: CPR/AR Traditions Owner LP
 820 Giesner RD, Suite 100
 Houston, Texas 77024

SURVEYOR: Brad Kerr, RPLS No. 4502
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 Bryan, TX 77803
 (979) 268-3195

ENGINEER: SCHULTZ
 TBPE NO. 12327
 911 Southwest Parkway East
 College Station, Texas 77845
 (979) 764-3900

REPLAT