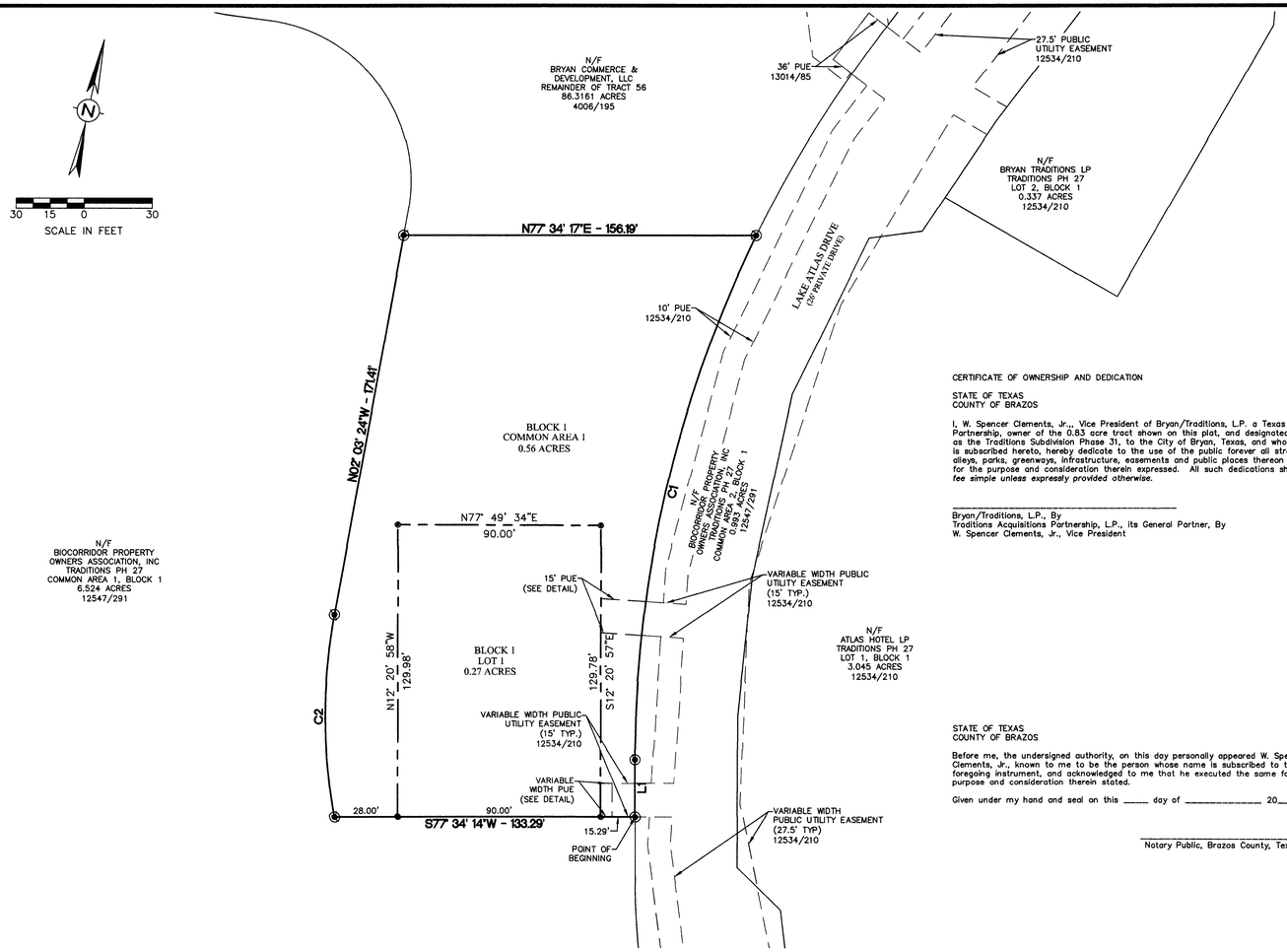
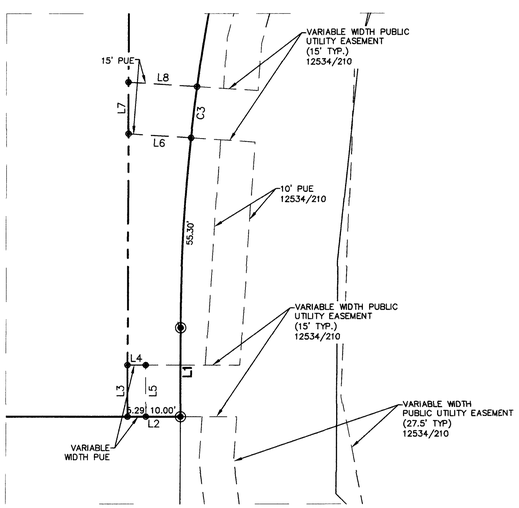




PUE DETAIL
1"=20'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.86'	S12° 25' 46"E
L2	15.29'	S77° 34' 14"W
L3	15.00'	S12° 22' 52"E
L4	5.28'	N77° 34' 14"E
L5	15.00'	S12° 25' 46"E
L6	18.09'	N81° 15' 03"E
L7	15.03'	S12° 20' 57"E
L8	19.84'	N81° 15' 03"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	241.15'	532.00'	025°58'16"	122.68'	239.09'	S00°33'22"W
C2	90.72'	250.00'	020°47'26"	45.86'	90.22'	N12°27'06"W
C3	15.02'	532.00'	001°37'04"	7.51'	15.02'	N05°39'43"W

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 0.83 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 31, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____
Bryan/Traditions, L.P., By
Traditions Acquisitions Partnership, L.P., 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 and consideration therein stated.

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

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land 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.

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

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 Deed Records of Brazos County, Texas, in Volume _____ Page _____.

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

_____
County Clerk
Brazos County, Texas

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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 324.83 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTH CORNER OF COMMON AREA 1, THE TRADITIONS SUBDIVISION, PHASE 27, ACCORDING TO THE PLAT RECORDED IN VOLUME 12534, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEING ON THE WEST LINE OF COMMON AREA 2, PHASE 27, MARKING A SOUTHEAST CORNER OF SAID REMAINDER OF 324.83 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 1 FOR THE FOLLOWING CALLS:

S 77° 34' 14" W FOR A DISTANCE OF 133.29 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 250.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 47' 26" FOR AN ARC DISTANCE OF 90.72 FEET CHORD BEARS: N 12° 27' 06" W - 90.22 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 02° 03' 24" W FOR A DISTANCE OF 171.41 FEET TO THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 1 BEARS: N 02° 03' 24" W FOR A DISTANCE OF 11.38 FEET;

THENCE: N 77° 34' 17" E THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR A DISTANCE OF 156.19 FEET TO THE WEST LINE OF SAID COMMON AREA 2 MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 532.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 58' 16" FOR AN ARC DISTANCE OF 241.15 FEET (CHORD BEARS: S 00° 33' 22" W - 239.09 FEET) TO THE END OF SAID CURVE;

S 12° 25' 46" E FOR A DISTANCE OF 25.86 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.832 OF AN ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF PLANNING AND ZONING COMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 20____.

_____
Chairman

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

_____
City Engineer

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

MAR 02 2016

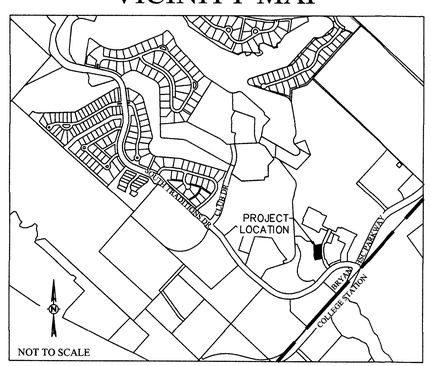
LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E)
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E)
- EXISTING PRIVATE DRAINAGE EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS OBSERVATION.
2. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
3. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
4. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
5. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT MIXED USE (PD-M)

VICINITY MAP



FINAL PLAT
THE TRADITIONS SUBDIVISION PHASE 31
LOT 1 & COMMON AREA 1 IN BLOCK 1
0.83 ACRES

J.H. JONES SURVEY LEAGUE, A-26
BRYAN, BRAZOS COUNTY, TEXAS
PHASE 31: LOT 1 - 0.27 ACRES, COMMON AREA 1 - 0.56 ACRES

SCALE 1" = 30'
MARCH 2016

OWNER:
Bryan Commerce & Development Inc.
P.O. Box 1000
Bryan, TX 77805

DEVELOPER:
Bryan Traditions, LP
2100 Traditions BLVD
Bryan, TX 77807

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

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