

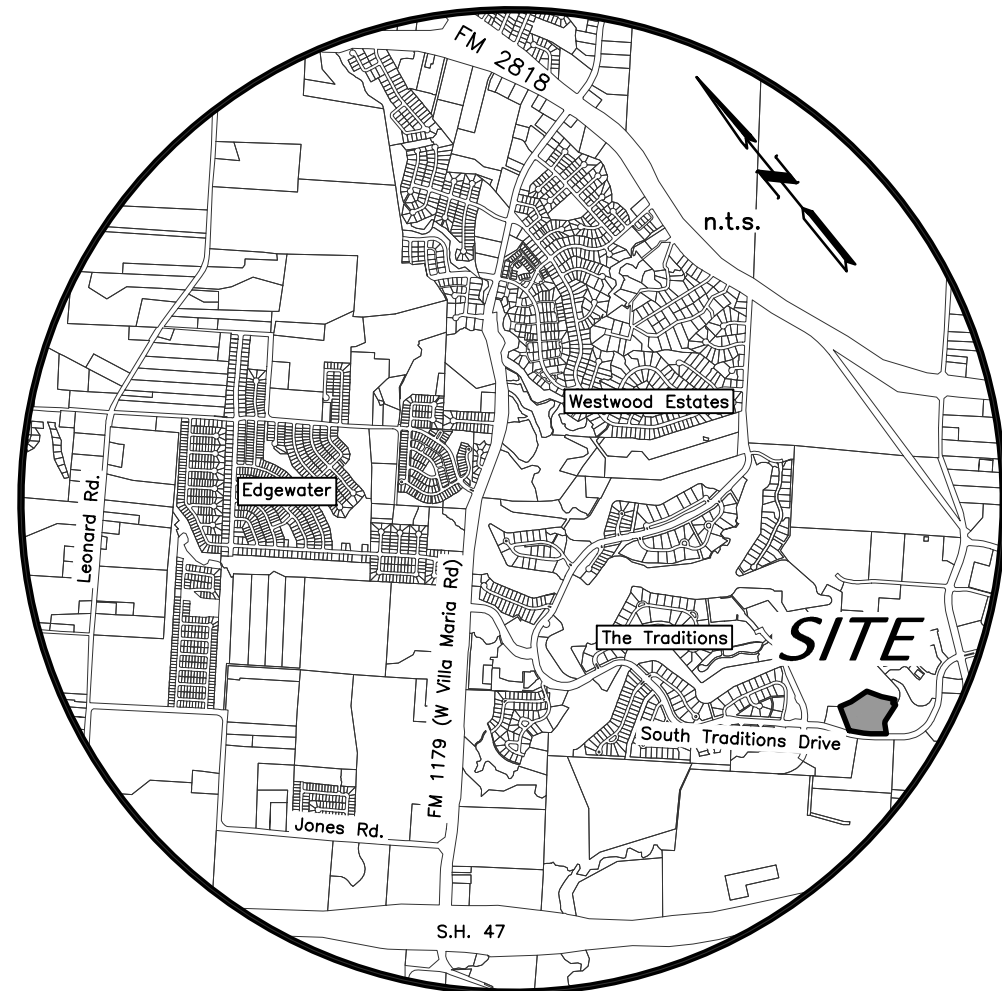
**ORIGINAL PLAT**  
LOTS 1R-B AND 2

**CURVE TABLE**

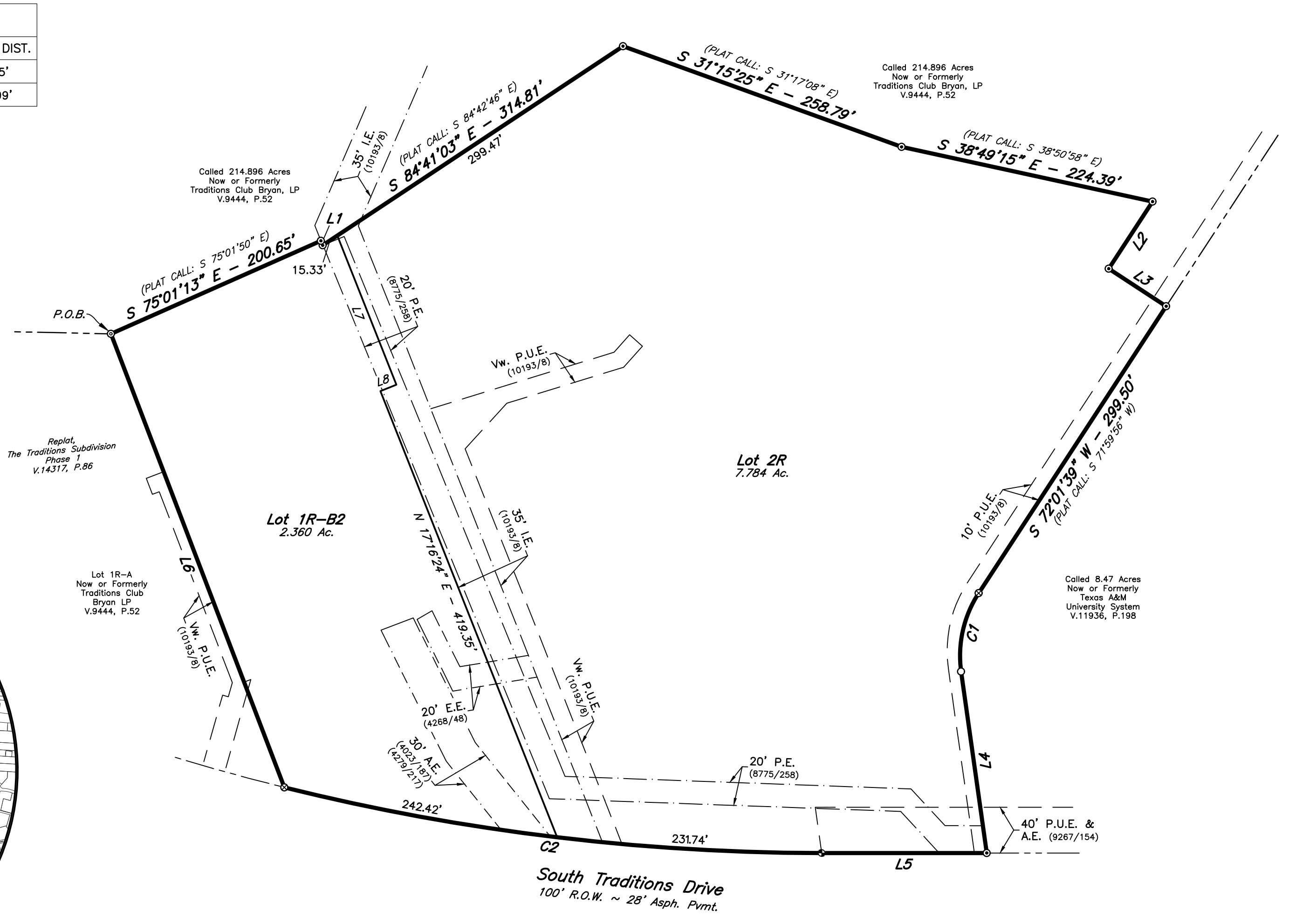
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	41°03'58"	100.00'	71.67'	37.45'	S 51°28'55" W	70.15'
C2	13°58'09"	1944.79'	474.16'	238.26'	N 44°10'13" W	472.99'

**LINE TABLE**

LINE	BEARING	DISTANCE	PLAT CALL
L1	S 17°16'24" W	4.18'	S 17°15'47" W
L2	S 72°01'39" W	70.00'	S 71°59'56" W
L3	S 17°58'21" E	60.00'	S 18°00'04" E
L4	S 30°50'40" W	160.13'	S 30°48'57" W
L5	N 51°07'50" W	144.15'	N 51°09'33" W
L6	N 17°57'10" E	424.26'	N 17°56'33" E
L7	N 17°16'24" E	140.18'	-
L8	S 72°43'36" E	15.00'	-



**VICINITY MAP**



**REPLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, Traditions Club Bryan, LP 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 14317, Page 86 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.

Owner \_\_\_\_\_

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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, The Texas A&M University System 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 14317, Page 86 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.

Owner \_\_\_\_\_

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

**CERTIFICATION BY THE COUNTY CLERK**

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)  
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 \_\_\_\_\_.

County Clerk, Brazos County, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS  
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.

Gregory Hopcus, R.P.L.S. No. 6047

**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\_\_\_\_.

City Engineer, Bryan, Texas

**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\_\_\_\_.

City Planner, Bryan, Texas

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the J.H. JONES SURVEY, Abstract No. 26, in Bryan, Brazos County, Texas and being a total of 10.144 acres of land consisting of parts of the following two (2) individual tracts:

- Being all of Lot 2, THE TRADITIONS SUBDIVISION, PHASE 1 according to the Final Plat recorded in Volume 10193, Page 8 of the Official Records of Brazos County, Texas (O.R.B.C.), said Lot 2 being further described in the deed from The Traditions Club Bryan, L.P. to Texas A&M University System recorded in Volume 10245, Page 17 (O.R.B.C.), and
- Being all of Lot 1R-B, THE TRADITIONS SUBDIVISION, PHASE 1 according to the Replat recorded in Volume 14317, Page 86 (O.R.B.C.), said Lot 1R-B being further described in the deed from Traditions Acquisition Partnership, L.P. to Traditions Club Bryan, LLC recorded in Volume 9444, Page 52 (O.R.B.C.), and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/4-inch iron rod marking the common northwest corner of this herein described tract and said Lot 1R-B, said iron rod also marking the northeast corner of Lot 1R-A of said THE TRADITIONS SUBDIVISION, PHASE 1 (14317/86) and a corner of the called 214,896 acre Traditions Club Bryan, LP tract recorded in Volume 9444, Page 52 (O.R.B.C.);

**THENCE:** along the common line of this tract, the said Lot 1R-B and the called 214,896 acre Traditions Club Bryan, LP tract for the following two (2) calls:

- S 75° 01' 13" E (PLAT CALL: S 75° 01' 50" E) for a distance of 200.65 feet to a found 1/2-inch iron rod marking an exterior corner of this tract, said iron rod also marking the northeast corner of said Lot 1R-B and an interior corner of the called 214,896 acre Traditions Club Bryan, LP tract; and
- S 17° 16' 24" W (PLAT CALL: S 17° 15' 47" W) for a distance of 4.18 feet to a found 1/2-inch iron rod marking an interior corner of this tract, said iron rod also marking the northwest corner of said Lot 2 and an exterior corner of the called 214,896 acre Traditions Club Bryan, LP tract;

**THENCE:** along the common line of this tract and the called 214,896 acre Traditions Club Bryan, LP tract for the following five (5) calls:

- S 84° 41' 03" E (PLAT CALL: S 84° 42' 46" E) for a distance of 314.81 feet to a found 1/2-inch iron rod marking the northeast corner of this tract;
- S 31° 15' 25" E (PLAT CALL: S 31° 17' 08" E) for a distance of 258.79 feet to a found 1/2-inch iron rod marking an angle;
- S 38° 49' 15" E (PLAT CALL: S 38° 50' 58" E) for a distance of 224.39 feet to a found 1/2-inch iron rod marking the east corner of this tract;
- S 72° 01' 39" W (PLAT CALL: S 71° 59' 56" W) for a distance of 70.00 feet to a found 1/2-inch iron rod marking an interior all corner of this tract; and
- S 17° 58' 21" E (PLAT CALL: S 18° 00' 04" E) for a distance of 60.00 feet to a found 1/2-inch iron rod marking the southeast corner of this tract, said iron rod also being in the northwest line of the called 8.47 acre Texas A&M University System tract recorded in Volume 11936, Page 198 (O.R.B.C.);

**THENCE:** along the common line of this tract and the called 8.47 acre Texas A&M University System tract for the following three (3) calls:

- S 72° 01' 39" W (PLAT CALL: S 71° 59' 56" W) for a distance of 299.50 feet to a found "X" chiseled in concrete marking the Point of Curvature of a curve to the left;
- 71.68 feet along the arc of said curve having a central angle of 41° 05' 28", a radius of 99.94 feet, a tangent of 37.46 feet and long chord bearing S 51° 28' 55" W at a distance of 70.15 feet to the Point of Tangency; and
- S 30° 50' 40" W (PLAT CALL: S 30° 48' 57" W) for a distance of 160.13 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also marking the west corner of the called 8.47 acre Texas A&M University System tract and being in the north right-of-way line of South Traditions Drive (based on a 100-foot width);

**THENCE:** along the north right-of-way line of said South Traditions Drive for the following two (2) calls:

- N 51° 07' 50" W (PLAT CALL: N 51° 09' 33" W) for a distance of 144.15 feet to a found PK Nail marking the Point of Curvature of a curve to the right; and
- 474.16 feet along the arc of said curve having a central angle of 13° 58' 09", a radius of 1944.79 feet, a tangent of 238.26 feet and long chord bearing N 44° 10' 13" W at a distance of 472.99 feet to a found "X" chiseled in concrete marking the common southwest corner of this tract and the said Lot 1R-B, said iron rod also marking the south corner of said Lot 1R-A;

**THENCE:** N 17° 57' 10" E (PLAT CALL: N 17° 56' 33" E) along the common line of this tract, and said Lots 1R-B and 1R-A for a distance of 424.26 feet to the POINT OF BEGINNING and containing 10.144 acres of land.

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the plat recorded in Volume 14317, Page 86, Official Records of Brazos County, Texas.
  - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Numbers 4804100255E effective May 16, 2012, this property is not located in a Special Flood Hazard Area.
  - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
  - This property is currently zoned Planned Development-Mixed Use District (PD-M).
  - 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.
  - Unless otherwise indicated 1/2" iron rods are set at all corners.
    - - 1/4" Iron Rod Found (CM)
    - ⊙ - 1/2" Iron Rod Found (CM)
    - ⊖ - Chiseled "X" in Concrete
    - ⊙ - PK Nail Found
    - - Point of Tangency
  - Distances shown along curves are arc lengths.
  - Abbreviations:
    - A.E. - Access Easement
    - E.E. - Electrical Easement
    - I.E. - Irrigation Easement
    - P.E. - Pipeline Easement
    - P.O.B. - Point of Beginning
    - P.U.E. - Public Utility Easement
    - Vw. - Variable Width
    - CM - Controlling Monument
    - Ⓢ - Contour Elevation

**REPLAT**

**LOT 1R-B2 AND LOT 2R**  
**THE TRADITIONS**  
**PHASE I**

BEING A REPLAT OF LOTS 1R-B AND 2  
RECORDED IN VOLUME 14317, PAGE 86  
10.144 ACRES  
J.H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 2023  
SCALE: 1" = 80'

**Owners:**  
Traditions Club Bryan, LP  
3131 Club Drive  
Bryan, TX 77807

**Surveyor:**  
The Texas A&M University System  
301 Tarrow Street, FL 6  
College Station, TX 77840

Texas Firm Registration No. 10103300  
**McClure & Browne Engineering/Surveying, Inc.**  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

**MB**