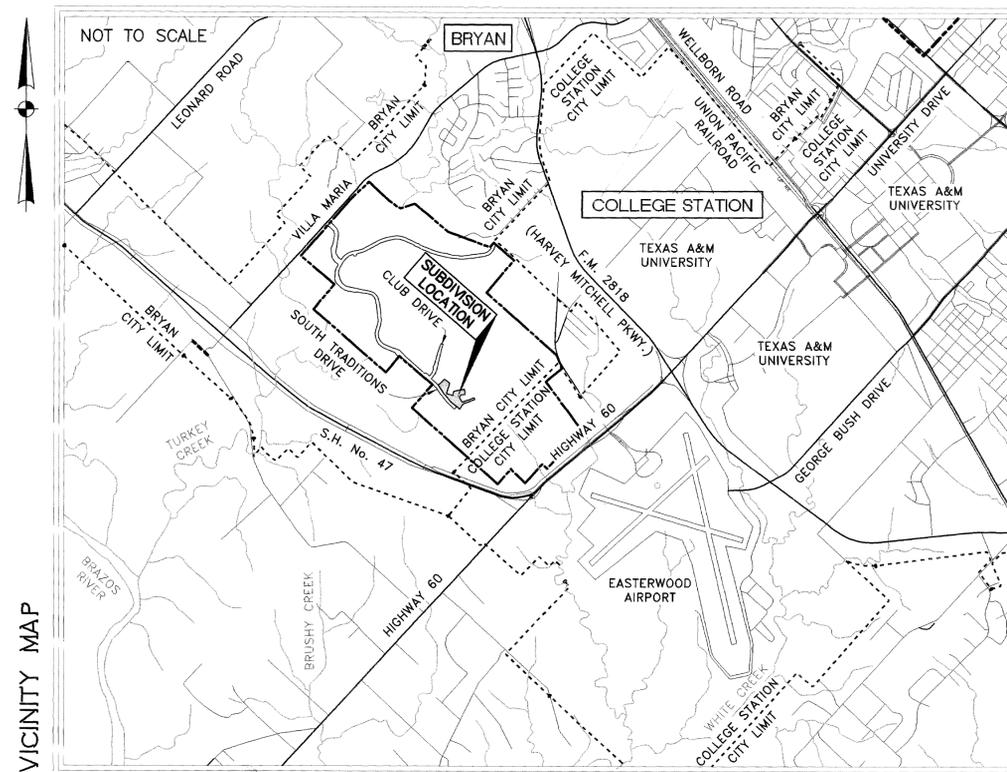


FINAL PLAT OF THE TRADITIONS SUBDIVISION - PHASE 1



NOTES:

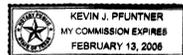
1. THE BASIS OF BEARINGS IS GRID NORTH, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD-27 DATUM, CONVERGENCE=02'01"56". DISTANCES ARE SURFACE DISTANCES EXPRESSED IN U.S. SURVEY FEET (SURFACE ADJUSTMENT FACTOR=1.0001093, SURFACE DISTANCE x 0.9998907 = GRID DISTANCE.)
2. NO PORTION OF 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.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS
I, John Jordan OF TRADITIONS CLUB BY MELROSE, LLC., Owner and Developer of 7.35 Acres shown on this plat, being a portion of the 51.87 Acre - Tract 6, as conveyed by Vol. 5153, Pg. 1 of the Official Records of Brazos County, Texas, hereby dedicate to the use of the public forever oil streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

John Jordan
Traditions Club by Melrose, LLC.

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 purposes and considerations therein stated.
Given under my hand and seal this 19th day of February, 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 DEVELOPMENT ENGINEER

I, AVAN P. GIBBS, ASST. CITY ENGINEER, Development 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 17 day of MARCH, 2004.

Avan P. Gibbs
Development Engineer, City of Bryan, Texas
ASST. CITY ENGINEER

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 the 19 day of February, 2004, in the Official Records of Brazos County, Texas, in Volume 5926, Page 12.

Karen McQueen
Karen McQueen, County Clerk, Brazos County, Texas
Steph D'Anna Polansky

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, AND 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
JUNE 30, 2003

APPROVAL OF THE PLANNING AND ZONING COMMISSION

~~I, Joey Dunn, Planning Administrator 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 17th day of MARCH, 2004.~~

CERTIFICATE OF THE PLANNING ADMINISTRATOR

I, Joey Dunn, Planning Administrator 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 17th day of MARCH, 2004.

Joey Dunn
Planning Administrator, City of Bryan, Texas
for Joey Dunn

**FINAL PLAT
OF
THE TRADITIONS SUBDIVISION,
PHASE I**

7.35 ACRES

J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60 JUNE, 2003
SHEET 1 OF 2

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

PREPARED BY:

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

LEGEND

1/2" IRON ROD SET
(UNLESS OTHERWISE SPECIFIED)

LAND DEVELOPMENT PROJECT NAME		
Traditions		
XREF DRAWING NUMBER	LAYOUT TAB	DRAWING NUMBER
	Final-Plat_03-06-27_Sheet-1	Plotting_Lots1&2.dwg

