

N 62" 32" 31" W FOR A DISTANCE OF 349.14 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

S 62' 21' 03" W FOR A DISTANCE OF 79.32 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 275.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55' 06' 26" FOR AN ARC DISTANCE OF 168.32 FEET (CHORD BEARS: S 89' 54' 16" W - 161.90 FEET) TO A POINT

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 43' 54" FOR AN ARC DISTANCE OF 89.91 FEET (CHORD BEARS: S 52° 59' 06" W - 89.51 FEET) TO A POINT

S 43' 37' 10" W FOR A DISTANCE OF 25.73 FEET TO A POINT ON THE NORTH LINE OF SOUTH TRADITIONS DRIVE, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33? 39' 00" FOR AN ARC DISTANCE OF 221.41 FEET (CHORD BEARS: N 60° 20' 39" W - 218.24 FEET) TO A

THENCE: N 77° 10' 09" W CONTINUING ALONG THE NORTH LINE OF SOUTH TRADITIONS DRIVE FOR A DISTANCE OF 472.26 FEET TO THE POINT OF BEGINNING CONTAINING

39.232 ACRES OF LAND AS SURVEYED ON THE GROUND DECEMBER 2003. SEE PLAT PREPARED DECEMBER 2003, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM

COUNTY OF BRAZOS

hereby certify that this instrument wa

HONORABLE KAREN MODIFIEN, COUNTY CLERK

filed on the date and time stamped hereon by E and was duly recorded in the volume and page

BRAZOS COUNT

Mar 03,2004

STATE OF TEXAS

of the named records of:

as stamped hereon by me.

BRAZOS COUNTY

Filed for Record in: BRAZOS COUNTY

On: Mar 03,2004 at 01:11

Receipt Number - 237435

<u> Plats</u>

Betty King

FOR LINDA HUFF

I, \_\_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was

APPROVAL OF PLANNING AND ZONING COMMISSION

MARKING THE ENDING POINT OF SAID CURVE;

MARKING THE ENDING POINT OF SAID CURVE:

POINT MARKING THE ENDING POINT OF SAID CURVE:

SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

A RADIUS OF 377.00 FEET;

CURVE TABLE CURVE LENGTH RADIUS | DELTA TANGENT CHORD CHORD BEARING 61.68' 30.00' 117'47'56" 49.73' 51.38' \$68'21'18"W 602.30' 580.00' 59°29'54" 331.49' 575.60' \$82°29'41"E 48.16' 175.00' 15°46'04" 24.23' 48.01' N59\*52'20"E 44.95' 30.00' 85°50'24" 27.90' 40.86' \$85'05'30**"**E 92.50' 240.00' 22°04'57" 46.83' 91.93' 42.57' 175.00' 13°56'13" 21.39' 42.46' 186.73' 175.00' 61°08'10" 103.36' 178.00' \_S31°28'44"E \$49°29'19"E <u>N31°58'26"W</u> 168.32' 175.00' 55'06'26" 91.31' 161.90' \$89°54'16"W 89.91' 275.00' 18'43'54" 45.36' 89.51' S52°59'06"W 221.41' 377.00' 33°39'00" 114.00' 218.24' N60°20'39"W 40.24' 25.00' 92'12'47" 25.98' 36.03' 227.25' | 145.00' | 89'47'46" | 144.49' | 204.70' | 327.36' 575.00' 32'37'10" 168.25' 322.95' N84°06'15"E 101.00' 300.00' 19\*17'24" 50.98' 100.53' 22.09' 25.00' 50'38'13" 11.83' 21.38' N61°45'58"E 251.70' 100.00' 144\*12'49" 309.73' 190.33' N71°26'44"W 
 22.09'
 25.00'
 50'38'13"
 11.83'
 21.38'

 38.14'
 300.00'
 7'17'03"
 19.10'
 38.11'
 N46°20'01"W C19 | 114.36' | 325.00' | 20'09'39" | 57.78' | 113.77' N32°36'40"W 23.17' 25.00' 53'06'08" 12.49' 22.35' 255.10' 100.00' 146°09'50" 328.77' 191.34' N02°33'04"W 23.17' 25.00' 53'06'08" 12.49' 22.35' \$43°58'47"W 79.24' 325.00' 13'58'10" 39.82' 79.04' 321.92' 125.00' 147\*33'23" 429.64' 240.05' 381.44' 355.00' 61°33'50" 211.47' 363.36' N31'49'39"W 157.96' 225.01' 40'13'22" 82.39' 154.74' S42\*29'53"E 39.19' 25.00' 89°49'08" 24.92' 35.30' <u>N67°17'46"W</u> 355.82' 625.00' 32'37'10" 182.88' 351.04' N84°06'15"E <u>156.72' 100.00' 89'47'46" 99.64' 141.17'</u> S55°30'57"W 38.30' 25.00' 87'47'13" 24.05' 34.67' C30A 243.28' 417.00' 33'25'35" 125.21' 239.84' N60°27'21"W 39.27' 25.00' 90°00'00" 25.00' 35.36' \$22°47'40"W 303.31' 250.00' 69'30'50" 173.48' 285.05' N77\*26'55"W C33 355.60' 275.00' 74'05'23" 207.56' 331.34' N05°38'48"W 193.15' 75.00' 147°33'23" 257.78' 144.03' S74°49'25"E 435.17' 405.00' 61'33'50" 241.26' 414.54' C36 122.62' 175.01' 40°08'41" 63.95' 120.13' S42°32'14"E 12.82' 8.50' 86°24'40" 7.98' 11.64' <u>N57°24'44"E</u> 13.35' 8.50' 90°00'00" 8.50' 12.02' S34°22'56"E 13.35' 8.50' 90°00'00" 8.50' 12.02' S55°37'04"W 13.35' 8.50' 90°00'00" 8.50' 12.02' N34'22'56"W 
 C41
 8.71'
 139.00'
 3'35'20"
 4.35'
 8.71'

 C42
 118.34'
 69.50'
 97'33'30"
 79.33'
 104.55'

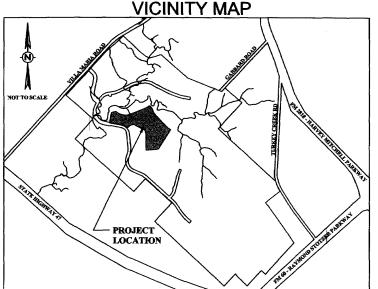
 C43
 34.00'
 14.00'
 139'07'37"
 37.57'
 26.24'
 N12°24'44"E S71°26'44"E \$46'53'49"W C44 79.89' 289.50' 15'48'43" 40.20' 79.64' <u>N71°26'44"W</u> C45 34.00' 14.00' 139'07'37" 37.57' 26.24' C46 | 130.19' | 69.50' | 107°19'51" | 94.49' | 111.97' S02°33'04"E C47 32.78' 14.00' 134°09'25" 33.11' 25.79' N61°48'26"W 
 C48
 85.87'
 314.50'
 15'38'40"
 43.21'
 85.61'
 N02'33'04"W

 C49
 32.78'
 14.00'
 134'09'25"
 33.11'
 25.79'
 N56'42'19"E

> LINE TABLE LENGTH LINE BEARING 146.29° S52°44'44"E <u> 74.39'</u> N51°59'18"E 123.08° S42'10'18"E <u>130.05'</u> S20°26'15"E \_133.73' S56°27'25"E S62\*21'03"W 79.32' S43°37'10"W 72.63**'** S10°37'04"W 77.52 N67°47'40"E 72.61 N10°37'04"E 36.83 S42'32'34"E L12 0.54 <u>N79°22'56"W</u> L14 1.00' N79°22'56"W \_57.70**°** N10°37'04"E 3.22' N14°12'24"E <u>45.46</u> N89'11'21"E

> > S19°28'45"E

41.48



## FINAL PLAT

## THE TRADITIONS SUBDIVISION PHASE V

39.232 ACRES

BLOCK 1, LOTS 1 THRU 42

BLOCK 2, LOTS 43 THRU 52 J.H. JONES SURVEY, A-26

SCALE: 1'=100'

STATE OF TEXAS

COUNTY OF BRAZOS

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

that the property markers and monuments were placed funder my supervision on the ground,

and that the metes and bounds describing said subdivision will describe a closed geometric

Brod Kerr, R.P.L.S. No. 4502

this plat is true and correct and was prepared from an actual survey of the property and

JANUARY, 2004 (REV.)

OWNER/DEVELOPER: Bryan/Traditions, LP 2100 Traditions Blvd. Bryan, Texas 77807

(979) 821-2582 SURVEYOR: Brad Kerr, RPLS No. 4502 Kerr Surveying, LLC P.O. Box 269 College Station, Texas 77841

(979) 268-3195

**ENGINEER:** 

General Contractors Ginger L. Urso, P.E. 1707 Graham Road College Station, Texas 77845 (979) 690-7711