

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
- (CM) CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
- OPRBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- () RECORDING INFORMATION
- ROW RIGHT-OF-WAY

Curve Table

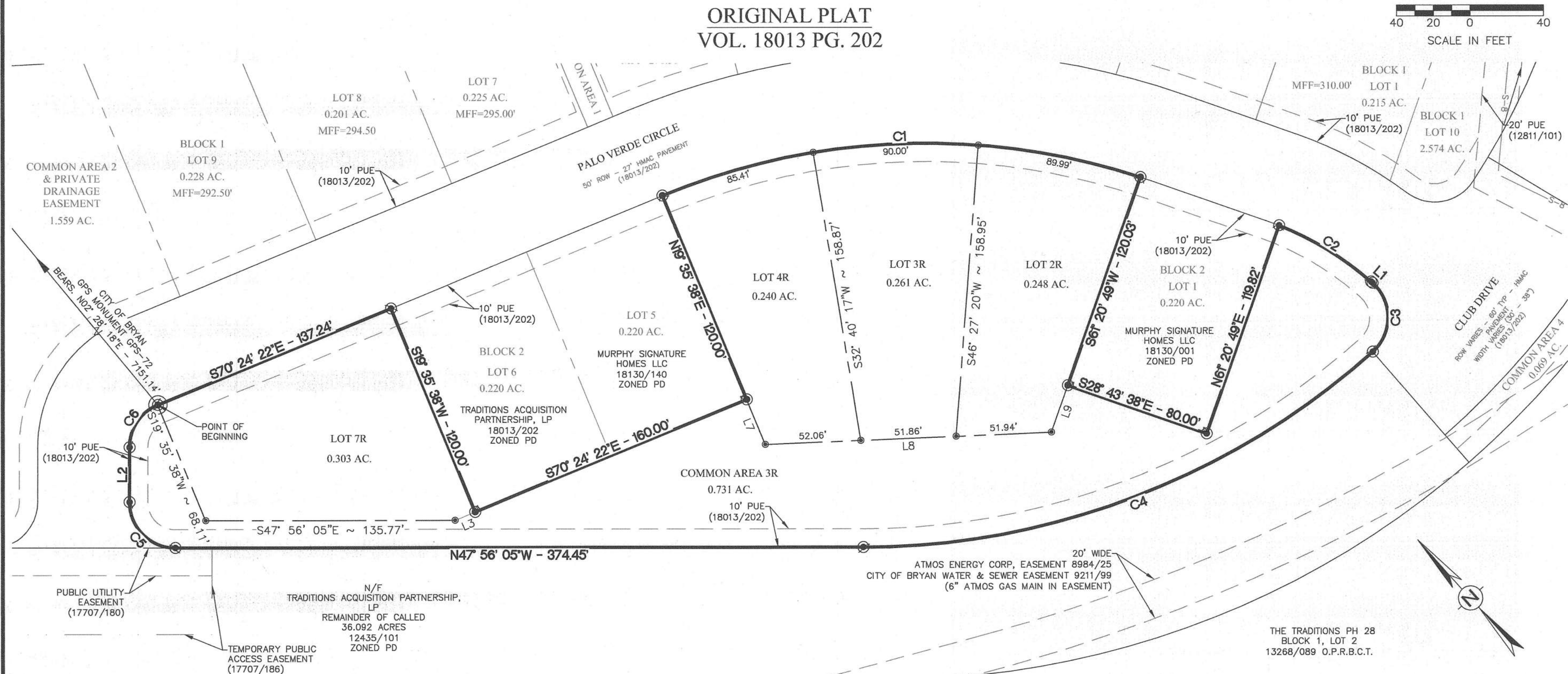
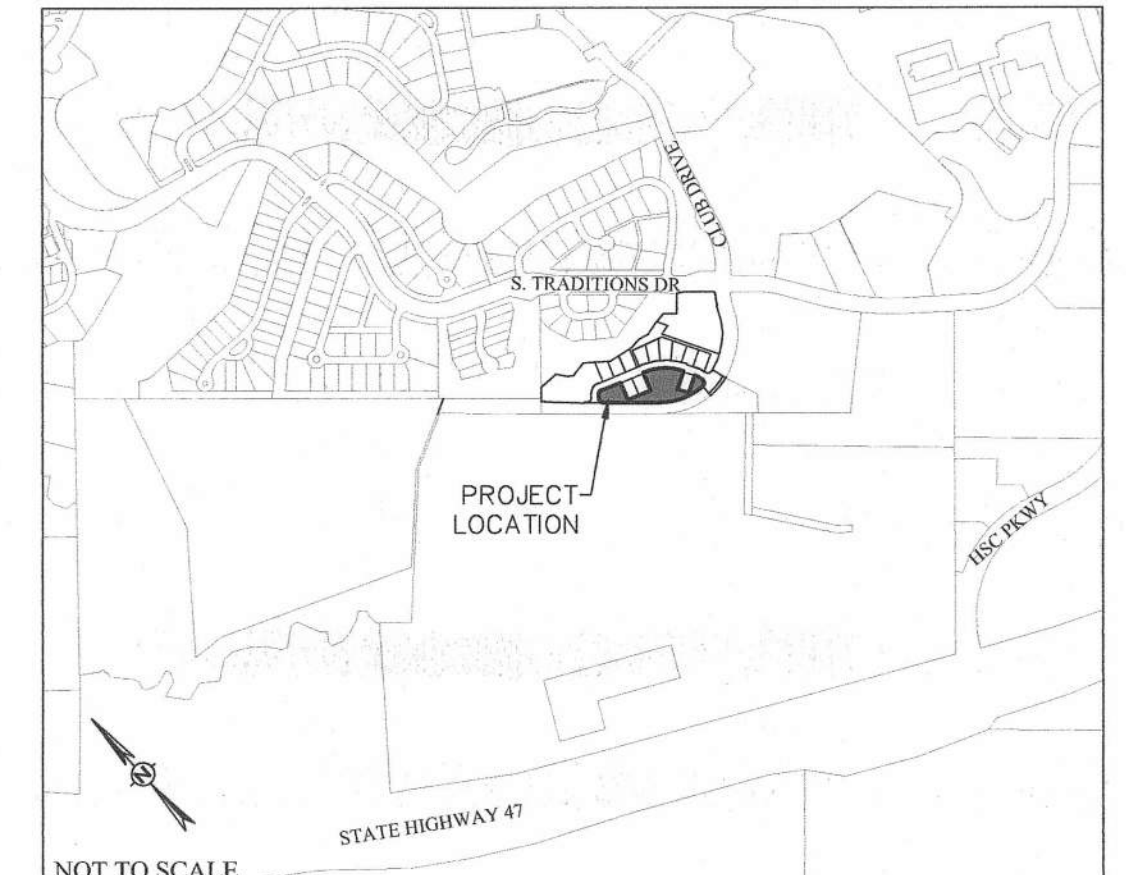
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	266.02'	376.00'	040°38'40"	138.88'	260.47'	S50°05'02"E
C2	58.93'	175.00'	019°17'43"	29.75'	58.66'	S16°25'08"E
C3	42.34'	25.00'	097°02'31"	28.28'	37.46'	S41°44'59"W
C4	303.56'	416.15'	041°47'40"	158.89'	296.88'	N68°49'55"W
C5	39.27'	25.00'	090°00'00"	25.00'	35.36'	N02°56'05"W
C6	29.46'	25.00'	067°31'43"	16.71'	27.79'	N75°49'47"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	0.94'	S6° 46' 17" E
L2	29.67'	N42° 03' 55" E
L3	11.78'	S70° 24' 22" E
L4	57.98'	N63° 01' 06" W
L5	61.10'	N51° 14' 29" W
L6	58.89'	N36° 54' 50" W
L7	26.61'	S19° 35' 38" W
L8	155.87'	N50° 20' 41" W
L9	26.91'	N61° 20' 49" E

NOTES:

- 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.
- DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOD129).
- 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED REGULATORY 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
- A PORTION OF THE TRACT LIES WITHIN A CALCULATED 100 YEAR FLOODPLAIN.
- ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M), AS DEFINED IN ORDINANCE NO. 2464, APPROVED BY THE BRYAN CITY COUNCIL DECEMBER 8, 2020.
- 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.
- DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO SOUTH TRADITIONS DRIVE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ALL MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- LOTS WITH 2 FEET OR MORE OF PROPOSED FILL AT A BUILDING FOOTPRINT LOCATION WILL REQUIRE ONE OF THE FOLLOWING:
 - A SOILS REPORT SHOWING THAT THE COMPACTION REQUIREMENT OF 95% STANDARD PROCTOR IS MET OR
 - ENGINEERED FOUNDATION DRAWINGS.
- MFF=### ARE MINIMUM FINISHED FLOOR ELEVATIONS FOR SEWER SERVICES.
- A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATIONS, REPAIR AND MAINTENANCE OF THESE AREAS.
- PER THE PD ZONING THE EXISTING SIDEWALK ON THE NORTH SIDE OF CLUB DRIVE SHALL BE REMOVED AND REPLACED WITH AN EIGHT FOOT MULTI-USE PATH WITH THIS DEVELOPMENT. ALSO, A SHORT PORTION OF EXISTING SIDEWALK LOCATED ON THE SOUTH SIDE OF CLUB DRIVE SHALL BE REMOVED, IN ORDER TO DISCOURAGE MID-BLOCK PEDESTRIAN CROSSINGS.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE P.U.E. AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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.

8/18/2023

R.P.L.S. No. 6834

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/3/2023 11:57:44 AM
In the PLAT Records

Doc Number: 2023 - 1513145
Volume - Page: 18893 - 112
Number of Pages: 1
Amount: 73.00
Order#: 2023100300043
By: PS

Karen McQueen
By: *Patrick St. George*

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John William Slade, Vice President of Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, the General Partner of Traditions Acquisition Partnership, LP, a Texas limited partnership, the owner and developer of the land shown on this plat, being the tracts of land as conveyed to us in the Official Public Records of Brazos County in Volume 18013 and Page 202, 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 intended.

Traditions Acquisition Partnership, LP, its General Partner by John William Slade, Vice President

John William Slade
Notary Public, State of Texas
Comm. Expires 03-29-2027
Notary ID 134279841

APPROVAL OF THE CITY PLANNER

I, Randy Hays, 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 25th day of August, 2023.

Randy Hays
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Karpman, 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 25th day of August, 2023.

W. Paul Karpman
City Engineer, Bryan, Texas

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 35
1.783 ACRES
BLOCK 2, LOT 2R-4R & 7R
COMMON AREA 3R
BEING A
REPLAT
OF
THE TRADITIONS SUBDIVISION
PHASE 35
BLOCK 2, LOT 2-4 & 7
COMMON AREA 3
VOL. 18013 PG. 202
J.H. JONES SURVEY LEAGUE, A-26
BRYAN, BRAZOS, TEXAS

SCALE AS SHOWN
AUGUST, 2023

OWNER/DEVELOPER:
TRADITIONS ACQUISITION PARTNERSHIP, LP

SURVEYOR:
KERR SURVEYING, LLC
3131 Club Dr.
Bryan, TX 77807
(281) 734-1508

ENGINEER:
SCHULTZ
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Kerr Job # 23-771

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