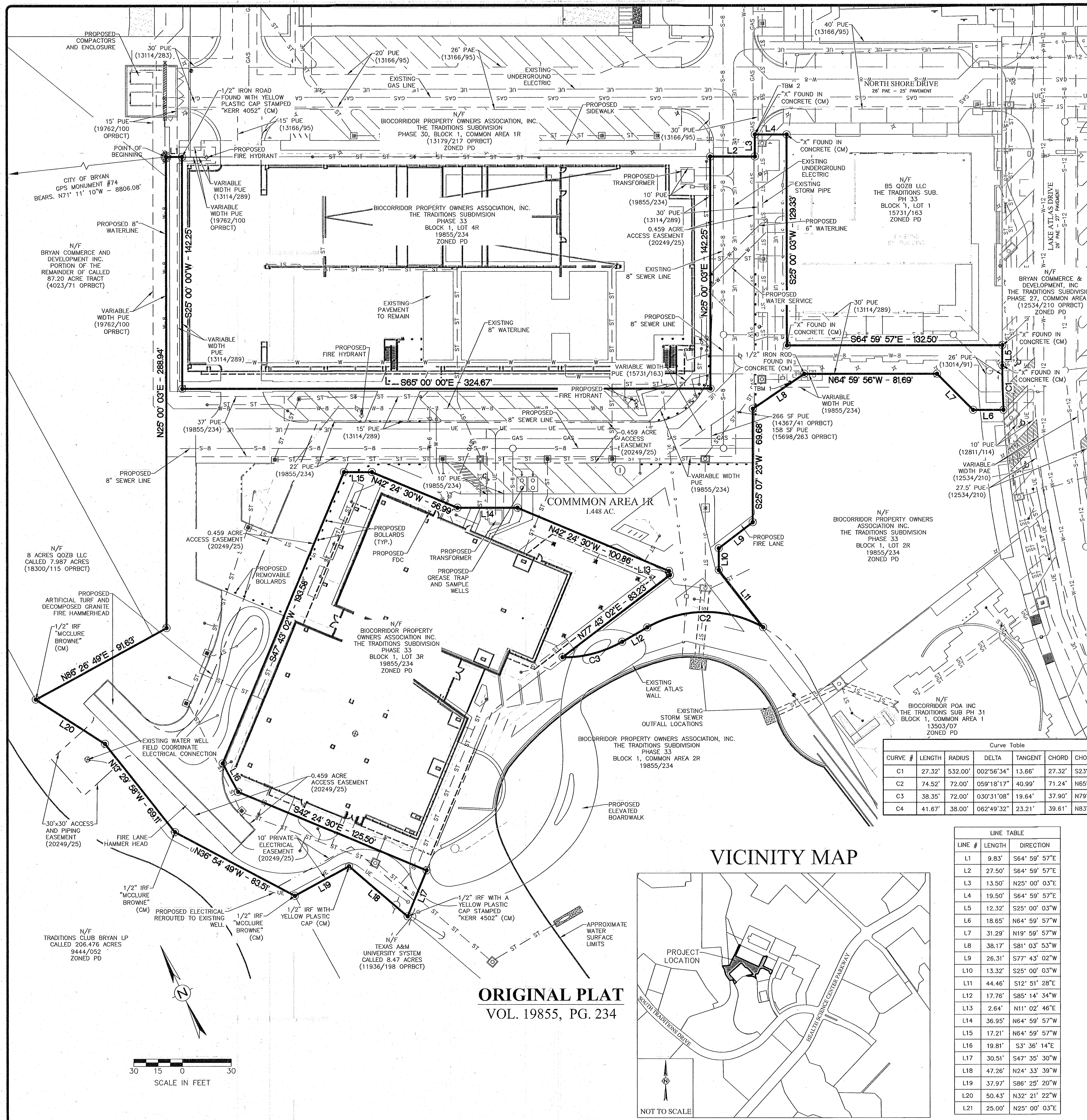




ORIGINAL PLAT
VOL. 19855, PG. 234

VICINITY MAP

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	27.32'	532.00'	002°56'34"	13.66'	27.32'	S23°31'23"W
C2	74.52'	72.00'	059°18'17"	40.99'	71.24'	N65°06'18"W
C3	38.35'	72.00'	030°31'08"	19.64'	37.90'	N79°29'53"W
C4	41.67'	38.00'	062°49'32"	23.21'	39.61'	N83°35'17"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.83'	S64° 59' 57"E
L2	27.50'	S64° 59' 57"E
L3	13.50'	N25° 00' 03"E
L4	19.50'	S64° 59' 57"E
L5	12.32'	S25° 00' 03"W
L6	18.65'	N64° 59' 57"W
L7	31.29'	N19° 59' 57"W
L8	38.17'	S81° 03' 53"W
L9	26.31'	S77° 43' 02"W
L10	13.32'	S25° 00' 03"W
L11	44.46'	S12° 51' 28"E
L12	17.76'	S85° 14' 34"W
L13	2.64'	N11° 02' 46"E
L14	36.95'	N64° 59' 57"W
L15	17.21'	N64° 59' 57"W
L16	19.81'	S3° 36' 14"E
L17	30.51'	S47° 35' 30"W
L18	47.26'	N24° 33' 39"W
L19	37.97'	S86° 25' 20"W
L20	50.43'	N32° 21' 22"W
L21	25.00'	N25° 00' 03"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, David Segers, President of Biocorridor Property Owners Association, Inc., the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 19855, Page 234, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places herein shown for the purpose identified.

David Segers, President,
Biocorridor Property Owners Association, Inc.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared David Segers, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 5 day of May, 2020

JESSICA HUCKABY
Notary Public, State of Texas
Comm. Expires 03-29-2027
Notary ID 134279341

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

M. Konetski, R.P.L.S. No. 6531

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ 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 _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk
Brazos County, Texas

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- EXISTING PRIVATE DRAINAGE EASEMENT (P.R.D.E.)
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- LOT CORNER - 1/2" IRON ROD FOUND WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED
- BLOCK LABEL
- CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
- OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- RECORDING INFORMATION
- RIGHT-OF-WAY

- NOTES:
- THE PURPOSE OF THIS REPLAT IS TO ESTABLISH THE PUBLIC ACCESS EASEMENT LUMIN WAY. LUMIN WAY IS A PRIVATE ACCESS DRIVE AND WILL BE MAINTAINED BY THE POA.
 - BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (WCS2).
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A CONVERSION SCALE FACTOR OF 1.000095370148 (CALCULATED USING GDA0102).
 - (CM) INDICATES A CONTROLLING MONUMENT FOUND AND USED AS THE BASIS FOR ESTABLISHING PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE SHOWN AT THEIR LOCATED POSITIONS AND WERE CONSIDERED AS SUPPORTIVE EVIDENCE OF THE BOUNDARY SHOWN HEREON.
 - 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 DEVELOPMENT MIXED USE (PD-M), ORDINANCE #2186, APPROVED ON DECEMBER 6, 2016.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE POA. PROPERTY OWNER'S ASSOCIATION, FENCES, GRADING AND LANDSCAPING CANNOT IMPED THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
 - STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE POA.
 - 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 COMPROMISED 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.
 - 18300/105 OPRBCT GRANTS PEDESTRIAN AND VEHICULAR ACCESS ACROSS COMMON AREAS 1-4, BLOCK 1, TRADITIONS 27 & COMMON AREA 1, BLOCK 1, TRADITIONS 31 FROM LAKE ATLAS DRIVE AND ACCESS FOR UTILITY INSTALL, REPAIR, ETC.
 - CONTOURS SHOWN ARE NOT FROM KERR SURVEYING, LLC. CONTOURS ARE FROM FIELD DATA ACQUIRED BY SCHULTZ ENGINEERING, LLC.
 - WHERE ELECTRICAL FACILITIES ARE INSTALLED, BUT HAS THE RIGHT TO INSTALL, RELOCATE, RECONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THIS PLAT, AND THE RIGHT OF INGRESS AND EGRESS ON FACILITIES ADJACENT TO THE PUE TO ACCESS ELECTRICAL FACILITIES.
 - EASEMENT ABANDONMENT PER EASEMENT RELEASE CASE NUMBER ER25-000001 ARE APPROVED BY THE CITY OF BRYAN CITY COUNCIL ON APRIL 8TH, 2025.
 - THIS PLAT WAS PREPARED TO REFLECT THE TITLE EVIDENCE OWNERSHIP AND EXCEPTION REPORT PREPARED BY BLUEBONNET ABSTRACT & TITLE CO. NO. 25-299-BRA2-WW, EFFECTIVE DATE MARCH 30, 2025. SURVEY ITEMS WHICH APPLY ARE ARE ADDRESSED AS FOLLOWS:
 - RESTRICTIVE COVENANTS DO APPLY TO THESE TRACTS: 15731/163 PLAT (EASEMENT PARTIALLY RELEASED, 19808/24), 12534/210 PLAT, 5901/1, 7444/49, 12547/266, 12547/261, 15815/230, 17364/170, 17364/176, 17736/67, 18285/244, 18493/290, 18493/293, 18796/265, 19238/175 OPRBCT.
 - 4279/217, 6494/188, 15087/274 OPRBCT, SURFACE USE AGREEMENT 4279/217 DOES APPLY TO THIS TRACT BUT DRILL SITES DO NOT APPEAR TO CROSS THIS TRACT.
 - 4023/118 OPRBCT, WAIVER OF SURFACE USE DOES APPLY TO THIS TRACT.
 - 13114/289, PUE TO CITY OF BRYAN DOES CROSS THIS TRACT AS SHOWN HEREON AS PARTIALLY RELEASED (19808/16).
 - 17364/183, DEED WITHOUT WARRANTY TO BIOCORRIDOR PROPERTY OWNERS ASSOCIATION, INC. DOES APPLY TO COMMON AREA 1, BLOCK 1, TRADITIONS PHASE 33.
 - 4023/771, DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC. DOES APPLY TO THIS TRACT.
 - 2894/342 OPRBCT, ELECTRIC RIGHT OF WAY EASEMENT TO CITY OF BRYAN DOES APPLY TO THIS TRACT BUT NO AERIAL ELECTRIC LINES APPEAR TO REMAIN ON THIS TRACT.
 - 4023/166 OPRBCT, BLANKET EASEMENT DOES APPEAR TO APPLY TO A PORTION OF THIS TRACT BUT NO PART OF HOMESTEAD OR ACCESS TO HOMESTEAD APPEARS TO CROSS THIS TRACT.
 - 4268/46 OPRBCT, RIGHT OF WAY EASEMENT TO CITY OF BRYAN DOES APPLY TO THIS TRACT BUT AERIAL ELECTRIC FACILITIES DO NOT APPEAR TO REMAIN ON THIS TRACT.
 - 13014/91 OPRBCT, 26" PUE DOES CROSS THIS TRACT AS SHOWN HEREON. 13014/85, 91, 103 EASEMENTS DO NOT CROSS THIS TRACT.
 - 13367/26 OPRBCT, EASEMENT NO LONGER CROSSES THIS TRACT DUE TO RELEASE (19808/32).
 - 14367/51 OPRBCT, EASEMENT NO LONGER CROSSES THIS TRACT DUE TO RELEASE (19808/37).
 - 14367/36 OPRBCT, EASEMENT NO LONGER CROSSES THIS TRACT DUE TO RELEASE (19808/42).
 - 14367/41 OPRBCT, EASEMENT DOES CROSS THIS TRACT AS SHOWN HEREON.
 - 15698/240 OPRBCT, EASEMENT NO LONGER CROSSES THIS TRACT DUE TO RELEASE (19808/47).
 - 15698/245 OPRBCT, EASEMENT NO LONGER CROSSES THIS TRACT DUE TO RELEASE (19808/52).
 - 15698/250 OPRBCT, EASEMENT NO LONGER CROSSES THIS TRACT DUE TO RELEASE (19808/57).
 - 15698/263 OPRBCT, EASEMENT DOES CROSS THIS TRACT AS SHOWN HEREON.
 - 18300/105 OPRBCT, BLANKET ACCESS AND UTILITY EASEMENT TO 8 ACRES 002B, LLC DOES APPLY TO THIS TRACT.
 - 12811/134 OPRBCT, 10" PUE DOES CROSS THIS TRACT AS SHOWN HEREON.
 - 558/205 OPRBCT, EASEMENT FROM M. DASHION TO BRUSHY WATER SUPPLY CORP. MAY CROSS A PORTION OF THIS TRACT BUT NO WATER LINE APPEARS TO REMAIN ON SAID PORTION OF THIS TRACT.
 - 1635/161 OPRBCT, EASEMENT MAY CROSS A PORTION OF THIS TRACT BUT NO COMMUNICATION LINE APPEARS TO REMAIN ON SAID PORTION OF THIS TRACT.
 - 1018/154 OPRBCT, 40" PUE AND PAE DOES CROSS THIS TRACT AS SHOWN HEREON.
 - 9267/132 OPRBCT, RIGHT OF WAY DEED LIES ADJACENT TO THIS TRACT AS SHOWN HEREON.
 - ALL OTHER ITEMS ARE NOT SURVEY RELATED ITEMS OR ARE NOT SHOWN HEREON.

APPROVAL OF THE CITY PLANNER

I, _____ 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 _____ day of _____, 20____.

City Planner, Bryan, Texas

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 _____ day of _____, 20____.

City Engineer, Bryan, Texas

FINAL PLAT

OF

THE TRADITIONS SUBDIVISION

PHASE 33

1.448 ACRES

1 LOT

BLOCK 1, COMMON AREA 1R-R

BEING A

REPLAT

OF

THE TRADITIONS SUBDIVISION, PHASE 33

BLOCK 1, COMMON AREA 1R

VOLUME: 19855, PAGE: 234

J.H. JONES LEAGUE, A-26

BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Biocorridor Property Owners Association, Inc.
3989 North Shore Drive
Bryan, TX 77807

SURVEYOR: Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-1195
JBPLS FIRM # 10018500
SURVEYING@KERRSURVEYING.NET
Kerr Job #: 25-1394

ENGINEER: Schultz
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900
SHEET 1 OF 2