

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE T. J. WOOTEN SURVEY, ABSTRACT NO. 59, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A REMAINING PORTION OF A CALLED 28.40 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 3978, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE WESTERLY LINE OF PERSIMMON RIDGE COURT (50' R.O.W.) MARKING THE SOUTH CORNER OF COMMON AREA NO. 3, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE VIII, ACCORDING TO THE PLAT RECORDED IN VOLUME 6382, PAGE 285 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 49.99 FEET (COORDINATES AND BEARING SYSTEM SHOWN HEREIN 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:10207269.05, X:3541255.11) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001048122 (CALCULATED USING GEOID12B);

THENCE: ALONG THE WESTERLY LINE OF PERSIMMON RIDGE COURT, SAME BEING AN EASTERLY LINE OF SAID REMAINDER OF 28.40 ACRE TRACT AND SAID REMAINDER OF 44.97 ACRE TRACT, FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 22' 12" FOR AN ARC DISTANCE OF 22.14 FEET (CHORD BEARS: S 07° 38' 11" W - 21.96 FEET) TO A 5/8 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 474.95 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 20' 42" FOR AN ARC DISTANCE OF 193.52 FEET (CHORD BEARS: S 16° 43' 16" E - 192.18 FEET) TO A 5/8 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE END OF SAID CURVE;

S 28° 23' 37" E FOR A DISTANCE OF 601.65 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 399.96 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 07' 37" FOR AN ARC DISTANCE OF 259.17 FEET (CHORD BEARS: S 46° 57' 25" E - 254.66 FEET) TO THE END OF SAID CURVE;

S 65° 31' 14" E FOR A DISTANCE OF 18.52 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 188.48 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 54' 07" FOR AN ARC DISTANCE OF 49.82 FEET (CHORD BEARS: S 58° 04' 10" E - 48.88 FEET) TO THE END OF SAID CURVE;

S 50° 37' 07" E FOR A DISTANCE OF 16.41 FEET TO THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 44.97 ACRE TRACT FOR THE FOLLOWING CALLS:

S 74° 54' 27" W FOR A DISTANCE OF 325.26 FEET;

N 28° 09' 35" W FOR A DISTANCE OF 225.07 FEET;

S 61° 36' 26" W FOR A DISTANCE OF 37.11 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND;

N 07° 43' 11" E FOR A DISTANCE OF 89.16 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND;

N 83° 00' 43" W FOR A DISTANCE OF 257.21 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE EASTERLY LINE OF TRADITIONS BOULEVARD (VARIABLE WIDTH R.O.W.) MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE EASTERLY LINE OF TRADITIONS BOULEVARD FOR THE FOLLOWING CALLS:

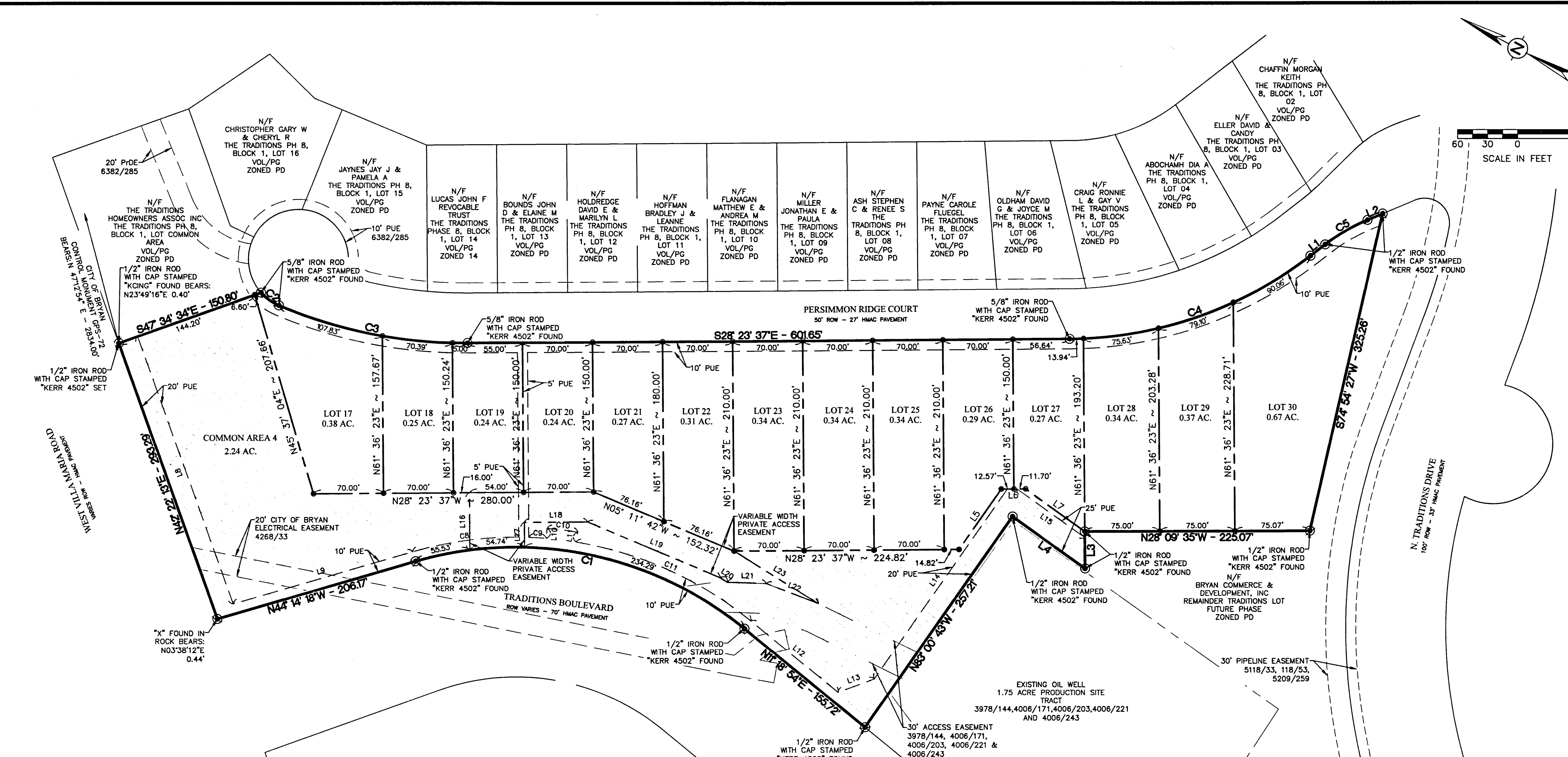
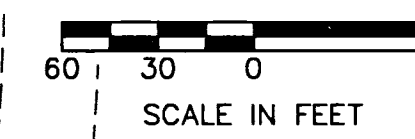
N 11° 18' 54" E FOR A DISTANCE OF 155.72 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 359.96 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 33' 12" FOR AN ARC DISTANCE OF 349.01 FEET (CHORD BEARS: N 16° 27' 42" W - 335.50 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE END OF SAID CURVE;

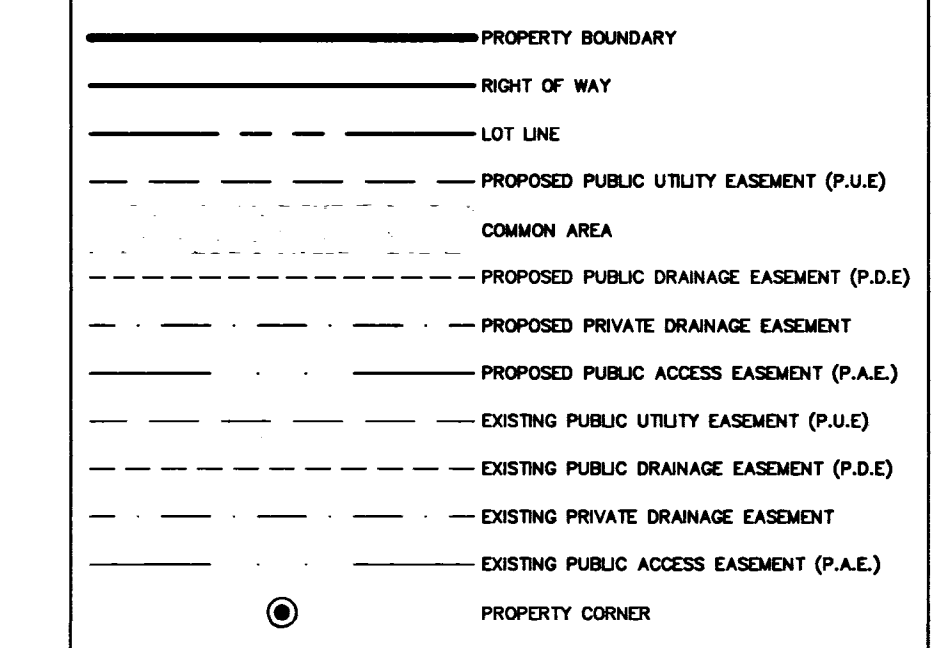
N 44° 14' 18" W FOR A DISTANCE OF 206.17 FEET TO THE SOUTHEAST LINE OF WEST VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.) MARKING THE MOST WESTERLY CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A "X" FOUND IN ROCK BEARS: N 03° 38' 12" E FOR A DISTANCE OF 0.44 FEET;

THENCE: N 42° 22' 13" E ALONG THE SOUTHEAST LINE OF WEST VILLA MARIA ROAD FOR A DISTANCE OF 293.29 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET MARKING THE WEST CORNER OF SAID COMMON AREA NO. 3 AND THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 34' 34" E ALONG THE COMMON LINE OF SAID REMAINDER OF 28.40 ACRE TRACT AND SAID COMMON AREA NO. 3 FOR A DISTANCE OF 150.80 FEET TO THE POINT OF BEGINNING CONTAINING 6.886 ACRES OF LAND AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST 2020.



LEGEND



Tables containing Line Table and Curve Table data with columns for Line #, Length, Direction, Curve #, Length, Radius, Delta, Tangent, Chord, and Chord Direction.

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS I, W. Spencer Clements, Jr., Vice President of Traditions Acquisition Partnership GP, LLC, A Texas Limited Liability Company, The General Partner of Bryan/Traditions, LP, A Texas Limited Partnership, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 114100, Page 21, 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.

APPROVAL OF THE CITY PLANNER I, Martha 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 19 day of October, 2020.

APPROVAL OF THE CITY ENGINEER I, Sam J. Vroman, 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 19 day of October, 2020.

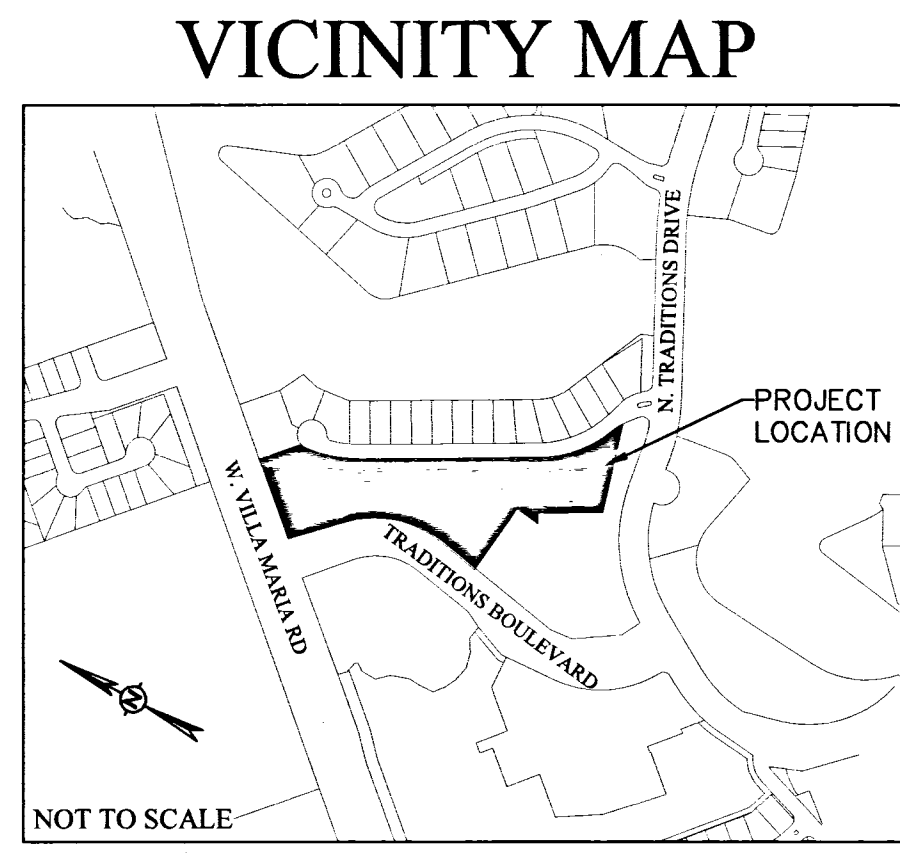
STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal on this 19 day of October, 2020.

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.

APPROVAL OF PLANNING AND ZONING COMMISSION I, Robyn Gutierrez, 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 19 day of October, 2020 and same was duly approved on the 19 day of October, 2020 by said Commission.

Filed for Record Official Public Records 01: Brazos County Clerk On: 2/3/2021 3:08:32 PM In the PLAT Records Doc Number: 2021-1420011 Volume - Page: 16712-64 Number of Pages: 1 Amount: 73.00 Order #: 20210203000119 By: EB

- 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 GPS CONTROL MONUMENT CS94-164 (N:10207169.05; E:3541253.11) AND AS ESTABLISHED BY GPS OBSERVATION. 2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001048122 (CALCULATED USING GEOID12B). 3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012. 4. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS. 5. THE PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M). 6. IRON RODS WILL BE SET AT ALL ANGLE POINTS AND LOT CORNERS, UNLESS STATED OTHERWISE. 7. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES. 8. THE PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 3A ON THE MASTER PLAN. 9. 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. 10. 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.



FINAL PLAT THE TRADITIONS SUBDIVISION PHASE 8A 6.886 ACRES T.J. WOOTEN SURVEY, A-59 BRYAN, BRAZOS COUNTY, TEXAS 14 LOTS BLOCK 1, LOTS 17-30 COMMON AREA 4 SCALE 1" = 60' OCTOBER, 2020 OWNER/DEVELOPER: BRYAN TRADITIONS, LP BRYAN, TEXAS 77807 SURVEYOR: Brad Kerr, RPLS No. 4502 Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 268-1195 TBPELS FIRM # 10018500 ENGINEER: SCHULTZ TBPENo. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 764-3900