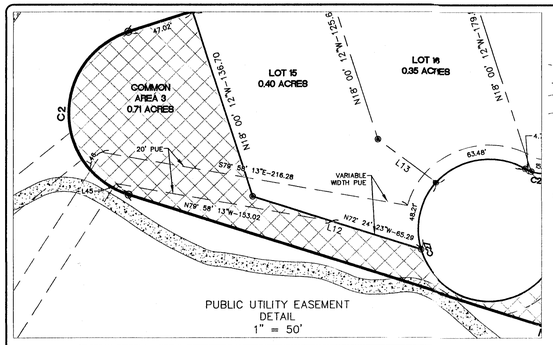
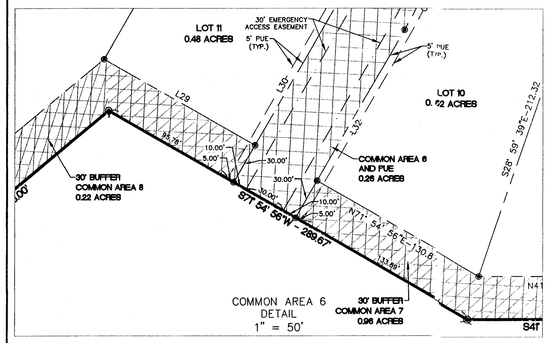
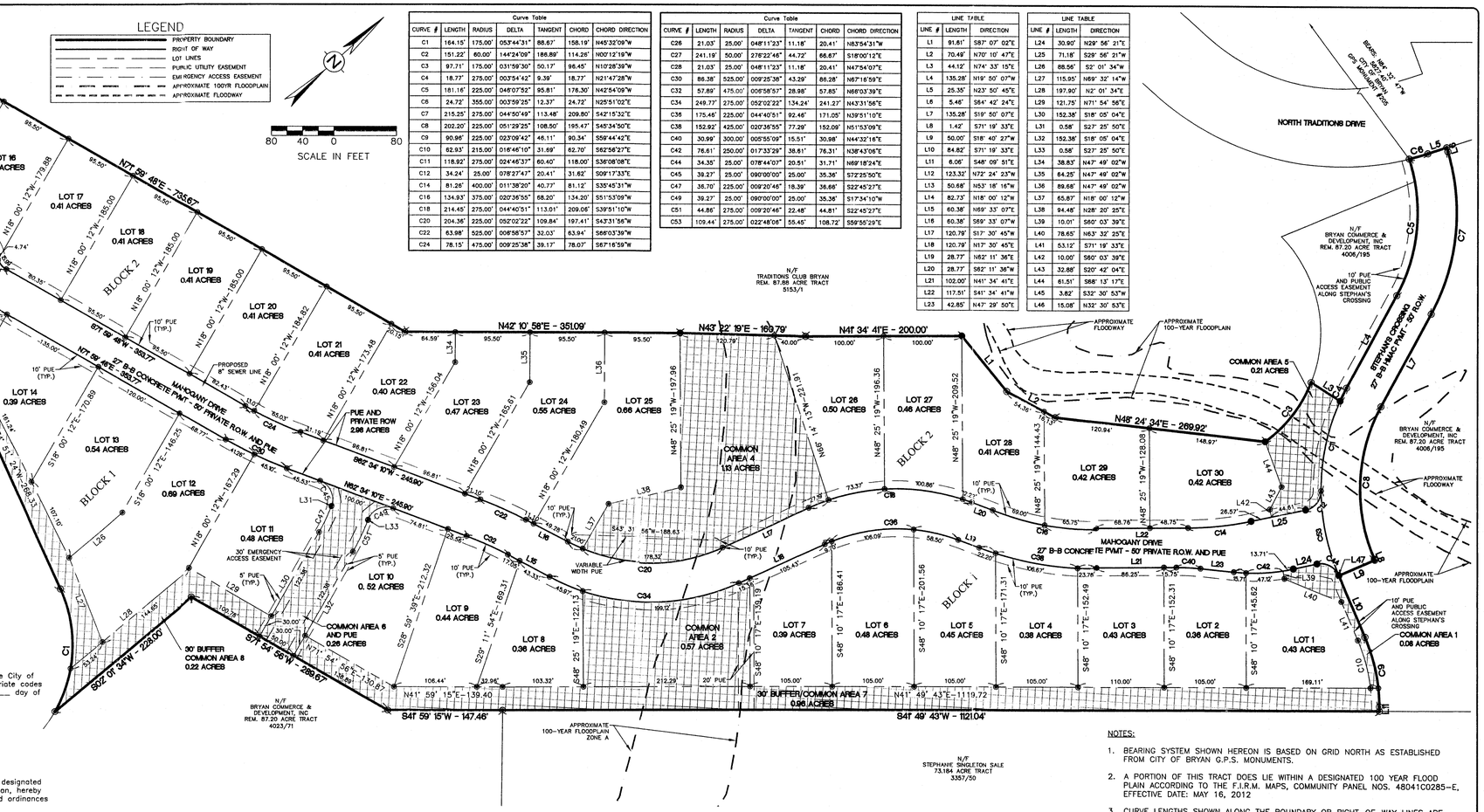


PUBLIC UTILITY EASEMENT
DETAIL
1" = 50'



COMMON AREA 6
DETAIL
1" = 50'



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	164.15'	175.00'	053°44'31"	88.67'	158.19'	N49°32'09"W
C2	151.22'	60.00'	144°24'09"	186.89'	114.26'	N00°12'19"W
C3	97.71'	175.00'	031°59'30"	50.17'	96.45'	N10°28'39"W
C4	16.77'	275.00'	003°54'42"	9.39'	16.77'	N21°47'28"W
C5	181.16'	225.00'	046°07'52"	95.81'	176.30'	N42°54'09"W
C6	24.72'	355.00'	003°59'25"	12.37'	24.72'	N25°51'02"E
C7	215.25'	275.00'	044°50'49"	113.48'	209.80'	S42°15'32"E
C8	202.20'	225.00'	051°29'25"	108.50'	195.47'	S49°34'50"E
C9	90.96'	225.00'	023°09'42"	46.11'	90.34'	S59°44'42"E
C10	62.93'	215.00'	016°46'10"	31.69'	62.70'	S62°56'27"E
C11	118.92'	275.00'	024°46'37"	60.40'	118.00'	S36°08'08"E
C12	34.24'	25.00'	078°27'47"	20.41'	31.82'	S09°17'33"E
C14	81.26'	400.00'	011°38'20"	40.77'	81.12'	S35°45'31"W
C16	134.93'	375.00'	020°36'55"	68.20'	134.20'	S51°53'09"W
C18	214.45'	275.00'	044°40'51"	113.01'	209.08'	S39°51'10"W
C20	204.36'	225.00'	052°02'22"	109.84'	197.41'	S43°31'56"W
C22	63.98'	525.00'	008°56'57"	32.03'	63.94'	S66°03'39"W
C24	78.15'	475.00'	009°25'38"	39.17'	78.07'	S67°16'59"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C26	21.03'	25.00'	048°11'23"	11.18'	20.41'	N83°54'31"W
C27	241.19'	50.00'	276°22'46"	44.72'	66.67'	S18°00'12"E
C28	21.03'	25.00'	048°11'23"	11.18'	20.41'	N47°54'07"E
C30	86.38'	525.00'	009°25'38"	43.29'	86.28'	N67°16'59"E
C32	57.89'	475.00'	006°58'57"	28.98'	57.85'	N66°03'39"E
C34	249.77'	275.00'	052°02'22"	134.24'	241.27'	N43°31'56"E
C36	175.46'	225.00'	044°40'51"	92.46'	171.05'	N39°51'10"E
C38	152.92'	425.00'	020°36'55"	77.29'	152.09'	N51°53'09"E
C40	30.99'	300.00'	005°55'09"	15.51'	30.98'	N44°32'16"E
C42	78.61'	250.00'	017°33'29"	38.81'	78.31'	N38°43'06"E
C44	34.35'	25.00'	078°44'07"	20.51'	31.71'	N69°18'24"E
C45	39.27'	25.00'	090°00'00"	25.00'	35.36'	S72°25'50"E
C47	38.70'	225.00'	009°20'46"	18.39'	38.66'	S22°45'27"E
C49	39.27'	25.00'	090°00'00"	25.00'	35.36'	S17°34'10"W
C51	44.86'	275.00'	009°20'46"	22.48'	44.81'	S22°45'27"E
C53	109.44'	275.00'	022°48'08"	55.45'	108.72'	S59°55'29"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	91.81'	S87° 07' 02"E
L2	70.49'	N70° 10' 47"E
L3	44.12'	N74° 33' 15"E
L4	135.28'	N19° 50' 07"W
L5	25.35'	N23° 50' 45"E
L6	5.46'	S64° 42' 24"E
L7	135.28'	S19° 50' 07"E
L8	1.42'	S71° 19' 33"E
L9	50.00'	S18° 40' 27"W
L10	84.82'	S71° 19' 33"E
L11	6.08'	S48° 09' 51"E
L12	123.32'	N72° 24' 23"W
L13	50.68'	N53° 18' 16"W
L14	82.73'	N18° 00' 12"W
L15	60.38'	N69° 33' 07"E
L16	60.38'	S69° 33' 07"W
L17	120.79'	S17° 30' 45"W
L18	120.79'	N17° 30' 45"E
L19	28.77'	N82° 11' 36"E
L20	28.77'	S82° 11' 36"W
L21	102.00'	N41° 34' 41"E
L22	117.51'	S41° 34' 41"W
L23	42.85'	N47° 29' 50"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L24	30.90'	N29° 56' 21"E
L25	71.18'	S29° 56' 21"W
L26	88.56'	S2° 01' 34"W
L27	115.95'	N69° 32' 14"W
L28	197.90'	N2° 01' 34"E
L29	121.75'	N71° 54' 56"E
L30	152.38'	S18° 05' 04"E
L31	0.58'	S27° 25' 50"E
L32	152.38'	S18° 05' 04"E
L33	0.58'	S27° 25' 50"E
L34	38.83'	N47° 49' 02"W
L35	64.25'	N47° 49' 02"W
L36	89.68'	N47° 49' 02"W
L37	65.87'	N18° 00' 12"W
L38	94.48'	N28° 20' 25"E
L39	10.01'	S60° 03' 39"E
L40	78.65'	N63° 32' 25"E
L41	53.12'	S71° 19' 33"E
L42	10.00'	S60° 03' 39"E
L43	32.88'	S20° 42' 04"E
L44	61.51'	S88° 13' 17"E
L45	3.82'	S32° 30' 53"W
L46	15.08'	N32° 30' 53"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ of _____, owner of the 20.45 acre tract shown on this plat, being the tract of land as conveyed in the Official Records of Brazos County in Volume 4006, Page 195 and Volume 5153, Page 1, and designated herein as The Traditions Subdivision, Phase 26, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____

_____

by
_____ _____, _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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 stated.

Given under my hand and seal on this _____ day of _____, 20____.

_____
Notary Public, Brazos County , Texas

Printed Name: _____

My Commission Expires: _____

CERTIFICATE OF 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.

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

CERTIFICATE OF 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 _____ day of _____, 20____.

_____
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____ day of _____, 20____.

_____
City Planner
Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

_____
Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

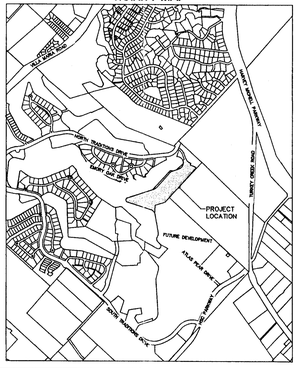
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

_____
County Clerk
Brazos County, Texas

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. A PORTION OF THIS TRACT DOES 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
3. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
4. THE DEVELOPER AND HOA WILL COMPLY WITH THE INDEMNITY REQUIREMENTS OF SECTION 110-59(m)(5) OF THE SUBDIVISION ORDINANCE.
5. THE DEVELOPER INTENDS TO CONSTRUCT THE PROPOSED PRIVATE STREET TO THE HIGHER STANDARD REQUIRED.
6. THE MAINTENANCE OF THE PRIVATE STREET WILL BE THE RESPONSIBILITY OF THE HOA.
7. ACCESS THROUGH THE PROPOSED GATE WILL BE PROVIDED AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE PICKUP, UTILITY, SCHOOL BUSES, PARA TRANSIT, DEMAND AND RESPONSE VEHICLES, AND OTHER HEALTH AND SAFETY RELATED VEHICLES. ACCESS THROUGH THE GATE WILL NOT REQUIRE DRIVERS TO EXIT THEIR VEHICLE.

VICINITY MAP



FINAL PLAT

THE TRADITIONS SUBDIVISION PHASES 26

20.45 ACRES
Block 1, Lots 1 - 14
Block 2, Lots 15 - 30
Common Areas 1 - 8
J.H. JONES SURVEY, A-26
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, TX 77803
(979) 268-3195

SCALE: 1" = 80'
JUNE 2014

JUN 11 2014

ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900