

SCALE: 1"=100'

**TRADITIONS CLUB BY MELROSE, LLC.**  
**87.88 ACRE TRACT THREE**  
**VOL. 5153, PG. 1**

20' IRRIGATION EASEMENT  
 0.62 ACRE (27,128 SQ.FT.)  
 AS RESERVED IN CONVEYANCE FROM BRYAN  
 COMMERCE AND DEVELOPMENT, INC. TO  
 TRADITIONS CLUB BY MELROSE, LLC.  
 EXHIBIT "H"  
 VOL. 5153, PG. 1

BRYAN COMMERCE AND DEVELOPMENT, INC.  
 REMAINDER OF 87.20 ACRE TRACT ONE  
 VOL. 4023, PG. 71

20' WIDE IRRIGATION EASEMENT  
 0.10 ACRE (4,604 SQ.FT.)  
 (BY SEPARATE INSTRUMENT)

VARIABLE WIDTH IRRIGATION  
 EASEMENT (1.38 ACRES)  
 AS RESERVED IN CONVEYANCE  
 FROM BRYAN COMMERCE AND  
 DEVELOPMENT, INC. TO TRADITIONS  
 CLUB BY MELROSE, LLC.  
 EASEMENT ONE  
 VOL. 5153, PG. 1

20' WIDE GOLF CART EASEMENT (0.06  
 ACRE) AS RESERVED IN CONVEYANCE  
 FROM BRYAN COMMERCE AND  
 DEVELOPMENT, INC. TO TRADITIONS CLUB  
 BY MELROSE, LLC.  
 EASEMENT SEVEN  
 VOL. 5153, PG. 166

BRYAN COMMERCE AND DEVELOPMENT, INC.  
 REMAINDER OF 298.51 ACRE TRACT  
 VOL. 4006, PG. 195

HOTEL TRACT  
 27.80 ACRE

CITY OF BRYAN  
 MON. No. CS-205  
 NAD-27  
 N 366,946.090  
 E 3,236,993.839  
 ELEV. = 295.38  
 NAVD-29

CITY OF BRYAN  
 MON. No. CS-205  
 NAD-83  
 N 10,209,526.560  
 E 3,533,471.928  
 ELEV. = 295.29  
 NAVD88

N 53°21'56"W  
 5163.01'

LOT 1, BLOCK 1  
 9.43 ACRES

**TRADITIONS CLUB BY MELROSE, LLC.**  
**REMAINDER OF 51.87 ACRE TRACT SIX**  
**VOL. 5153, PG. 1**

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**

I, **Kevin Russell**, County Clerk, do hereby certify that this instrument was filed in my office on the **29th** day of **April**, 2004, at **9:25:59** AM. The instrument was recorded in the Public Records of this County in Book **00884431**, Page **45**.

Filed for Record in:  
**BRAZOS COUNTY**  
 Plat # **2**  
 Document Number: **00884431**  
 Record Number: **228062**  
 59.00  
 Fee: **10.00**

Went: 09, 2005

**LOT 1, BLOCK 1**  
**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	268.67	460.00'	33°27'51"	N 05°00'54"E	~264.86'
C2	42.28'	26.51'	91°22'17"	S 42°40'52"W	~37.94'

**LOT 1, BLOCK 1**  
**LINE TABLE:**

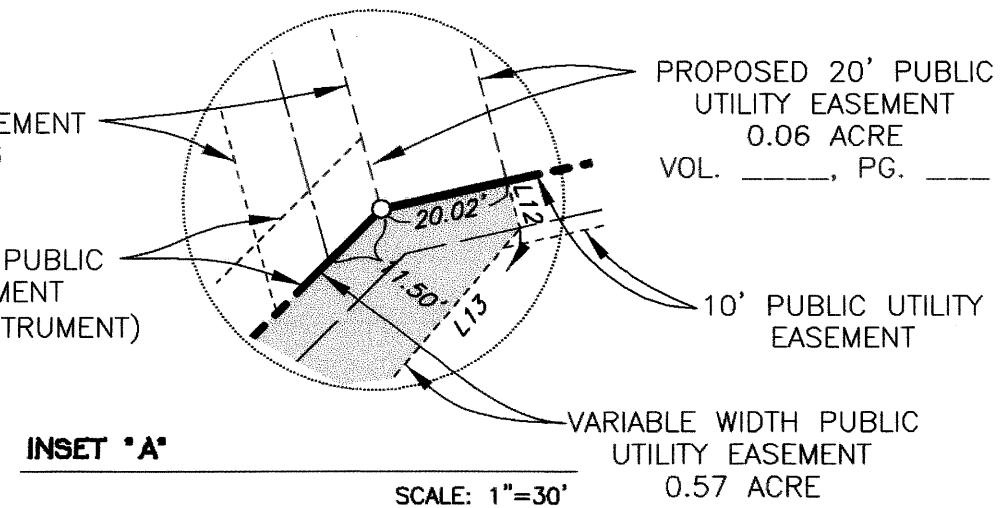
LINE	BEARING	DISTANCE
L1	N21°44'49"E	160.94'
L2	N11°43'02"W	132.93'
L3	N87°12'40"E	445.07'
L4	S60°28'52"E	134.13'
L5	S34°41'40"E	281.19'
L6	S42°47'00"W	158.43'
L7	S01°38'00"E	206.18'
L8	S88°22'00"W	45.19'
L9	S03°00'17"E	28.85'
L10	S86°59'43"W	421.12'
L11	N54°02'12"W	229.13'

**VARIABLE WIDTH PUBLIC UTILITY**  
**EASEMENT CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	21.99'	392.50'	3°12'38"	S 09°18'14"E	~21.99'
C4	22.83'	407.50'	3°12'38"	N 09°18'14"W	~22.83'
C5	16.97'	392.50'	2°28'40"	S 81°51'46"W	~16.97'

**VARIABLE WIDTH PUBLIC**  
**UTILITY EASEMENT LINE TABLE:**

LINE	BEARING	DISTANCE
L12	S26°46'43"W	7.57'
L13	S82°18'05"W	33.08'
L14	S30°11'55"E	66.57'
L15	S07°41'55"E	15.83'
L16	S10°54'33"E	23.38'
L17	S79°05'27"W	15.00'
L18	N10°54'33"W	23.38'
L19	N07°41'55"W	12.84'
L20	N30°11'55"W	56.27'
L21	S82°18'05"W	331.65'
L22	S59°48'05"W	60.47'



INSET "A"

SCALE: 1"=30'

**OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS**

STATE OF TEXAS  
 COUNTY OF BRAZOS

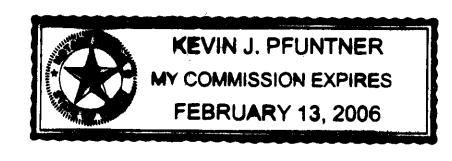
I, **John Jordan**, of TRADITIONS CLUB BY MELROSE, LLC., Owner and Developer of 9.43 Acres shown on this plat, being a portion of the 51.87 Acre - Tract Six, as conveyed by Vol. 5153, Pg. 1 of the Official Records of Brazos County, Texas, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

*John Jordan, VP*  
 Traditions Club By Melrose, LLC.

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal this **29th** day of **APRIL**, 2004.



*Kevin J. Pfuntner*  
 Notary Public in and for the State of Texas  
 Printed Name: **KEVIN J. PFUNTNER**  
 My Commission Expires: **FEB. 13, 2006**

**APPROVAL OF THE CITY ENGINEER**

I, **Linda Huff**, City Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the **4th** day of **March**, 2004.

*Linda Huff*  
 City Engineer, City of Bryan, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, **Karen McQueen**, County Clerk, in and for said county, do hereby certify that this plat authentication was filed for record in my office on the **29th** day of **April**, 2004, in the Official Records of Brazos County, Texas, in Volume **4555**, Page **46**.

*Karen McQueen*  
 Karen McQueen, County Clerk, Brazos County, Texas  
*Deanna Manuel*  
 Deputy Clerk

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, **Kim Casey**, Chairman 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 & Zoning Commission of the City of Bryan on the **15th** day of **April**, 2004.

*Kim Casey*  
 Chairman, Planning & Zoning Commission  
 City of Bryan, Texas

**CERTIFICATE OF THE CITY PLANNER**

I, **Kevin Russell**, 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 **4th** day of **March**, 2004.

*Kevin Russell*  
 City Planner, City of Bryan, Texas.

**NOTES:**

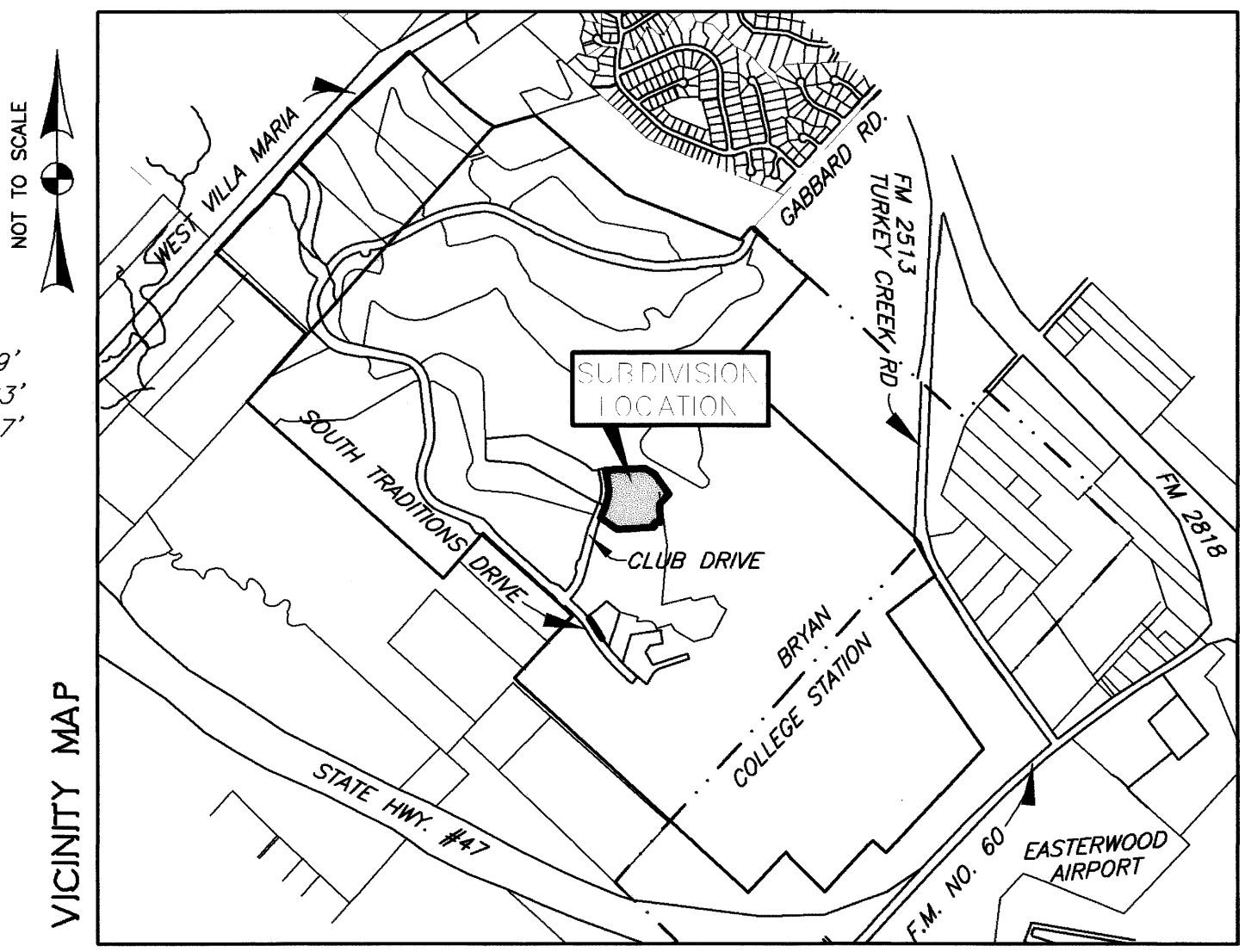
1. THE BASIS OF BEARINGS IS GRID NORTH, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD-27 DATUM, CONVERGENCE=02°01'56". DISTANCES ARE SURFACE DISTANCES EXPRESSED IN U.S. SURVEY FEET (SURFACE ADJUSTMENT FACTOR=1.0001093, SURFACE DISTANCE x 0.9998907 = GRID DISTANCE).
2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, PANEL NO. 0143C, MAP NO. 48041C0143C. EFFECTIVE DATE: JULY 2, 1992.
3. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
4. SIDE AND REAR BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN SECTION 21 OF THE CITY OF BRYAN ZONING ORDINANCE NO. 756, EFFECTIVE DATE: DECEMBER 1, 1989. FRONT BUILDING SETBACKS SHALL BE 25' AS INDICATED ON THIS PLAT.
5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO ADDITIONAL RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.

**CERTIFICATE OF SURVEYOR**

I, S.M. KLING, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT IT INDICATES ALL EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.



*S.M. Kling*  
 S.M. KLING R.P.L.S. NO. 2003  
 APRIL 29, 2004



**FINAL PLAT**  
 OF  
**LOT 1, BLOCK 1**  
**THE TRADITIONS SUBDIVISION,**  
**PHASE SIX**

**9.43 ACRE TRACT**

J. H. JONES SURVEY, A-26  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SCALE: 1"=100 APRIL 29, 2004

OWNED AND DEVELOPED BY:  
 TRADITIONS CLUB BY MELROSE, LLC.  
 200 MERCHANT STREET  
 HILTONHEAD, SOUTH CAROLINA 29926  
 PHONE No. (843) 689-7150

SHEET 1 OF 1  
 PREPARED BY:

KLING ENGINEERING & SURVEYING  
 4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212