

LEGEND

---	PROPERTY BOUNDARY
---	RIGHT OF WAY
---	LOT LINES
---	PUBLIC UTILITY EASEMENT
---	EMERGENCY ACCESS EASEMENT
---	APPROXIMATE 100YR FLOODPLAIN
---	APPROXIMATE FLOODWAY
---	EXISTING CONTOUR
---	EXISTING WATER LINE (SIZE NOTED)
---	EXISTING STORM SEWER LINE
---	EXISTING SEWER LINE (SIZE NOTED)

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	80.30'	S71° 59' 48" W
L2	30.00'	N71° 59' 48" E
L3	82.73'	S18° 00' 12" E
L4	115.95'	S69° 32' 14" E
L5	53.24'	S2° 01' 34" W
L6	43.33'	N89° 33' 07" E
L7	15.36'	N17° 30' 45" E
L8	32.96'	S41° 59' 15" W
L9	30.90'	N29° 56' 21" E
L10	84.82'	S71° 19' 33" E
L11	123.32'	N72° 24' 23" W
L12	136.70'	N18° 00' 12" W
L13	50.68'	N83° 18' 16" W
L14	125.81'	N18° 00' 12" W
L15	123.13'	S48° 25' 10" E
L16	20.00'	S60° 03' 30" E
L17	81.41'	N63° 32' 25" E
L18	41.38'	S71° 19' 33" E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	21.03'	25.00'	048°11'23"	11.18'	20.41'	N83°54'31"W
C2	241.19'	50.00'	276°22'48"	44.72'	66.67'	S18°00'12"E
C3	21.03'	25.00'	048°11'23"	11.18'	20.41'	N47°54'07"E
C4	104.63'	175.00'	034°15'23"	53.93'	103.08'	N55°16'42"W
C5	151.22'	80.00'	144°24'09"	186.89'	114.28'	N00°12'19"W
C6	249.77'	275.00'	052°02'22"	134.24'	241.27'	N43°31'56"E
C7	80.90'	250.00'	017°57'28"	30.60'	60.75'	N36°55'08"E
C8	34.38'	25.00'	078°44'07"	20.51'	31.71'	N69°18'24"E
C9	88.97'	225.00'	017°03'18"	33.74'	68.73'	S62°47'58"E
C10	62.93'	215.00'	016°46'10"	31.69'	62.70'	S62°56'27"E

ORIGINAL PLAT VOL. 12630 PG. 25

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, L.P., a Texas Limited Partnership, owner of the Lots 1 and 8, Block 1, Lots 16 and 17 Block 2, and Common Areas 1-3 of Traditions Phase 26 shown on this plat, as conveyed in the Official Records of Brazos County in Volume 12630, Page 25 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.

Bryan/Traditions, L.P., a Texas Limited Partnership by Traditions Acquisition Partnership GP, LLC, a Texas Limited Liability Company, its General Partner, By
 W. Spencer Clements, Jr., Vice President

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 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

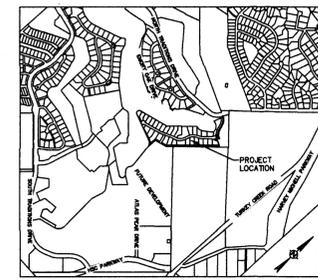
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk
 Brazos County, Texas

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
- A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAN 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 DEVELOPER AND HOA WILL COMPLY WITH THE INDEMNITY REQUIREMENTS OF SECTION 110-59(m)(5) OF THE SUBDIVISION ORDINANCE.
- THE DEVELOPER INTENDS TO CONSTRUCT THE PROPOSED PRIVATE STREET TO THE HIGHER STANDARD REQUIRED.
- THE MAINTENANCE OF THE PRIVATE STREET WILL BE THE RESPONSIBILITY OF THE HOA.
- 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.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.

VICINITY MAP



FINAL PLAT
 OF
 LOTS 1R & 8R, BLOCK 1
 LOTS 16R & 17R, BLOCK 2
 COMMON AREAS 1R, 2R & 3R
 THE TRADITIONS SUBDIVISION - PH 26
 BEING A
REPLAT
 OF
 LOTS 1 & 8, BLOCK 1
 LOTS 15 - 17, BLOCK 2
 COMMON AREAS 1 - 3
 THE TRADITIONS SUBDIVISION - PH 26
 VOL. 12630, PG. 25
 J.H. JONES SURVEY, A-26
 BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

Bryan Traditions, LP
 2100 Traditions Blvd.
 Bryan, Texas 77807

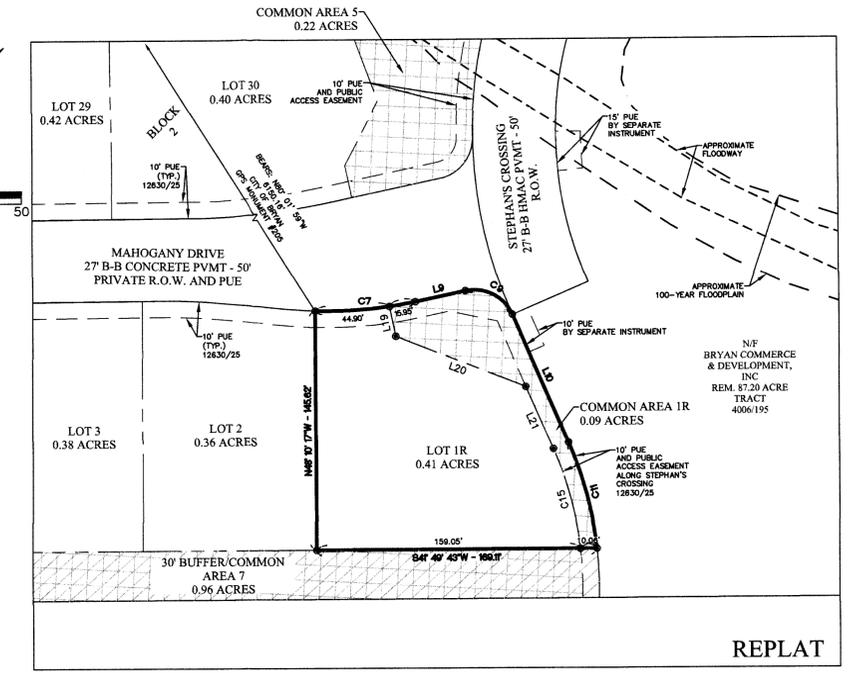
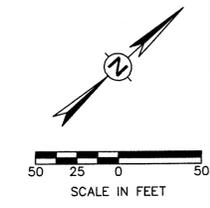
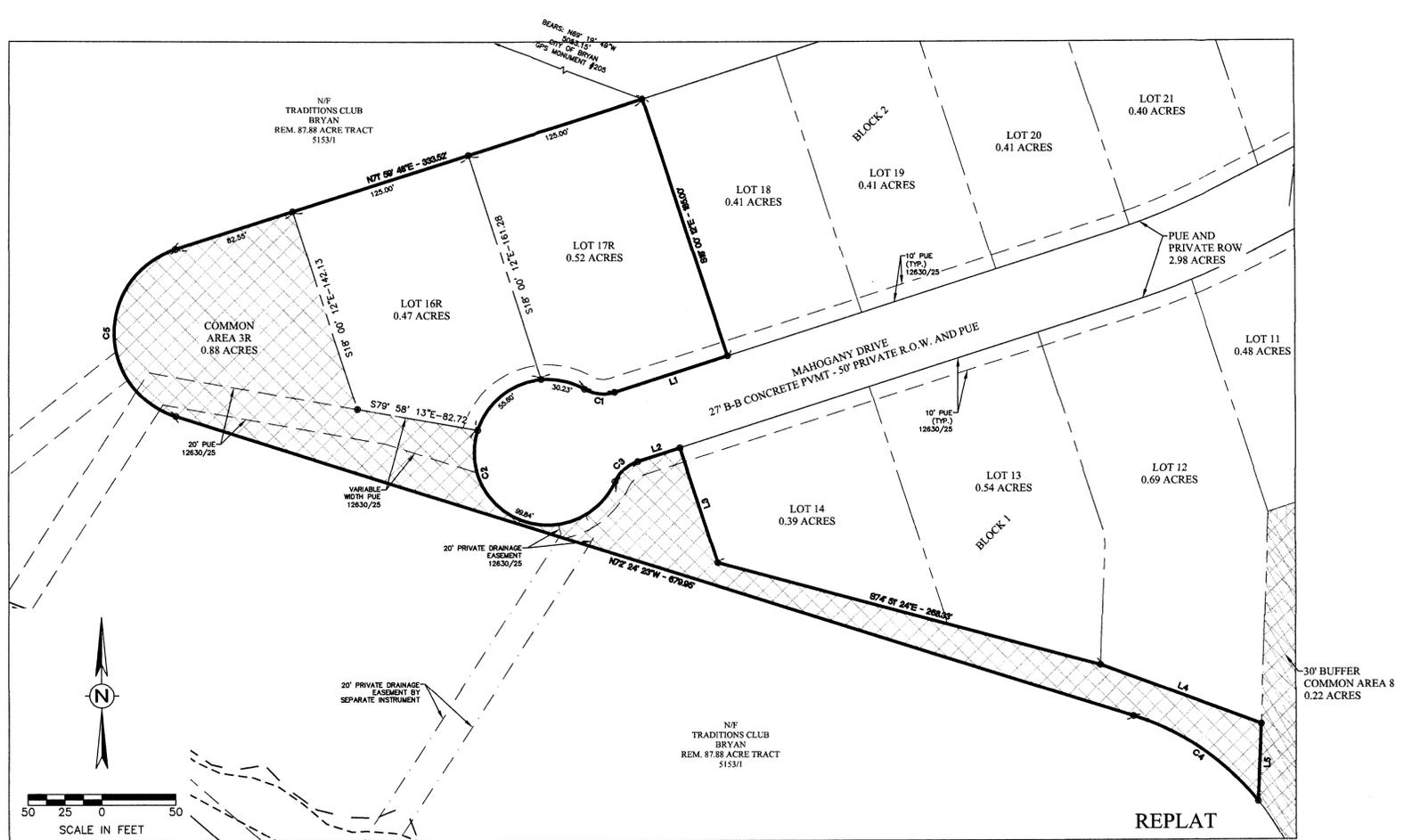
SURVEYOR:

Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 268-3195

ENGINEER:

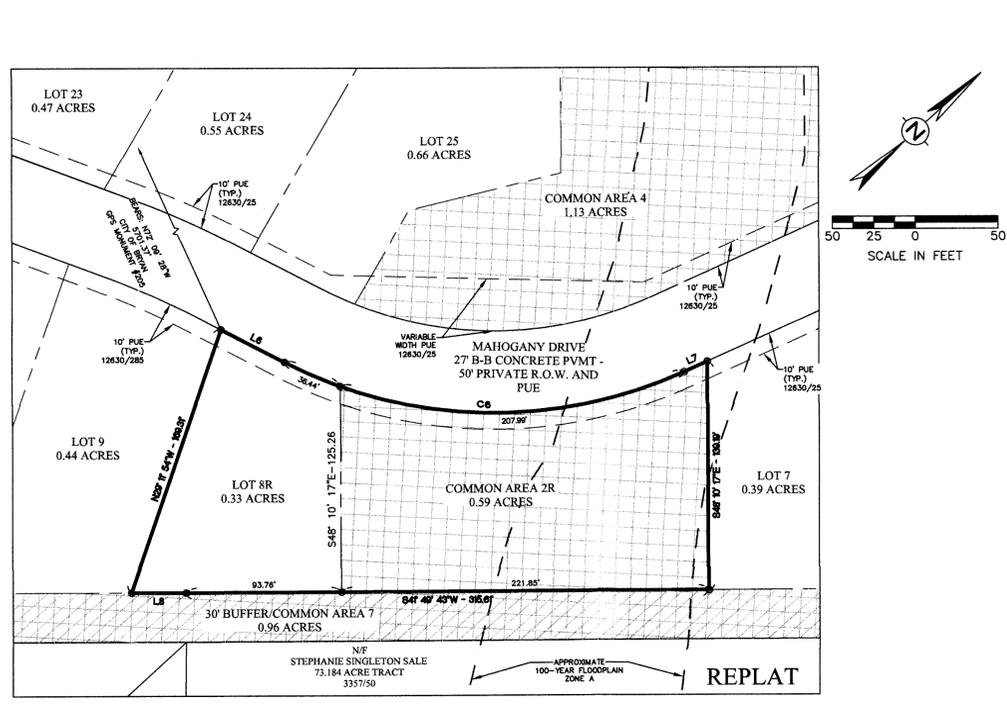
Schultz Engineering, LLC
 TPPE NO. 12327
 2730 LONGMIRE, SUITE A
 College Station, Texas 77845
 (979) 764-3900

SCALE 1" = 100'
 MAY 2015



LEGEND

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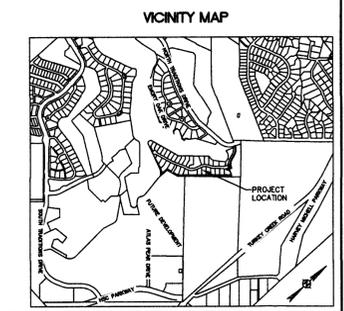
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