

METES AND BOUNDS DESCRIPTION
 OF A
 5.509 ACRE TRACT
 T. J. WOOTEN SURVEY, A-59
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE T. J. WOOTEN SURVEY, ABSTRACT NO. 59, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 28.40 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INCORPORATED, INCORPORATED, RECORDED IN VOLUME 3976, PAGE 167 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND A PORTION OF A CALLED 44.97 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INCORPORATED, INCORPORATED, 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 FOUND ON THE SOUTH LINE OF WEST VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.), SAID IRON ROD FOUND MARKING THE WEST CORNER OF COMMON AREA NO. 3, THE TRADITIONS SUBDIVISION, PHASE VIII, ACCORDING TO THE PLAT RECORDED IN VOLUME 6382, PAGE 285 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID COMMON AREA BEARS: N 42° 22' 13" E FOR A DISTANCE OF 197.46 FEET (PLAT CALL AND MEASURED, 6382/285);

THENCE: S 47° 34' 34" E ALONG THE SOUTHWEST LINE OF SAID COMMON AREA FOR A DISTANCE OF 159.81 FEET (PLAT CALL AND MEASURED, 6382/285) TO A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF PERSIMMON RIDGE COURT (50' R.O.W.) MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 500.00';

THENCE: ALONG THE WEST LINE OF PERSIMMON RIDGE COURT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 22' 12" FOR AN ARC DISTANCE OF 22.14 FEET (CHORD: S 07° 38' 11" W - 21.96 FEET) (PLAT CALL AND MEASURED, 6382/285) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 475.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 20' 42" FOR AN ARC DISTANCE OF 193.54 FEET (CHORD: S 16° 43' 16" E - 192.20 FEET) (PLAT CALL AND MEASURED, 6382/285) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

S 28° 23' 37" E FOR A DISTANCE OF 601.71 FEET (PLAT CALL AND MEASURED, 6382/285) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 400.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 59' 51" FOR AN ARC DISTANCE OF 13.95 FEET (CHORD: S 29° 23' 33" E - 13.95 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

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

S 61° 36' 26" W FOR A DISTANCE OF 230.34 FEET TO A 1/2 INCH IRON ROD SET;

N 07° 43' 11" E FOR A DISTANCE OF 89.17 FEET TO A 1/2 INCH IRON ROD SET;

N 83° 00' 43" W FOR A DISTANCE OF 257.24 FEET TO A 1/2 INCH IRON ROD SET ON THE EAST LINE OF TRADITIONS BOULEVARD (R.O.W. VARIES);

THENCE: ALONG THE EAST LINE OF SAID TRADITIONS BOULEVARD FOR THE FOLLOWING CALLS:

N 11° 18' 54" E FOR A DISTANCE OF 155.74 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 360.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 33' 12" FOR AN ARC DISTANCE OF 349.05 FEET (CHORD: N 16° 27' 42" W - 335.54 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

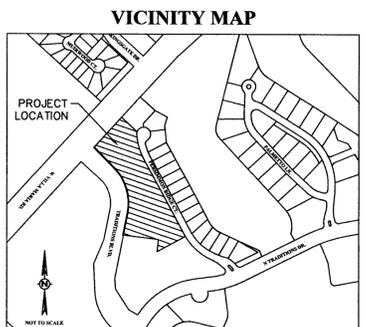
N 44° 14' 18" W FOR A DISTANCE OF 206.19 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF WEST VILLA MARIA ROAD MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 42° 22' 13" E ALONG THE SOUTH LINE OF WEST VILLA MARIA ROAD FOR A DISTANCE OF 293.32 FEET TO THE POINT OF BEGINNING CONTAINING 5.509 ACRES OF 1 AND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY, 2013. SEE PLAT PREPARED JULY, 2013, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	22.14'	50.00'	025°22'12"	11.25'	21.96'
C2	193.54'	475.00'	023°20'42"	96.13'	192.20'
C3	13.95'	400.00'	001°59'51"	6.97'	13.95'
C4	349.05'	360.00'	055°33'12"	189.62'	335.54'

LEGEND

- 285 --- EXISTING CONTOUR
- PLAT BOUNDARY
- ADJACENT PROPERTY
- EDGE OF PAVEMENT LINE
- LOT LINE
- PROPERTY CORNER
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED PRIVATE ACCESS EASEMENT
- EXISTING EASEMENT
- W-8 --- EXISTING WATER LINE
- S-8 --- EXISTING SANITARY SEWER LINE
- EXISTING FENCE
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- FIRE HYDRANT
- SANITARY SEWER MANHOLE



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - THE TOPOGRAPHY SHOWN IS FROM AERIAL SURVEY DATA.
 - 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
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
 - THE PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
 - IRON RODS WILL BE SET AT ALL ANGLE POINTS AND LOT CORNERS, UNLESS STATED OTHERWISE.
 - BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
 - THE PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 3A 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.
 - 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.

NOT FOR RECORD
PRELIMINARY PLAN

THE TRADITIONS SUBDIVISION
PHASE 8A
 LOTS 17-27, BLOCK 1 AND COMMON AREA 1
 5.509 TOTAL ACRES

T.J. WOOTEN SURVEY, A-59
 BRYAN, BRAZOS COUNTY, TEXAS

OWNER:
 BRYAN COMMERCE & DEVELOPMENT, INC.
 P.O. BOX 1000
 BRYAN, TEXAS 77805

DEVELOPER:
 BRYAN TRADITIONS, LP
 2100 TRADITIONS BLVD.
 BRYAN, TEXAS 77807

SURVEYOR:
 BRAD KERR, RPLS NO. 4502
 KERR SURVEYING, LLC
 409 N. TEXAS AVE.
 BRYAN, TEXAS 77805
 979.268.3195

ENGINEER:
 Schultz Engineering, LLC
 2730 LONGMIRE DR., SUITE A
 COLLEGE STATION, TEXAS 77845
 979.764.9900

SCALE: 1"=50'
 JULY 2013