

GENERAL NOTES:  
 1. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.  
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E effective May 16, 2012. A portion of this property is located within a Special Flood Hazard Area Zone AE. Location is approximate and scaled from said map.  
 3. This property is currently zoned Planned Development—Traditions Residential.  
 4. Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.  
 5. Unless otherwise indicated 1/2" Iron Rods are set at all corners.  
 6. Distances shown along curves are arc lengths.  
 7. Common Areas shall be owned and maintained by the Homeowner's Association.  
 8. Abbreviations:  
 CoB - City of Bryan  
 CoA - Common Area  
 H.O.A. - Homeowner's Association  
 P.O.B. - Point of Beginning  
 P.U.E. - Public Utility Easement  
 S.S.E. - Sanitary Sewer Easement

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, The City of Bryan owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 11931, Page 118 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, TAP Land Development LLC owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10004, Page 213 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Land Family Land Company owner and developer of the land shown on this plat, being a portion of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10004, Page 213 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

APPROVAL OF THE 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\_\_.

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning & 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\_\_.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chairman 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.

CERTIFICATION BY THE COUNTY CLERK

I, Karen McQueen, 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, Texas in Volume \_\_\_\_ Page \_\_\_\_.

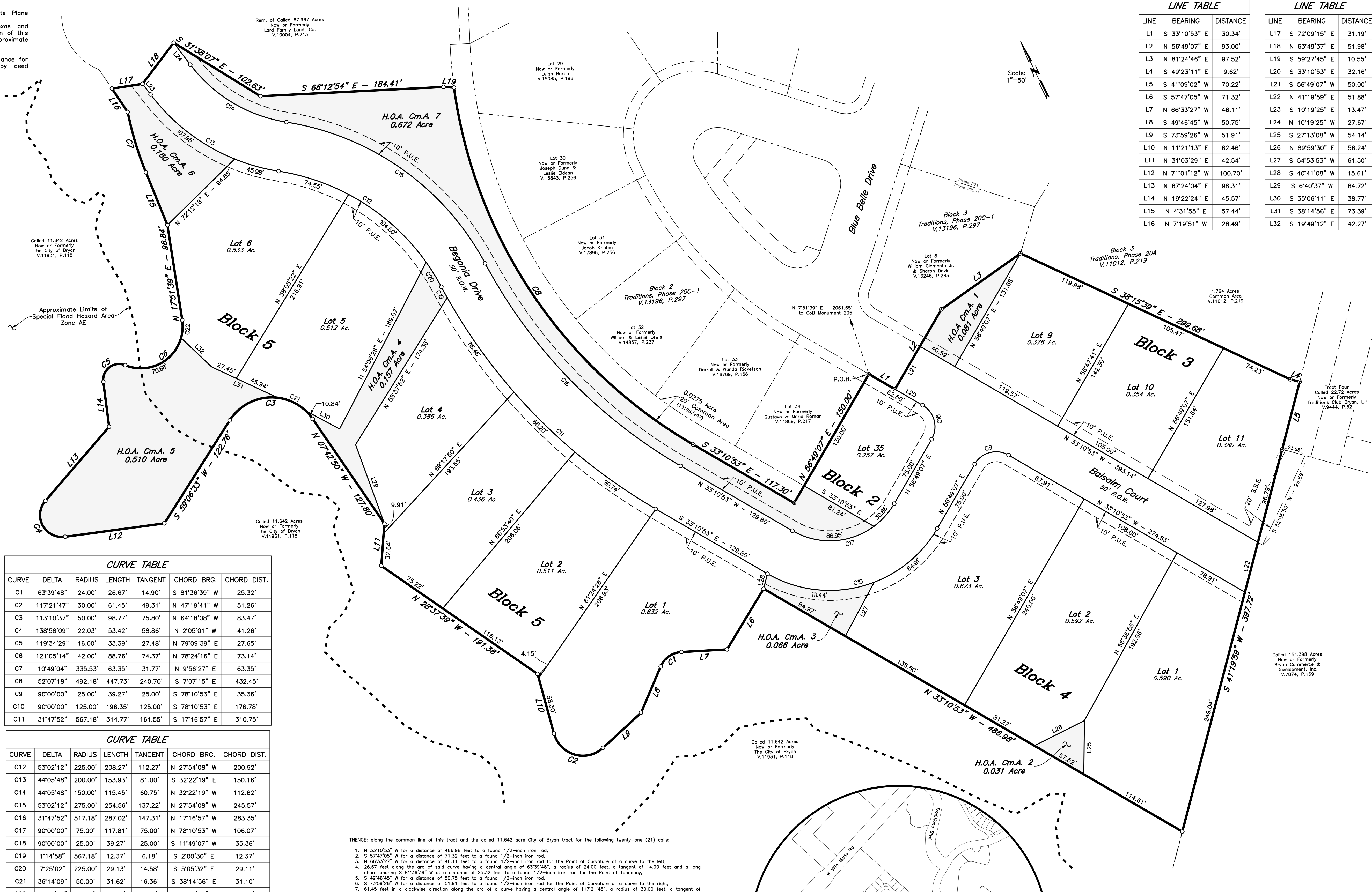
CERTIFICATION OF THE SURVEYOR

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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 property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 33°10'53" E	30.34'	L17	S 72°09'15" E	31.19'
L2	N 56°49'07" E	93.00'	L18	N 63°49'37" E	51.98'
L3	N 81°24'46" E	97.52'	L19	S 59°27'45" E	10.55'
L4	S 49°23'11" E	9.62'	L20	S 33°10'53" E	32.16'
L5	S 41°09'02" W	70.22'	L21	S 56°49'07" W	50.00'
L6	S 57°47'05" W	71.32'	L22	N 41°19'59" E	51.88'
L7	N 66°33'27" W	46.11'	L23	S 19°19'25" W	13.47'
L8	S 49°46'45" W	50.75'	L24	N 10°19'25" W	27.67'
L9	S 73°59'26" W	51.91'	L25	S 27°13'08" W	54.14'
L10	N 11°21'13" E	62.46'	L26	N 89°59'30" E	56.24'
L11	N 31°03'29" E	42.54'	L27	S 54°53'53" W	61.50'
L12	N 71°01'12" W	100.70'	L28	S 40°41'08" W	15.61'
L13	N 67°24'04" E	98.31'	L29	S 6°40'37" W	84.72'
L14	N 19°22'24" E	45.57'	L30	S 35°06'11" E	38.77'
L15	N 4°31'55" E	57.44'	L31	S 38°14'56" E	73.39'
L16	N 7°19'51" W	28.49'	L32	S 19°49'12" E	42.27'

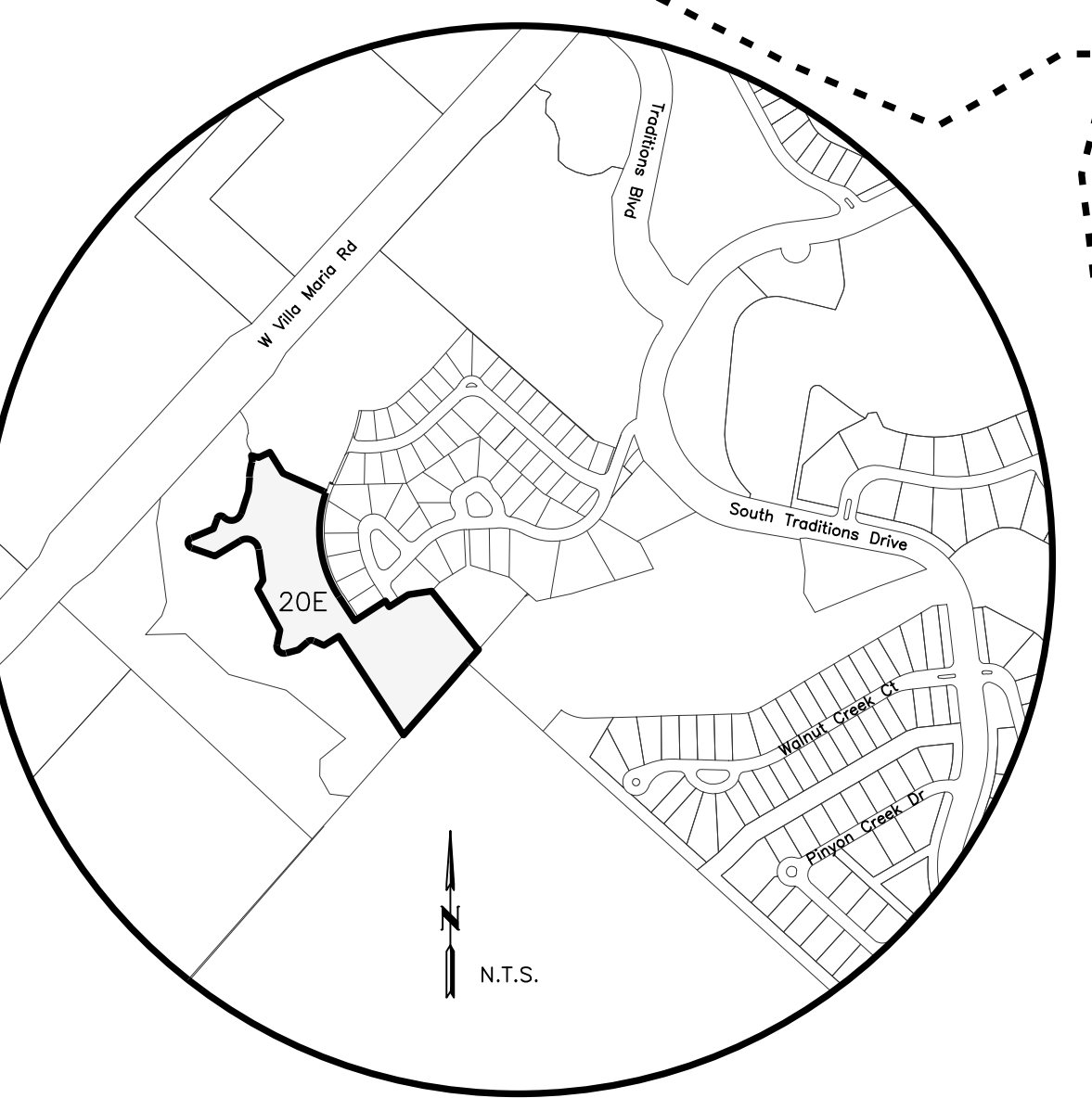
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	63°39'48"	24.00'	26.67'	14.90'	S 81°36'39" W	25.32'
C2	117°21'47"	30.00'	61.45'	49.31'	N 47°19'41" W	51.26'
C3	113°10'37"	50.00'	98.77'	75.80'	N 64°18'08" W	83.47'
C4	138°58'09"	22.00'	53.42'	58.86'	N 2°05'01" W	41.26'
C5	119°34'29"	16.00'	33.39'	27.48'	N 79°09'39" E	27.85'
C6	121°05'14"	42.00'	88.76'	74.37'	N 78°24'16" E	73.14'
C7	10°49'04"	335.53'	63.35'	31.77'	N 9°56'27" E	63.35'
C8	52°07'18"	492.18'	447.73'	240.70'	S 7°07'15" E	432.45'
C9	90°00'00"	25.00'	39.27'	25.00'	S 78°10'53" E	35.36'
C10	90°00'00"	125.00'	196.35'	125.00'	S 78°10'53" E	176.78'
C11	31°47'52"	567.18'	314.77'	161.55'	S 17°16'57" E	310.75'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C12	53°02'12"	225.00'	208.27'	112.27'	N 27°54'08" W	200.92'
C13	44°05'48"	200.00'	153.93'	81.00'	S 32°22'19" E	150.16'
C14	44°05'48"	150.00'	115.45'	60.75'	N 32°22'19" W	112.62'
C15	53°02'12"	275.00'	254.56'	137.22'	N 27°54'08" W	245.57'
C16	31°47'52"	517.18'	287.02'	147.31'	N 17°16'57" W	283.35'
C17	90°00'00"	75.00'	117.81'	75.00'	N 78°10'53" W	106.07'
C18	90°00'00"	25.00'	39.27'	25.00'	S 11°49'07" W	35.36'
C19	1°14'58"	567.18'	12.37'	6.18'	S 2°00'50" E	12.37'
C20	72°25'02"	225.00'	29.13'	14.58'	S 5°05'32" E	29.11'
C21	36°14'09"	50.00'	31.62'	16.36'	S 38°14'56" E	31.10'
C22	24°39'37"	42.00'	18.08'	9.18'	S 30°11'27" W	17.94'

THENCE: along the common line of this tract and the called 11,642 acre City of Bryan tract for the following twenty-one (21) calls:

1. N 33°10'53" W for a distance of 486.98 feet to a found 1/2-inch iron rod,
2. S 57°47'05" W for a distance of 71.32 feet to a found 1/2-inch iron rod,
3. N 66°33'27" W for a distance of 46.11 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left,
4. 26.67 feet along the arc of said curve having a central angle of 63°39'48", a radius of 24.00 feet, a tangent of 14.90 feet and a long chord bearing S 81°36'39" W at a distance of 25.32 feet to a found 1/2-inch iron rod for the Point of Tangency,
5. S 49°46'45" W for a distance of 50.75 feet to a found 1/2-inch iron rod,
6. S 73°59'26" W for a distance of 51.91 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
7. 61.45 feet in a clockwise direction along the arc of a curve having a central angle of 117°21'47", a radius of 30.00 feet, a tangent of 49.31 feet and a long chord bearing N 47°19'41" W at a distance of 51.26 feet to a found 1/2-inch iron rod for the Point of Tangency,
8. N 11°21'13" E for a distance of 62.46 feet to a found 1/2-inch iron rod,
9. N 28°37'39" W for a distance of 62.46 feet to a found 1/2-inch iron rod,
10. N 31°03'29" E for a distance of 62.46 feet to a found 1/2-inch iron rod,
11. N 07°42'50" W for a distance of 127.80 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left,
12. 98.77 feet along the arc of said curve having a central angle of 113°10'37", a radius of 50.00 feet, a tangent of 75.80 feet and a long chord bearing N 64°18'08" W at a distance of 83.47 feet to a found 1/2-inch iron rod for the Point of Tangency,
13. S 59°06'33" W for a distance of 122.76 feet to a found 1/2-inch iron rod,
14. N 71°01'12" W for a distance of 100.70 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
15. 53.42 feet in a clockwise direction along the arc of a curve having a central angle of 138°58'09", a radius of 22.00 feet, a tangent of 58.86 feet and a long chord bearing N 2°05'01" W at a distance of 41.26 feet to a found 1/2-inch iron rod for the Point of Tangency,
16. N 67°24'04" E for a distance of 98.31 feet to a found 1/2-inch iron rod,
17. N 19°22'24" E for a distance of 45.57 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
18. 33.39 feet along the arc of said curve having a central angle of 119°34'29", a radius of 16.00 feet, a tangent of 27.48 feet and a long chord bearing N 79°09'39" E at a distance of 27.85 feet to a found 1/2-inch iron rod for the Point of Reverse Curvature,
19. 88.76 feet along the arc of said reverse curve having a central angle of 121°05'14", a radius of 42.00 feet, a tangent of 74.37 feet and a long chord bearing N 78°24'16" E at a distance of 73.14 feet to a found 1/2-inch iron rod for the Point of Tangency,
20. N 7°19'51" E for a distance of 98.84 feet to a found 1/2-inch iron rod, and
21. N 04°31'55" E for a distance of 57.44 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right;

- THENCE: 63.35 feet into and through the called 11,642 acre City of Bryan tract and along the arc of said curve having a central angle of 10°49'04", a radius of 335.53 feet, a tangent of 31.77 feet and a long chord bearing N 9°56'27" E at a distance of 63.35 feet to a found 1/2-inch iron rod for the Point of Tangency;
- THENCE: 119.98' W along the common line of this tract and the called 11,642 acre City of Bryan tract for a distance of 28.49 feet found 1/2-inch iron rod marking the north corner of this herein described tract;
- THENCE: into and through the called 67,967 acre Land Family Land Company remainder tract for the following five (5) calls:
1. S 72°09'15" E for a distance of 31.19 feet to a found 1/2-inch iron rod,
  2. N 63°49'37" E for a distance of 51.98 feet to a found 1/2-inch iron rod,
  3. S 31°03'29" E for a distance of 102.63 feet to a found 1/2-inch iron rod,
  4. S 81°24'46" E for a distance of 184.41 feet to a found 1/2-inch iron rod, and
  5. S 59°27'45" E for a distance of 10.55 feet to a found 1/2-inch iron rod marking the northeast corner of this tract, said iron rod also being in the west line of said THE TRADITIONS, PHASE 20C-1;
- THENCE: along the common line of this tract and said THE TRADITIONS, PHASE 20C-1 for the following three (3) calls:
1. 447.73 feet in a counter clockwise direction along the arc of a curve having a central angle of 52°07'18", a radius of 492.18 feet, a tangent of 240.70 feet and a long chord bearing S 7°07'15" E at a distance of 432.45 feet to a found 1/2-inch iron rod for the Point of Tangency,
  2. S 33°10'53" E for a distance of 117.30 feet to a found 1/2-inch iron rod, and
  3. N 56°49'07" E for a distance of 150.00 feet to the POINT OF BEGINNING and containing 9.607 acres of land.



**FINAL PLAT**

**THE TRADITIONS**  
**PHASE 20E**

9.607 ACRES  
 LOT 35, BLOCK 2      LOTS 9-11, BLOCK 3  
 LOTS 1-3, BLOCK 4      LOTS 1-6, BLOCK 5

THOMAS J. WOOTON LEAGUE, A-59  
 BRYAN, BRAZOS COUNTY, TEXAS

Developer/Owner: TAP Land Development LLC  
 2100 Traditions Blvd.  
 Bryan, TX 77801  
 (979) 779-1007

JULY, 2022  
 SCALE: 1" = 50'

Surveyor: McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

Texas Firm Registration No. 10103300  
 MB