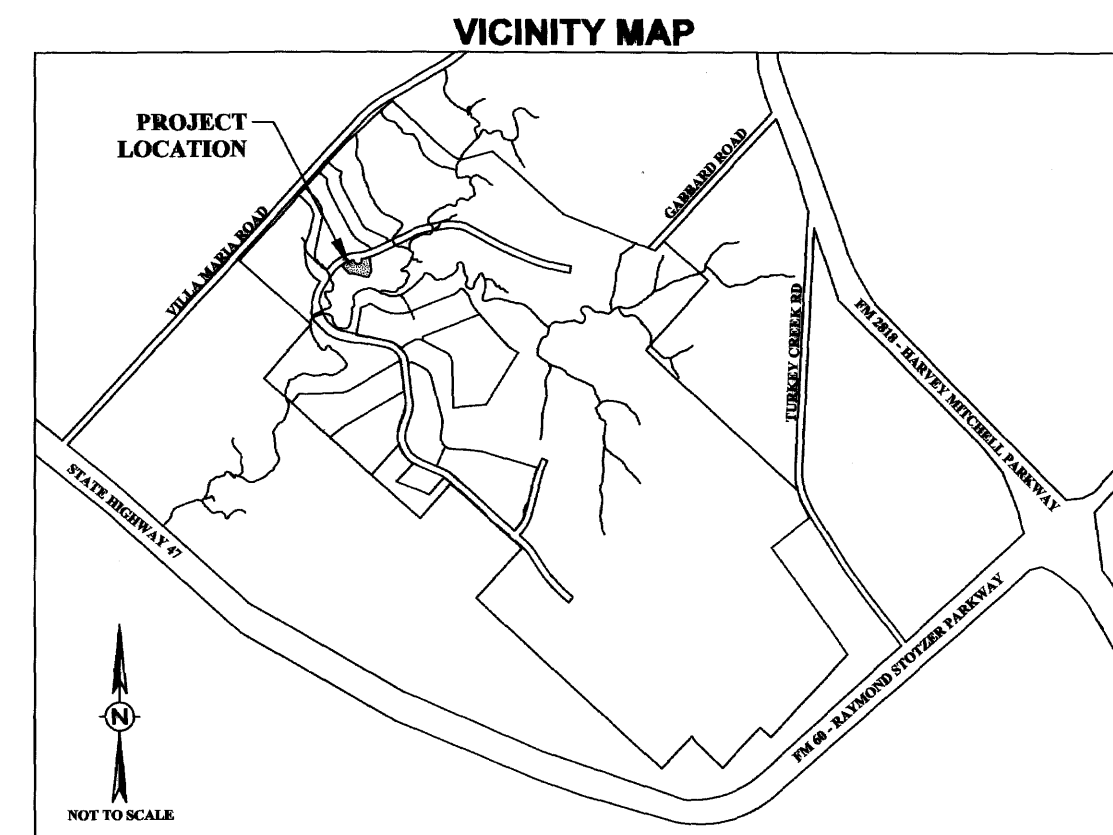
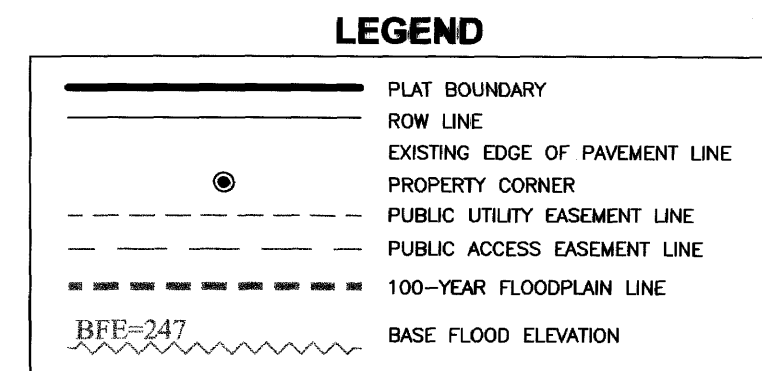


LINE	LENGTH	BEARING
L1	36.34'	N82°34'16"E
L2	75.27'	S23°18'03"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	193.43'	475.00'	23°19'55"	98.07'	192.09'	N66°26'26"E
C2	206.00'	60.00'	196°43'03"	408.35'	118.73'	N81°52'32"E
C3	85.73'	655.00'	7°29'58"	42.93'	85.67'	N78°49'17"E
C4	48.02'	90.00'	30°34'24"	24.60'	47.46'	S08°00'51"W
C5	74.76'	175.00'	24°28'34"	37.96'	74.19'	N88°38'01"W



- 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 NOTED OTHERWISE.
 - 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 ORDINANCE 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 DEED, VOL. 6668, PG. 210, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 6 ON THE MASTER PLAN.

METES AND BOUNDS DESCRIPTION OF A 1.762 ACRE TRACT
 J. H. JONES SURVEY, A-26
 THOMAS J. WOOTEN SURVEY, A-59
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, AND THE THOMAS J. WOOTEN SURVEY, ABSTRACT NO. 59, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 44.97 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT INCORPORATED 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 A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 4006, PAGE 163 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 SET ON THE SOUTH LINE OF NORTH TRADITIONS DRIVE (100' R.O.W.) MARKING THE MOST WESTERLY NORTH CORNER OF A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT THREE BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 07° 16' 21" E ALONG THE COMMON LINE OF SAID REMAINDER OF 44.97 ACRE TRACT, SAID REMAINDER OF 298.51 ACRE TRACT AND SAID 87.88 ACRE TRACT FOR A DISTANCE OF 176.10 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 90.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 34' 24" FOR AN ARC DISTANCE OF 48.02 FEET (CHORD BEARS: S 08° 00' 51" W - 47.46 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 23° 18' 03" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID 87.88 ACRE TRACT FOR A DISTANCE OF 75.27 FEET TO A 5/8 INCH IRON ROD SET MARKING AN INTERIOR CORNER OF SAID 87.88 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 76° 23' 44" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID 87.88 ACRE TRACT FOR A DISTANCE OF 210.47 FEET TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 44.97 ACRE TRACT AND SAID 87.88 ACRE TRACT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 28' 34" FOR AN ARC DISTANCE OF 74.76 FEET (CHORD BEARS: N 88° 38' 01" W - 74.19 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 44° 06' 48" W THROUGH SAID REMAINDER OF 44.97 ACRE TRACT FOR A DISTANCE OF 173.64 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTH LINE OF NORTH TRADITIONS DRIVE MARKING THE MOST WESTERLY CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD SET BEING IN A CLOCKWISE CURVE HAVING A RADIUS OF 475.00 FEET;

THENCE: ALONG THE SOUTH LINE OF NORTH TRADITIONS DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 19' 55" FOR AN ARC DISTANCE OF 193.43 FEET (CHORD BEARS: N 66° 26' 26" E - 192.09 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 60.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 196° 43' 03" FOR AN ARC DISTANCE OF 206.00 FEET (CHORD BEARS: N 81° 52' 32" E - 118.73 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

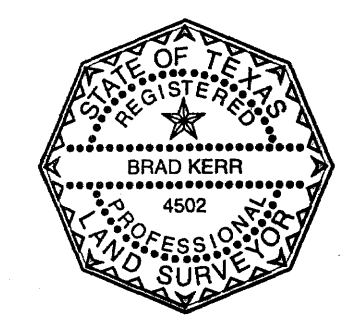
THENCE: N 82° 34' 16" E CONTINUING ALONG THE SOUTH LINE OF NORTH TRADITIONS DRIVE FOR A DISTANCE OF 36.34 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 655.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 29' 58" FOR AN ARC DISTANCE OF 85.73 FEET (CHORD BEARS: N 78° 49' 17" E - 85.67 FEET) TO THE POINT OF BEGINNING CONTAINING 1.762 ACRES OF LAND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

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 1.762 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 6668, Page 210, and designated herein as The Traditions Subdivision, Phase 9, 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 thereon shown for the purpose and consideration therein expressed.

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

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 14 day of June, 2005, in the Official Records of Brazos County, Texas, in Volume 6733, Page 189.

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

Karen McQueen
 County Clerk
 Brazos County, 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 14 day of June, 2005.

Karin Runell
 Planning Administrator, Bryan, Texas

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 19th day of May, 2005.

Martha Lynch
 Notary Public in and for the State of Texas
 Printed Name: Martha Lynch
 My Commission Expires: 10/13/07

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Kim Casel*, 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 6 day of April, 2005, and same was duly approved on the 19 day of May, 2005, by said Commission.

Kim Casel
 Chairman, Planning & Zoning Commission
 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 16 day of June, 2005.

Susan Marnett for Linda Hoff
 City Engineer, Bryan, Texas

Doc 00894176 Bk OR 6733 Vol 189 Pg
 Filed for Record in:
 BRAZOS COUNTY
 On: Jun 16, 2005 at 02:25P
 As a
 Plat
 Document Number: 00894176
 Amount \$0.00
 Receipt Number - 266855
 By: Jaime Mines

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped herein by me.

Jun 16, 2005

HONORABLE WARREN MCQUEEN, COUNTY CLERK
 BRAZOS COUNTY

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 9
1.762 ACRES
BLOCK 1, LOT 1

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

SCALE: 1"=40' APRIL, 2005
 REVISED MAY, 2005

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
 College Station, Texas 77845
 (979) 764-7743

SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 P.O. Box 269
 College Station, Texas 77841
 (979) 268-3195