

- NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS OBSERVATION.
 2. 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.
 3. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 4. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 5. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT MIXED USE (PD-M), ORDINANCE #2186, APPROVED ON DECEMBER 6, 2016.
 6. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE POA, PROPERTY OWNER'S ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
 7. STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE POA.
 8. 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.
 9. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	13.50'	N25° 00' 03"E
L2	18.65'	N64° 59' 57"W
L3	31.29'	N19° 59' 57"W
L4	31.50'	N25° 00' 03"E
L5	15.00'	S64° 59' 57"E
L6	31.50'	S25° 00' 03"W
L7	31.50'	S25° 00' 03"W
L8	15.00'	N64° 59' 57"W
L9	31.50'	N25° 00' 03"E
L10	6.00'	S25° 00' 03"W
L11	13.62'	N64° 59' 57"W
L12	17.61'	S81° 03' 53"W
L13	15.67'	S25° 00' 03"W
L14	38.39'	S66° 42' 01"W
L15	28.43'	N25° 00' 03"E
L16	7.23'	S25° 00' 03"W
L17	40.98'	N81° 03' 53"E
L18	10.28'	N81° 03' 53"E
L19	0.26'	N25° 00' 03"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	27.38'	532.00'	002°56'57"	13.69'	27.38'	S23°31'34"W

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 plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 12 day of September, 2019, and same was duly approved on the 21 day of September, 2019, by said Commission.

[Signature]
Chair
Planning & Zoning Commission
Bryan, Texas

CERTIFICATE OF THE CITY PLANNER

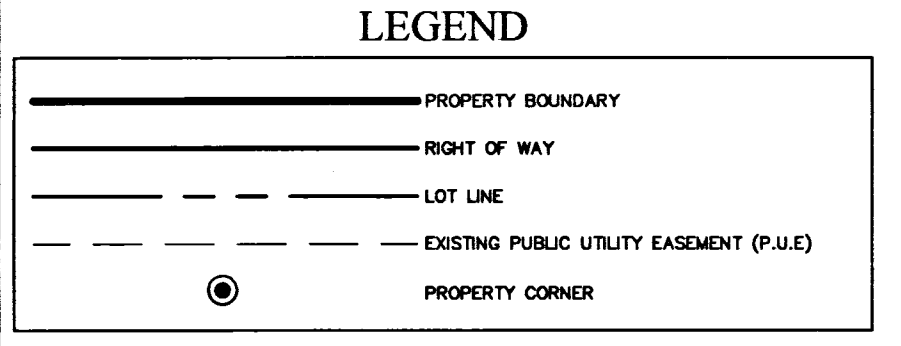
I, Marita Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 21 day of September, 2019.

[Signature]
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Keenan, 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 21 day of September, 2019.

[Signature]
City Engineer, Bryan, Texas



METES AND BOUNDS DESCRIPTION
OF A
2.048 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, 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 A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF THE TRADITIONS SUBDIVISION, PHASE 30, ACCORDING TO THE PLAT RECORDED IN VOLUME 13695, PAGE 118 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND AN INTERIOR CORNER OF SAID REMAINDER OF 324.83 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID PHASE 30 AND SAID REMAINDER OF 324.83 ACRE TRACT FOR THE FOLLOWING CALLS:

S 64° 59' 57" E FOR A DISTANCE OF 347.00 FEET TO A 1/2 INCH IRON ROD FOUND;

N 25° 00' 03" E FOR A DISTANCE OF 13.50 FEET TO AN "X" FOUND IN CONCRETE;

S 64° 59' 57" E FOR A DISTANCE OF 152.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF THE TRADITIONS SUBDIVISION, PHASE 27, ACCORDING TO THE PLAT RECORDED IN VOLUME 12534, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 25° 00' 03" W ALONG THE COMMON LINE OF SAID PHASE 27 AND SAID REMAINDER OF 324.83 ACRE TRACT FOR A DISTANCE OF 141.59 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 532.00 FEET;

THENCE: CONTINUING ALONG THE COMMON LINE OF SAID PHASE 27 AND SAID REMAINDER OF 324.83 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 56' 57" FOR AN ARC DISTANCE OF 27.38 FEET (CHORD BEARS: S 23° 31' 34" W - 27.38 FEET) TO THE SOUTHWEST LINE OF A PUBLIC UTILITY EASEMENT AS DESCRIBED IN VOLUME 13114, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

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

N 64° 59' 57" W ALONG THE SOUTHWEST LINE OF SAID EASEMENT FOR A DISTANCE OF 18.65 FEET;

N 19° 59' 57" W CONTINUING ALONG THE SOUTHWEST LINE OF SAID EASEMENT FOR A DISTANCE OF 31.29 FEET;

N 64° 59' 56" W CONTINUING ALONG THE SOUTHWEST LINE OF SAID EASEMENT FOR A DISTANCE OF 81.69 FEET;

S 81° 03' 53" W LEAVING SAID EASEMENT FOR A DISTANCE OF 107.77 FEET;

N 64° 59' 57" W FOR A DISTANCE OF 287.83 FEET;

N 25° 00' 03" E FOR A DISTANCE OF 193.50 FEET TO THE POINT OF BEGINNING CONTAINING 2.048 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON STATE PLANE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

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 2.048 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 33, 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.

[Signature]
Bryan/Traditions, 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(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 12 day of September, 2019.

[Signature]
Brandi Jackson
Notary Public, Brazos County, Texas

[Notary Seal]
BRANDI JACKSON
Notary Public, State of Texas
Comm. Expires 02-23-2020
Notary ID 130550371

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 12/6/2019 10:07:46 AM
In the PLAT Records

Doc Number: 2019-1379754
Volume - Page: 15731-163
Number of Pages: 1
Amount: 73.00
Order#: 2019120600029
By: MO



County Clerk, do hereby certify
on was filed for record in
in the Official Records

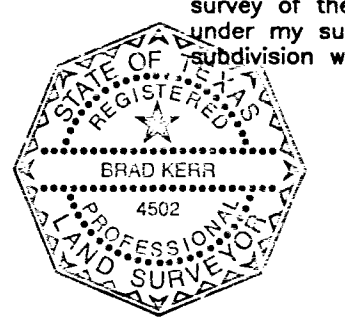
[Signature]
County Clerk
Brazos County, Texas
By: *[Signature]*
Deputy Clerk

CERTIFICATION OF THE SURVEYOR

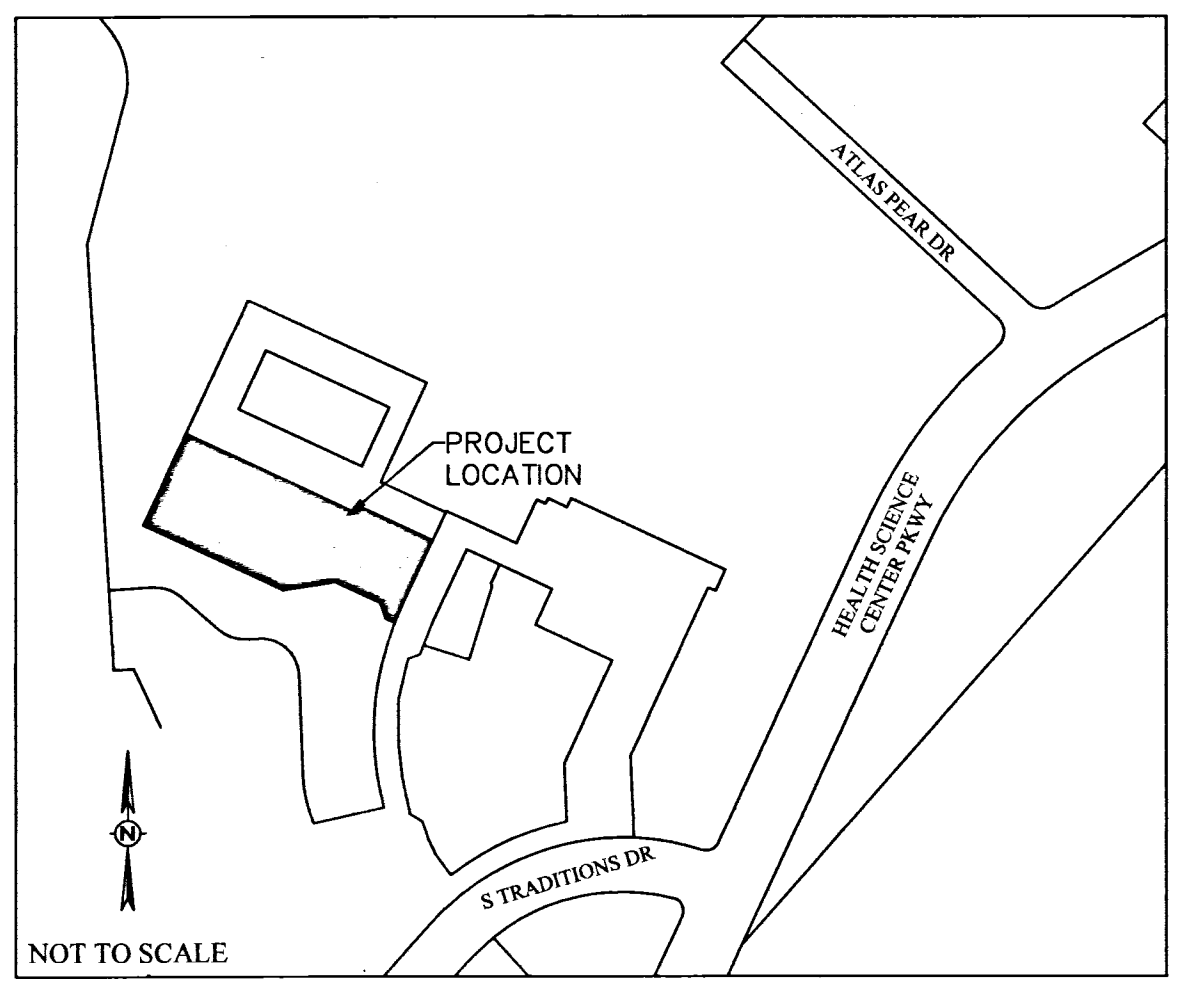
STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this 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.

[Signature]
R.P.L.S. No. 4502



VICINITY MAP



FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 33
2.048 ACRES
J. H. JONES LEAGUE, A-26
BRYAN, BRAZOS COUNTY, TEXAS
1 LOT
BLOCK 1, LOT 1
BLOCK 1, COMMON AREA 1

SCALE 1"=30'
SEPTEMBER 2019

OWNER/DEVELOPER:
Bryan Traditions, LP
2100 Traditions BLVD
Bryan, TX 77807

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

ENGINEER:
[Signature]
TSPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900