



- LEGEND**
- PLAT BOUNDARY
 - ROW LINE
 - PROPERTY LINE
 - PROPERTY CORNER
 - PUBLIC UTILITY EASEMENT LINE
 - OLD PROPERTY LINE
 - P.U.E.
 - PUBLIC UTILITY EASEMENT
- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 - THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
 - IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992.
 - BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - OWNERSHIP OF THIS TRACT IS BY DEEDS, VOL. 6336, PG. 95, AND VOL. 6336, PG. 101, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 5 ON THE MASTER PLAN.
 - OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
 - MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
 - ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.

FILED FOR RECORD IN: BRAZOS COUNTY, TEXAS
 On: Nov 12, 2004 at 10:25A
 As a Plat
 Document Number: 08874593
 Amount: \$0.00
 Receipt Number: 254995
 Mary Garcia
 STATE OF TEXAS COUNTY OF BRAZOS
 I, the undersigned, County Clerk of this County, do hereby certify that this instrument was duly filed for record in the Public Records of this County and that the same was duly recorded in the Public Records of this County as shown on this page as stamped herein by me.
 Nov 12, 2004
 HONORABLE KAREN McQUEEN, COUNTY CLERK
 BRAZOS COUNTY

FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE VIII

6.799 ACRES

BLOCK 1, LOTS 1 THRU 16

THOMAS J. WOOTEN LEAGUE, A-59
 J.H. JONES SURVEY, A-26
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60'

JULY, 2004
 REV. AUGUST, 2004
 REV. OCTOBER, 2004

OWNER/DEVELOPER:
 Bryan/Traditions, LP
 2100 Traditions Blvd.
 Bryan, Texas 77807
 (979) 821-2582

ENGINEER:
TEXCON
 General Contractors
 Ginger L. Urso, P.E.
 1707 Graham Road
 P.O. Box 269
 College Station, Texas 77845
 (979) 690-7711

SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 P.O. Box 269
 College Station, Texas 77845
 (979) 268-3195

LINE TABLE

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 51.36' | N50°37'07"W |
| L2 | 18.52' | N65°31'14"W |
| L3 | 150.81' | N47°34'34"W |
| L4 | 144.57' | S47°39'53"E |
| L5 | 97.63' | S61°58'21"E |
| L6 | 62.61' | S16°28'10"W |
| L7 | 121.54' | S05°12'43"E |
| L8 | 45.73' | S19°59'35"E |
| L9 | 27.94' | N65°31'14"W |
| L10 | 48.46' | N72°31'14"W |
| L11 | 25.95' | N02°31'25"W |
| L12 | 33.52' | N66°33'11"E |
| L13 | 1.00' | N42°22'13"E |
| L14 | 1.00' | S57°33'26"W |

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 together with its certificates of authentication was filed for record in my office the 12 day of November, 2004 in the Official Records of Brazos County, Texas, in Volume 6336, Page 285.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen McQueen by Mary Garcia
 County Clerk
 Brazos County, Texas

METES AND BOUNDS DESCRIPTION OF A 6.80 ACRE TRACT
 OF A 6.80 ACRE TRACT
 THOMAS J. WOOTEN LEAGUE, A-59
 J. H. JONES SURVEY, A-26
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOTEN LEAGUE, ABSTRACT NO. 59, AND THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS; SAID TRACT BEING A PORTION OF A CALLED 27.22 ACRE TRACT DESCRIBED AS TRACT ONE BY A DEED TO TRADITIONS CLUB BY MELROSE RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF THE REMAINDER OF A CALLED 28.40 ACRE TRACT AS DESCRIBED BY SEVERAL DEEDS TO BRYAN COMMERCIAL AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 3976, PAGES 140, 143, 149, 155, 161 AND 167 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; A PORTION OF THE REMAINDER OF A CALLED 44.97 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 3978, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 298.51 ACRE TRACT AS DESCRIBED BY SEVERAL DEEDS TO BRYAN COMMERCIAL AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 4006, PAGES 163, 186 AND 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
|-------|---------|---------|------------|---------|---------|---------------|
| C1 | 53.99' | 125.00' | 123°43'56" | 46.75' | 44.09' | N11°14'51"E |
| C2 | 49.03' | 188.50' | 14°54'07" | 24.65' | 48.89' | N58°04'10"W |
| C3 | 259.19' | 400.00' | 37°07'37" | 134.33' | 254.68' | N46°57'25"W |
| C4 | 193.54' | 475.00' | 23°20'42" | 98.13' | 192.20' | N16°43'16"W |
| C5 | 22.14' | 50.00' | 25°22'12" | 11.25' | 21.96' | N07°38'11"E |
| C7 | 113.12' | 175.00' | 37°02'06" | 58.61' | 111.16' | S46°54'40"E |
| C8 | 92.81' | 555.00' | 9°34'52" | 46.51' | 92.70' | S68°19'23"W |
| C9 | 192.26' | 50.00' | 220°18'41" | 136.22' | 93.88' | S49°31'23"E |
| C10 | 32.95' | 25.00' | 75°31'21" | 19.36' | 30.62' | S22°52'17"W |
| C11 | 100.16' | 425.00' | 13°30'11" | 50.31' | 99.93' | S21°38'29"E |
| C12 | 226.80' | 350.00' | 37°07'40" | 117.54' | 222.85' | S46°57'24"E |
| C13 | 23.03' | 188.50' | 7°00'00" | 11.53' | 23.02' | S69°01'14"E |
| C14 | 36.96' | 110.00' | 19°14'59" | 18.65' | 36.78' | S62°53'45"E |
| C15 | 59.10' | 236.00' | 14°20'53" | 29.71' | 58.95' | S46°05'49"E |
| C16 | 33.84' | 25.00' | 77°32'41" | 20.08' | 31.31' | S77°41'43"E |
| C17 | 99.79' | 95.00' | 60°11'12" | 55.05' | 95.27' | N09°54'02"E |
| C18 | 78.34' | 75.00' | 59°50'57" | 43.17' | 74.83' | N10°04'09"E |
| C19 | 9.87' | 6.50' | 86°58'59" | 6.17' | 8.95' | N01°09'20"W |
| C20 | 10.45' | 6.50' | 93°00'07" | 6.85' | 9.43' | N88°50'13"E |
| C21 | 36.40' | 207.00' | 10°04'33" | 18.25' | 36.35' | S39°37'27"E |
| C22 | 10.45' | 6.50' | 92°08'37" | 6.75' | 9.36' | S11°29'08"W |
| C23 | 9.97' | 6.50' | 87°50'44" | 6.26' | 9.02' | N78°31'12"W |
| C24 | 33.85' | 193.00' | 10°03'00" | 16.97' | 33.81' | N39°37'20"W |

APPROVAL OF 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 28 day of July, 2004, and same was duly approved on the 19 day of August, 2004 by said Commission.

Kim Casey
 Chairman, Planning & Zoning Commission,
 Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR
 I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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 25 day of October, 2005.

John Jordan
 Interim Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, 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 25 day of October, 2005.

Brad Kerr
 City Engineer, Bryan, Texas

CERTIFICATE OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Public 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.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, John Jordan, Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of the 6.799 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 6336, Page 95 and Volume 6336, Page 101, and designated herein as The Traditions Subdivision, Phase VIII, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places shown on this plat for the purpose and consideration therein expressed.

John Jordan
 John Jordan, Vice President
 Bryan/Traditions, LP, a Texas Limited Partnership

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared John Jordan 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 purpose and consideration therein stated.

Given under my hand and seal on this 18th day of October, 2004.

Ginger L. Urso
 Notary Public in and for the State of Texas
 Printed Name: Ginger L. Urso
 My Commission Expires: 7-5-07

