

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL 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 36.092 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS ACQUISITION PARTNERSHIP, LP RECORDED IN VOLUME 12435, PAGE 101 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

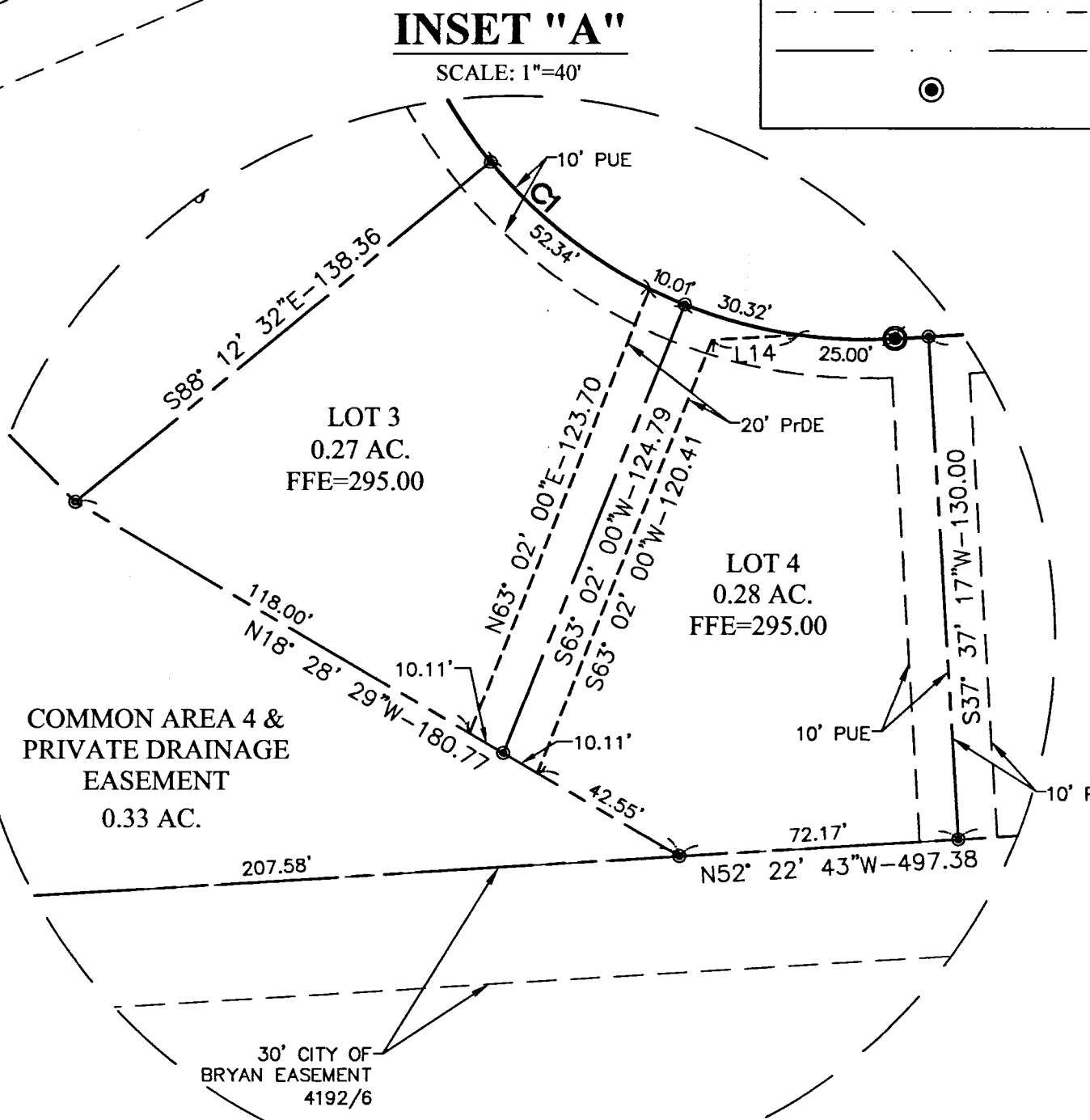
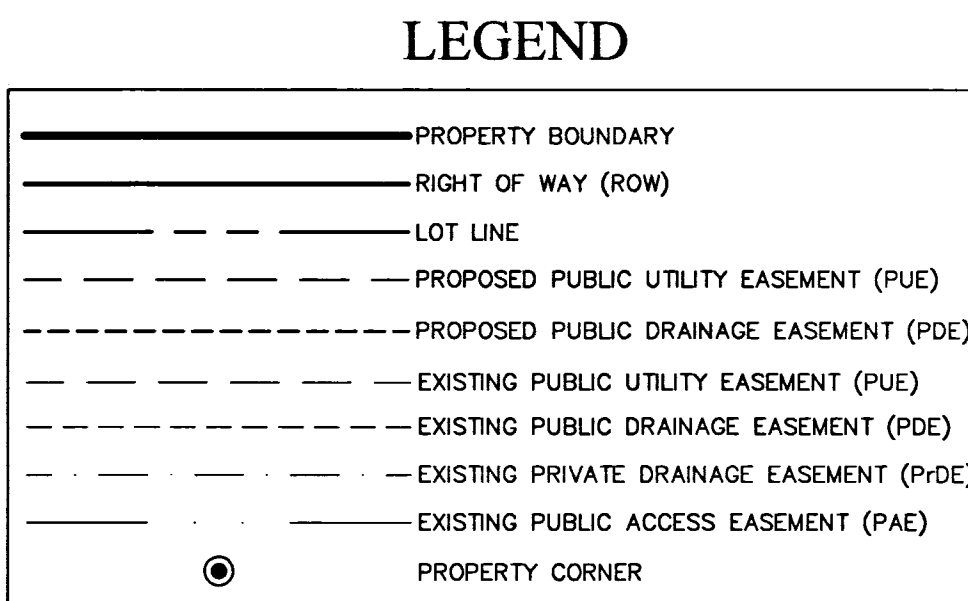
SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD FOUND (Y:10205705.31, X:3536214.59) ON THE SOUTHWEST LINE OF SOUTH TRADITIONS DRIVE (100' R.O.W.) MARKING THE NORTH CORNER OF SAID REMAINDER OF 36.092 ACRE TRACT AND THE EAST CORNER OF THE TRADITIONS SUBDIVISION, PHASE 10, ACCORDING TO THE PLAT RECORDED IN VOLUME 6838, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (Y:10207269.050, X:3541253.110) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOID12B);

THENCE: ALONG THE SOUTHWEST LINE OF SOUTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:
 S 89° 04' 09" E FOR A DISTANCE OF 103.28 FEET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BENT BEARS: S 62° 52' 25" E FOR A DISTANCE OF 0.27 FEET;
 S 47° 57' 51" E FOR A DISTANCE OF 645.97 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;
 S 42° 04' 55" E FOR A DISTANCE OF 117.08 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;

S 57° 57' 21" E FOR A DISTANCE OF 25.93 FEET TO THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND BEARS: S 57° 57' 21" E FOR A DISTANCE OF 43.22 FEET;
 THENCE: THROUGH SAID REMAINDER OF 36.092 ACRE TRACT FOR THE FOLLOWING CALLS:
 S 41° 39' 37" W FOR A DISTANCE OF 136.23 FEET;
 N 48° 20' 23" W FOR A DISTANCE OF 88.40 FEET;
 S 81° 52' 28" W FOR A DISTANCE OF 76.08 FEET;
 S 74° 44' 34" W FOR A DISTANCE OF 85.06 FEET;
 N 75° 07' 15" W FOR A DISTANCE OF 70.96 FEET;
 S 81° 39' 58" W FOR A DISTANCE OF 70.62 FEET;
 N 80° 19' 58" W FOR A DISTANCE OF 162.23 FEET;
 N 51° 10' 48" W FOR A DISTANCE OF 176.37 FEET;
 S 79° 44' 45" W FOR A DISTANCE OF 106.28 FEET;
 N 57° 33' 03" W FOR A DISTANCE OF 35.34 FEET;
 N 36° 25' 01" W FOR A DISTANCE OF 84.19 FEET;

N 89° 22' 26" W FOR A DISTANCE OF 126.58 FEET TO THE COMMON LINE OF SAID REMAINDER OF 36.092 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE 10, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID PHASE 10 BEARS: S 41° 07' 07" W FOR A DISTANCE OF 74.41 FEET;
 THENCE: N 41° 07' 07" E ALONG THE COMMON LINE OF SAID REMAINDER OF 36.092 ACRE TRACT AND SAID PHASE 10 FOR A DISTANCE OF 595.59 FEET TO THE POINT OF BEGINNING CONTAINING 8.075 ACRES OF LAND AS SURVEYED ON THE GROUND JANUARY 2019. SEE PLAT PREPARED FEBRUARY 2019 FOR MORE DESCRIPTIVE INFORMATION.

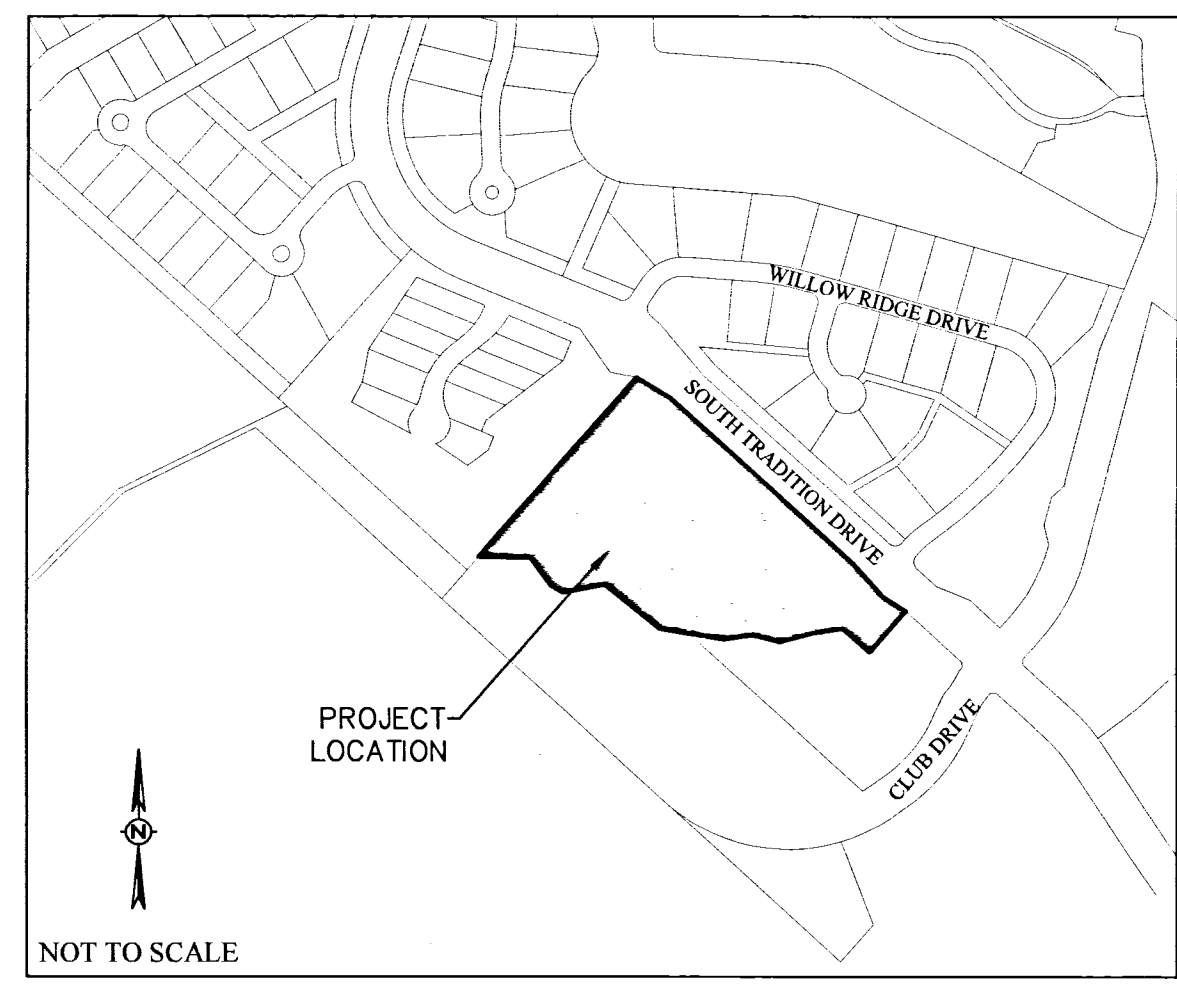
NOTES:
 1. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (Y:10207269.050; X:3541253.110) AND AS ESTABLISHED BY GPS OBSERVATION.
 2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOID12B).
 3. 1/2" IRON ROD WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 4. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
 5. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M), AS DEFINED IN ORDINANCE NO. 2081, APPROVED BY THE BRYAN CITY COUNCIL DECEMBER 2, 2014.
 6. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
 7. DETENTION POND AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 8. DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO SOUTH TRADITIONS DRIVE.
 9. DISTANCES SHOWN ON CURVES ARE CHORD LENGTH.
 10. ALL MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 11. LOTS WITH 2 FEET OR MORE OF PROPOSED FILL AT A BUILDING FOOTPRINT LOCATION WILL REQUIRE ONE OF THE FOLLOWING:
 a. A SOILS REPORT SHOWING THAT THE COMPACTION REQUIREMENT OF 95% STANDARD PROCTOR IS MET, OR
 b. ENGINEERED FOUNDATION DRAWINGS.
 12. FFE=### ARE MINIMUM FINISHED FLOOR ELEVATIONS FOR SEWER SERVICES.



| LINE # | LENGTH | DIRECTION |
|--------|--------|----------------|
| L1 | 25.93 | S57° 57' 21" E |
| L2 | 70.96 | N75° 07' 15" W |
| L3 | 70.62 | S81° 39' 58" W |
| L4 | 35.34 | N57° 33' 03" W |
| L5 | 35.07 | S3° 25' 22" E |
| L6 | 35.48 | S41° 07' 07" W |
| L7 | 23.85 | N42° 02' 09" W |
| L8 | 35.36 | N87° 02' 09" E |
| L9 | 35.64 | N88° 34' 38" E |
| L10 | 33.88 | N41° 07' 07" E |
| L11 | 23.85 | S42° 02' 09" W |
| L12 | 35.36 | S2° 57' 51" E |
| L13 | 73.10 | N3° 28' 04" W |
| L14 | 22.25 | N52° 22' 43" W |

| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
|---------|--------|--------|------------|---------|--------|-----------------|
| C1 | 203.98 | 125.00 | 093°29'50" | 132.87 | 182.09 | S08°37'40"E |
| C2 | 186.72 | 125.00 | 089°35'08" | 115.72 | 169.84 | N84°49'43"E |
| C3 | 122.39 | 75.00 | 093°29'50" | 79.72 | 109.23 | N02°37'40"W |
| C4 | 112.03 | 75.00 | 089°35'08" | 69.43 | 101.90 | S84°49'43"W |

VICINITY MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, W. SPENCER CLEMENTS Jr., Sr. VICE PRESIDENT OF TRADITIONS ACQUISITION PARTNERSHIP, LP, A TEXAS LIMITED PARTNERSHIP, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Deeds Records of Brazos County in Volume 12435, Page 101, 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.

TRADITIONS ACQUISITION PARTNERSHIP, LP
 TRADITIONS ACQUISITION PARTNERSHIP GP, LLC
 ITS GENERAL PARTNER BY W. SPENCER CLEMENTS Jr., Sr. 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 or she executed the same for the purpose stated.
 Given under my hand and seal on this 27 day of August, 2019

Notary Public, Brazos County, Texas
 EDIE HARE
 ID #7058215
 Commission Expires July 23, 2020

APPROVAL OF THE CITY PLANNER
 I, Marta 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 27 day of August, 2019.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, W. Paul Koppa, 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 27 day of August, 2019.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Bobby C. ... 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 27 day of August, 2019, and same was duly approved on the 27 day of August, 2019 by said Commission.

Chair, Planning & Zoning Commission
 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 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.

R.P.L.S. No. 4502

CERTIFICATION OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Haren McQueen, County Clerk of Brazos County, Texas, do hereby certify that this plat together with its certificate of ownership and dedication was duly filed for record in the Public Records of Brazos County, Texas, in Volume 12435, Page 101, on the 27 day of August, 2019.

County Clerk
 Brazos County, Texas

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 9/13/2019 9:31:02 AM
 in the PLAT Records

Doc Number: 2019-1372636
 Volume-Page: 15575-85
 Number of Pages: 1
 Amount: 73.00
 Order#: 20190913000014
 By: AM

Haren McQueen
 County Clerk
 Brazos County, Texas
 By: [Signature]

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 34
8.075 ACRES
 JOHN H. JONES SURVEY, A-26
 BRYAN, BRAZOS COUNTY, TEXAS
 BLOCK 1, LOTS 1, 2 &
 COMMON AREA 1
 BLOCK 2, LOTS 1 - 9 &
 COMMON AREAS 2 - 5
 SCALE 1" = 40'
 AUGUST 2019

OWNER/DEVELOPER: TRADITIONS ACQUISITION PARTNERSHIP LP
 4250 S TRADITIONS DR
 BRYAN, TX 77807

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

ENGINEER: SCHULTZ ENGINEERS
 TBP# NO. 12327
 911 SOUTHWEST PKWY E.
 College Station, Texas 77840
 (979) 764-3900