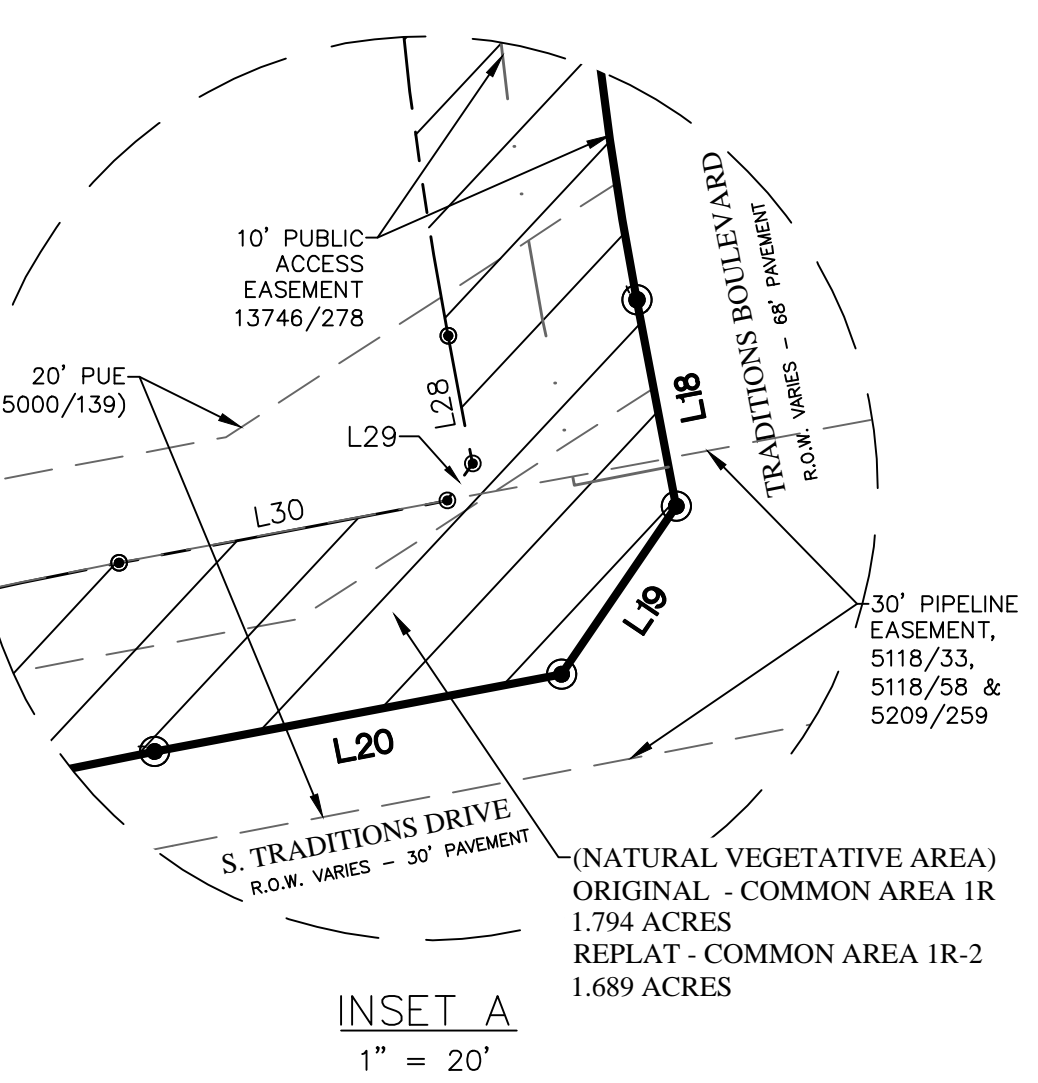


**ORIGINAL PLAT**  
VOL. 15000 PG. 139

- NOTES:**
- COORDINATES AND BEARING SHOWN HEREON IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (N: 10207269.050 E: 3541253.110) AND AS ESTABLISHED FROM GPS OBSERVATION. CM = CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
  - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194.
  - 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.
  - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
  - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. \_\_\_\_\_ APPROVED BY THE BRYAN CITY COUNCIL.
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
  - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
  - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
  - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
  - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
  - THE PURPOSE OF THIS REPLAT IS TO ADD PUBLIC UTILITY, ELECTRICAL AND COMMUNICATIONS EASEMENT.
  - TREES ARE NOT TO BE LOCATED WITHIN THE PUBLIC UTILITY EASEMENTS. ANY TREES PLANTED IN THE PUBLIC UTILITY EASEMENT SHALL BE RELOCATED.

**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	364.51'	369.96'	056°27'09"	198.59'	349.95'	S30°31'53"E
C2	228.06'	524.94'	024°53'30"	115.86'	226.27'	S18°47'47"W
C3	96.28'	115.54'	047°44'51"	51.14'	93.52'	S43°44'02"W
C4	69.06'	389.96'	010°08'50"	34.62'	68.97'	N07°22'44"W
C5	249.08'	389.96'	036°35'47"	128.95'	244.87'	N40°27'34"W
C6	236.75'	544.94'	024°53'30"	120.27'	234.89'	N18°47'47"E
C7	100.79'	135.54'	042°36'31"	52.86'	98.49'	N41°09'52"E



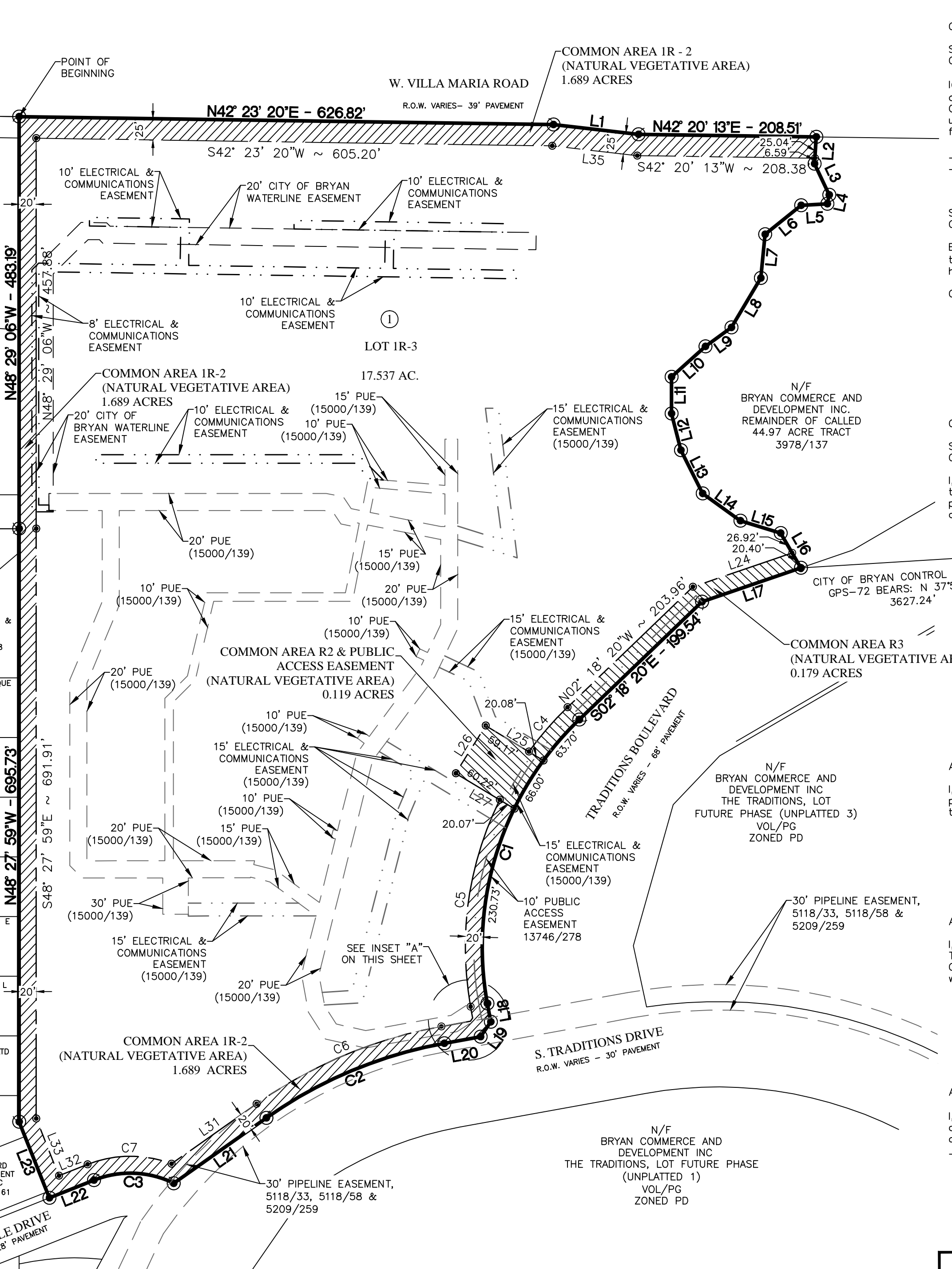
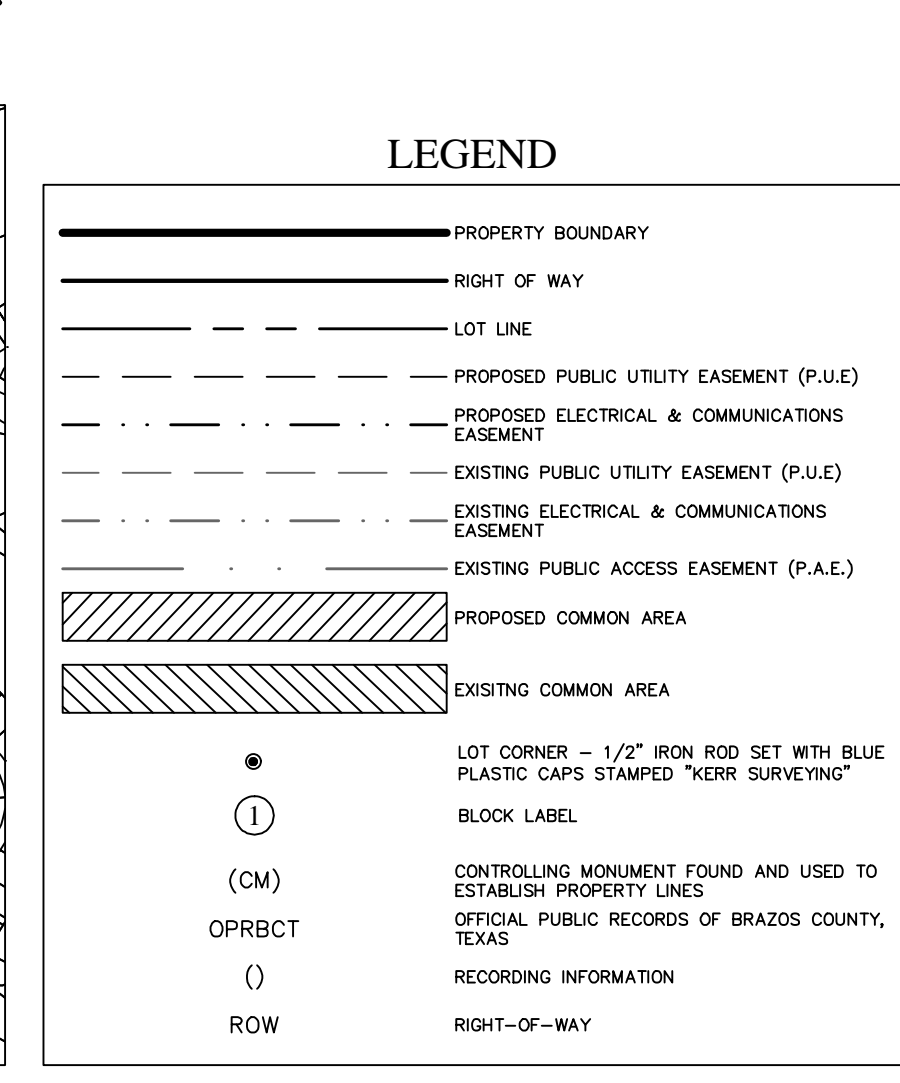
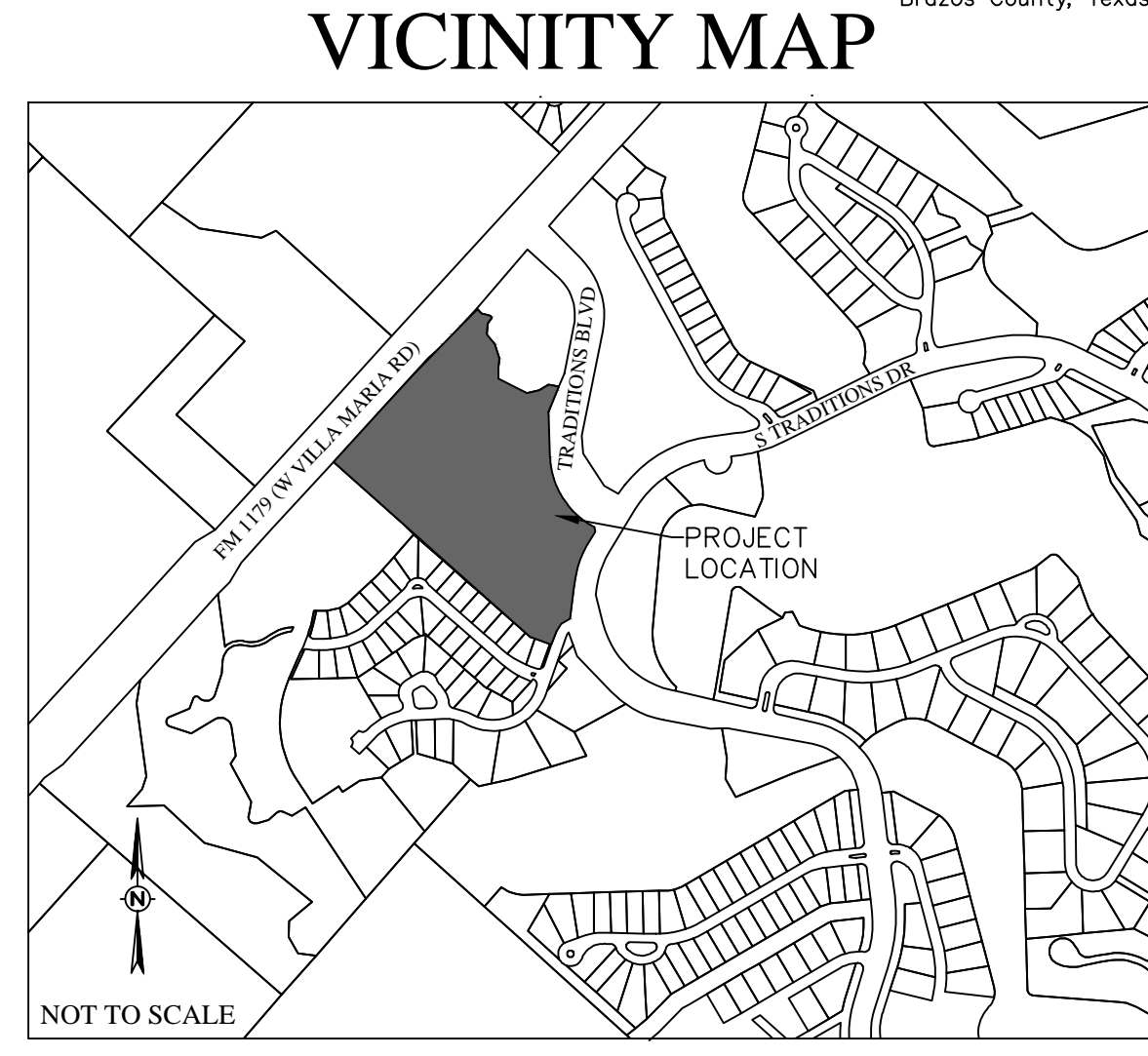
**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	100.49'	N48° 05' 04"E
L2	31.62'	S44° 30' 31"E
L3	40.41'	S73° 42' 31"E
L4	10.61'	S36° 26' 37"E
L5	30.76'	S37° 54' 11"W
L6	54.13'	S2° 39' 52"W
L7	51.51'	S42° 53' 51"E
L8	67.55'	S17° 36' 00"E
L9	37.70'	S5° 34' 57"W
L10	53.43'	S0° 26' 42"E
L11	42.95'	S48° 30' 13"E
L12	44.34'	S62° 54' 05"E
L13	56.88'	S75° 07' 28"E
L14	54.42'	N77° 24' 52"E
L15	49.47'	N58° 38' 30"E
L16	47.31'	S78° 40' 53"E
L17	122.56'	S22° 37' 48"W
L18	21.85'	S58° 45' 28"E
L19	21.21'	S13° 45' 28"E
L20	43.12'	S31° 14' 32"W

**REPLAT**

CERTIFICATION 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 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_

County Clerk  
Brazos County, Texas



CERTIFICATION 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 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_

County Clerk  
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I (We), \_\_\_\_\_ of Traditions Acquisitions, LLC, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.  
Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

CERTIFICATION 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

R.P.L.S. No. 4502

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 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

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

**FINAL PLAT**  
**THE TRADITIONS SUBDIVISION**  
**PHASE 19**  
19.315 ACRES  
BLOCK 1, LOT IR-3 & COMMON AREAS IR-2, 2R & 3R  
BEING A  
**REPLAT**  
OF  
**THE TRADITIONS SUBDIVISION**  
**PHASE 19**  
BLOCK 1, LOT IR-2 & COMMON AREAS IR, 2R & 3R  
VOL. 15000 PG. 139  
THOMAS J. WOOTEN LEAGUE, A-59  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE AS SHOWN  
JUNE, 2023

**OWNER/DEVELOPER:**  
TRADITIONS ACQUISITIONS, LLC  
2100 Traditions Blvd  
Bryan, TX 77801  
(###) ###-####

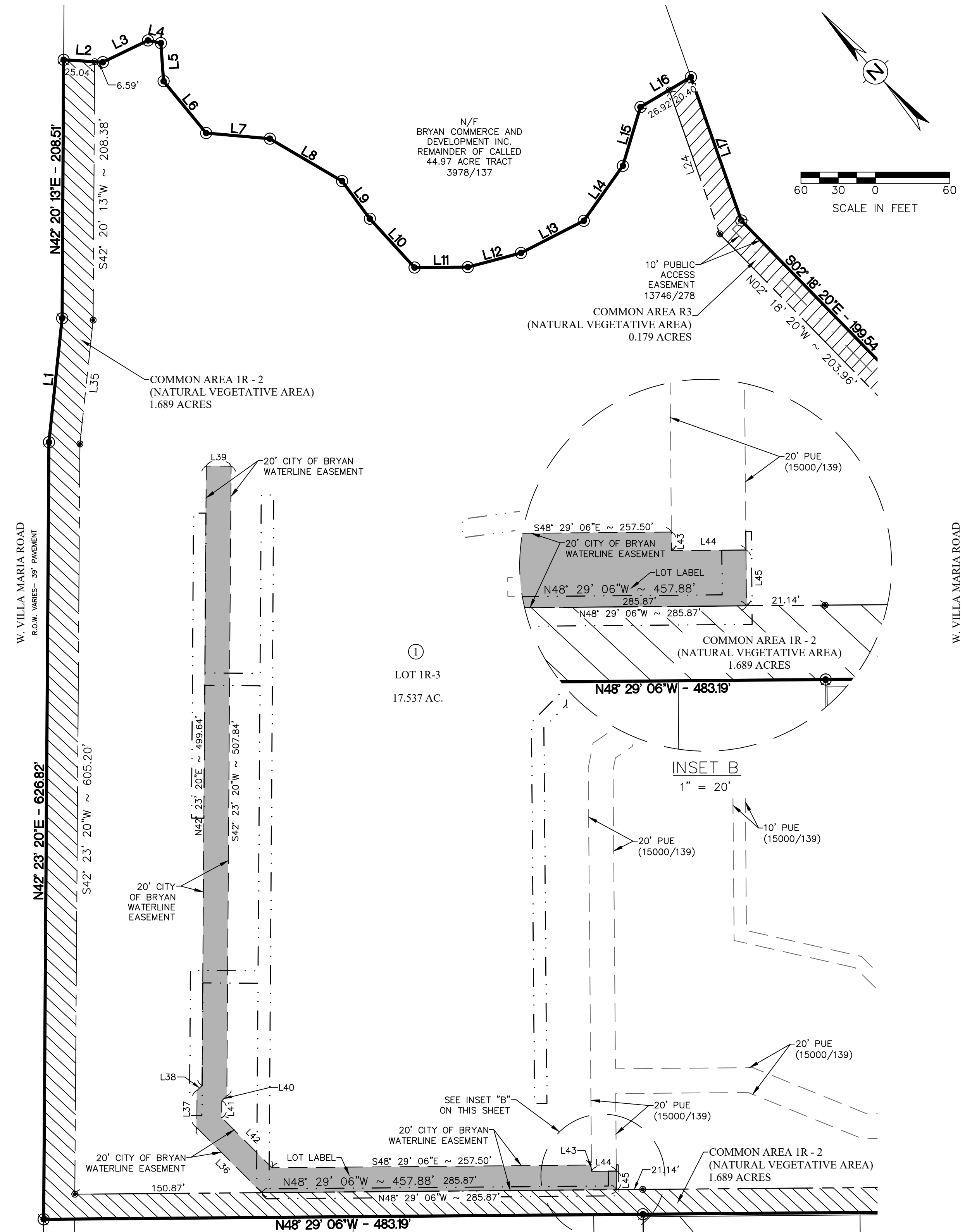
**ENGINEER:**  
KERR SURVEYING, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
0791-266-3195  
TBPELS FIRM # 10018500  
SURVEYS@KERRSURVEYING.NET

**SURVEYOR:**  
KERR SURVEYING, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
0791-266-3195  
TBPELS FIRM # 10018500  
SURVEYS@KERRSURVEYING.NET

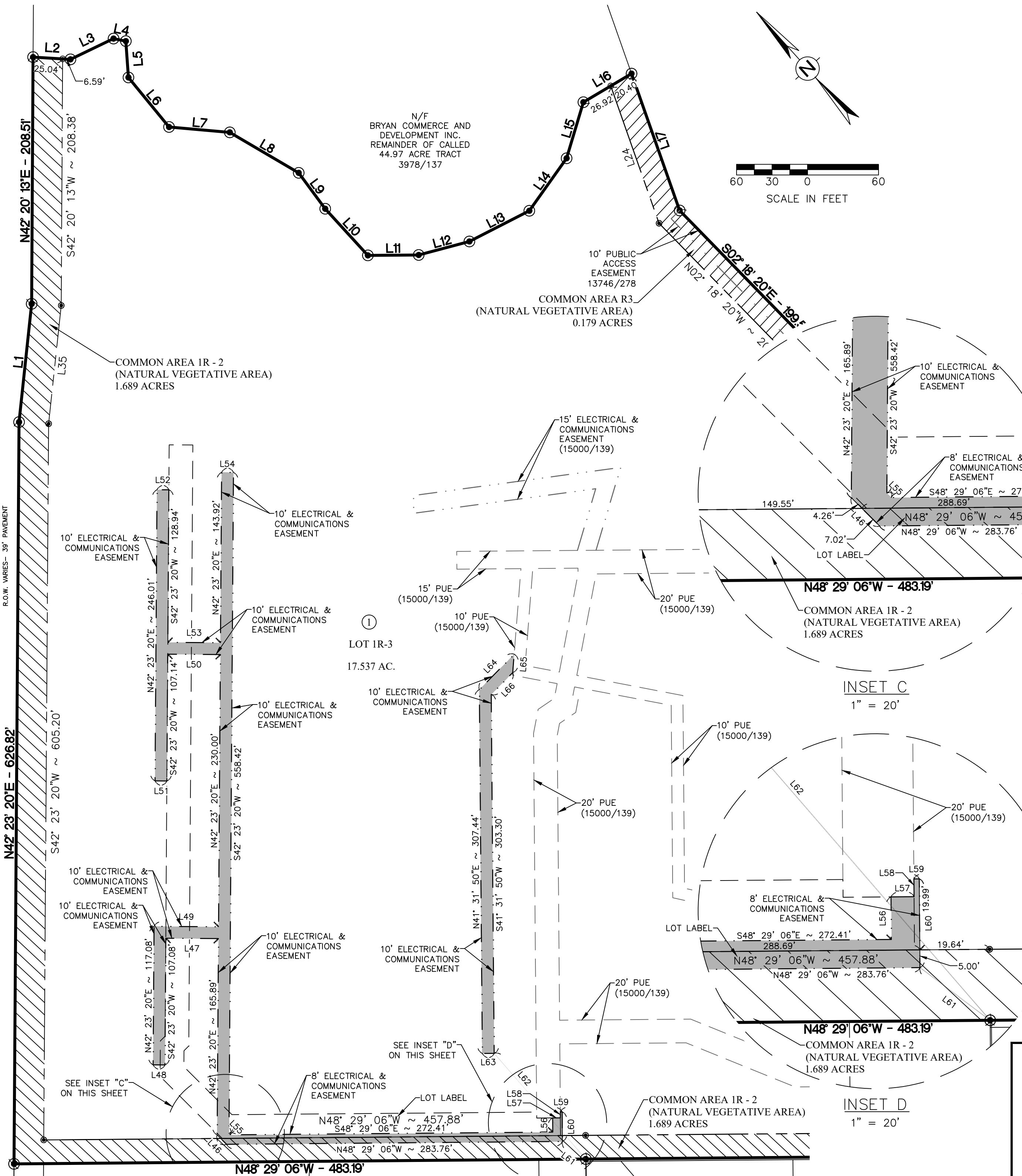
TBPE NO. 12327  
911 SOUTHWEST PKWY E.  
College Station, Texas 77840  
(979) 764-9000

SHEET 1 OF 2





CITY OF BRYAN WATERLINE EASEMENT DETAIL

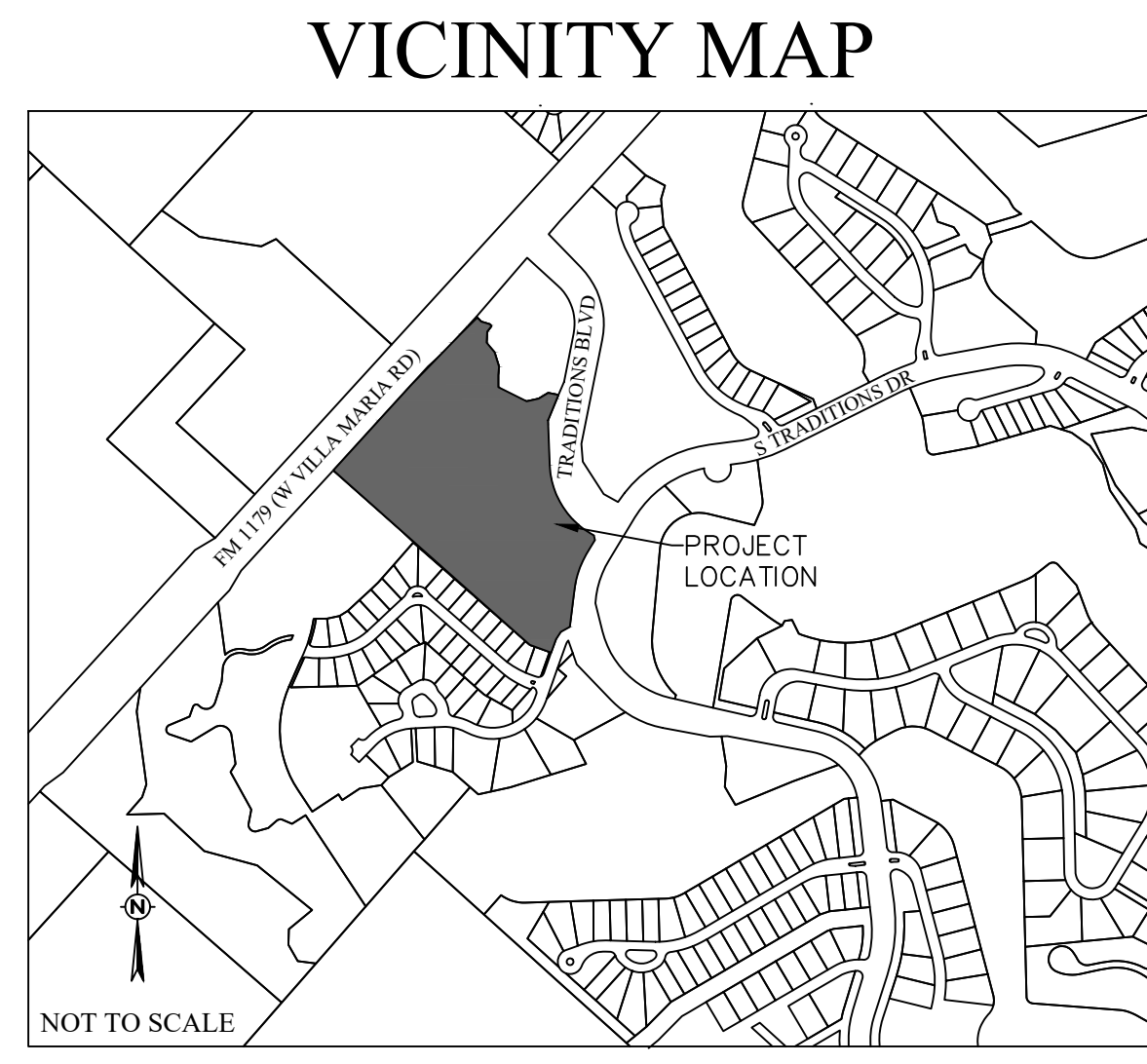


ELECTRICAL & COMMUNICATIONS EASEMENT DETAIL

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	100.49'	N48° 05' 04"E	L21	133.11'	S6° 21' 02"W	L41	13.43'	S42° 23' 20"W	L61	24.72'	N11° 07' 07"W
L2	31.62'	S44° 30' 31"E	L22	56.17'	S19° 51' 36"W	L42	57.44'	S3° 02' 20"E	L62	118.17'	S1° 05' 29"W
L3	40.41'	S73° 42' 31"E	L23	95.99'	N70° 08' 24"W	L43	5.00'	S41° 31' 50"W	L63	10.00'	N48° 28' 10"W
L4	10.61'	S36° 26' 37"E	L24	122.98'	N22° 37' 48"E	L44	20.00'	S48° 28' 10"E	L64	41.94'	N86° 31' 50"E
L5	30.76'	S37° 54' 11"W	L25	79.25'	N72° 35' 02"E	L45	14.99'	S41° 31' 50"W	L65	15.55'	S46° 31' 21"W
L6	54.13'	S2° 38' 52"W	L26	66.01'	N16° 23' 19"W	L46	11.28'	N3° 02' 20"W	L66	25.88'	S86° 31' 50"W
L7	51.51'	S42° 53' 51"E	L27	80.30'	S72° 35' 02"W	L47	44.50'	N47° 36' 40"W			
L8	67.55'	S17° 36' 00"E	L28	13.56'	N58° 45' 28"W	L48	10.00'	N47° 37' 10"W			
L9	37.70'	S5° 34' 57"W	L29	4.64'	N13° 45' 28"W	L49	54.50'	S47° 36' 40"E			
L10	53.43'	S0° 26' 42"E	L30	34.83'	N31° 14' 32"E	L50	44.50'	N47° 35' 42"W			
L11	42.95'	S48° 30' 13"E	L31	121.89'	N6° 21' 02"E	L51	10.00'	N47° 36' 40"W			
L12	44.34'	S62° 54' 05"E	L32	36.17'	N19° 51' 36"E	L52	10.00'	S47° 53' 53"E			
L13	56.88'	S75° 07' 28"E	L33	72.17'	S70° 08' 24"E	L53	44.50'	S47° 38' 11"E			
L14	54.42'	N77° 24' 52"E	L34	100.51'	S48° 05' 04"W	L54	10.00'	S47° 36' 40"E			
L15	49.47'	N58° 38' 30"E	L35	100.50'	S48° 05' 04"W	L55	1.77'	S3° 02' 20"E			
L16	47.31'	S78° 40' 53"E	L36	74.19'	N3° 02' 20"W	L56	11.99'	N41° 32' 00"E			
L17	122.56'	S22° 37' 48"W	L37	30.00'	N42° 23' 20"E	L57	6.50'	S48° 28' 10"E			
L18	21.85'	S58° 45' 28"E	L38	5.70'	N86° 57' 40"E	L58	5.00'	N41° 31' 50"E			
L19	21.21'	S13° 45' 28"E	L39	20.00'	S47° 36' 40"E	L59	1.50'	S48° 28' 10"E			
L20	43.12'	S31° 14' 32"W	L40	5.70'	S86° 57' 40"W	L60	24.99'	S41° 32' 00"W			

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	364.51'	369.96'	056°27'09"	198.59'	349.95'	S30°31'53"E
C2	228.06'	524.94'	024°53'30"	115.86'	226.27'	S18°47'47"W
C3	96.28'	115.54'	047°44'51"	51.14'	93.52'	S43°44'02"W
C4	69.06'	389.96'	010°08'50"	34.62'	68.97'	N07°22'44"W
C5	249.08'	389.96'	036°35'47"	128.95'	244.87'	N40°27'34"W
C6	236.75'	544.94'	024°53'30"	120.27'	234.89'	N18°47'47"E
C7	100.79'	135.54'	042°36'31"	52.86'	98.49'	N41°09'52"E



LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED ELECTRICAL & COMMUNICATIONS EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING ELECTRICAL & COMMUNICATIONS EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPOSED COMMON AREA
- EXISTING COMMON AREA
- LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
- BLOCK LABEL
- CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
- OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- RECORDING INFORMATION
- RIGHT-OF-WAY

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOTEN LEAGUE, ABSTRACT 19, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A 19.62 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS ACQUISITIONS, LLC RECORDED IN VOLUME 9793, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

**BEGINNING** AT A 1/2" IRON ROD FOUND ON THE SOUTHWEST CORNER OF W. VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID 19.62 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 4.157 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE LARBY LAND COMPANY RECORDED IN VOLUME 10004, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

**THENCE** ALONG THE SOUTHWEST CORNER OF W. VILLA MARIA ROAD FOR THE FOLLOWING CALLS:

N 42° 23' 20" E FOR A DISTANCE OF 626.82 FEET (DEED CALL: N 42° 23' 20" E - 626.88 FEET, 9793(1)) TO A POINT, FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MONUMENT FOUND BEARS: N 86° 54' 54" E - 106.50 FEET, 9793(1) TO A POINT, FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MONUMENT FOUND BEARS: N 54° 52' 55" W FOR A DISTANCE OF 0.41 FEET;

N 86° 05' 04" E FOR A DISTANCE OF 104.69 FEET (DEED CALL: N 86° 04' 54" E - 106.50 FEET, 9793(1)) TO A POINT, FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MONUMENT FOUND BEARS: N 54° 52' 55" W FOR A DISTANCE OF 0.41 FEET;

N 42° 23' 20" E FOR A DISTANCE OF 208.51 FEET (DEED CALL: N 42° 23' 20" E - 208.62 FEET, 9793(1)) TO A 1/2" IRON ROD SET MARKING THE NORTH CORNER OF SAID 19.62 ACRE TRACT AND THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 4.157 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC. RECORDED IN VOLUME 3978, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 1/2" IRON ROD FOUND ON THE SOUTHWEST CORNER OF W. VILLA MARIA ROAD BEARS: N 42° 23' 20" E FOR A DISTANCE OF 191.64 FEET;

**THENCE** ALONG THE COMMON LINE OF SAID REMAINDER OF 19.62 ACRE TRACT AND SAID REMAINDER OF 44.97 ACRE TRACT FOR THE FOLLOWING CALLS:

S 44° 30' 31" E FOR A DISTANCE OF 31.62 FEET (DEED CALL: S 44° 30' 31" E - 30.98 FEET, 9793(1)) TO A POINT;

S 73° 42' 31" E FOR A DISTANCE OF 40.41 FEET (DEED CALL: S 73° 42' 31" E - 40.46 FEET, 9793(1)) TO A POINT;

S 36° 26' 37" E FOR A DISTANCE OF 10.61 FEET (DEED CALL: S 36° 26' 47" E - 10.62 FEET, 9793(1)) TO A POINT;

S 37° 54' 11" W FOR A DISTANCE OF 30.76 FEET (DEED CALL: S 37° 54' 01" W - 30.79 FEET, 9793(1)) TO A POINT;

S 02° 38' 52" W FOR A DISTANCE OF 54.13 FEET (DEED CALL: S 02° 38' 42" W - 54.19 FEET, 9793(1)) TO A POINT;

S 42° 53' 51" E FOR A DISTANCE OF 51.51 FEET (DEED CALL: S 42° 54' 01" E - 51.57 FEET, 9793(1)) TO A POINT;

S 17° 36' 00" E FOR A DISTANCE OF 67.55 FEET (DEED CALL: S 17° 36' 10" E - 67.63 FEET, 9793(1)) TO A POINT;

S 05° 34' 57" W FOR A DISTANCE OF 37.70 FEET (DEED CALL: S 05° 34' 47" W - 37.74 FEET, 9793(1)) TO A POINT;

S 00° 26' 42" E FOR A DISTANCE OF 53.43 FEET (DEED CALL: S 00° 26' 52" E - 53.48, 9793(1)) FEET TO A POINT;

S 48° 30' 13" E FOR A DISTANCE OF 42.95 FEET (DEED CALL: S 48° 30' 23" E - 43.00 FEET, 9793(1)) TO A POINT;

S 62° 54' 05" E FOR A DISTANCE OF 44.34 FEET (DEED CALL: S 62° 54' 15" E - 44.39 FEET, 9793(1)) TO A POINT;

S 75° 07' 28" E FOR A DISTANCE OF 56.88 FEET (DEED CALL: S 75° 07' 38" E - 56.93 FEET, 9793(1)) TO A POINT;

N 77° 24' 52" E FOR A DISTANCE OF 44.42 FEET (DEED CALL: N 77° 24' 42" E - 44.48 FEET, 9793(1)) TO A POINT;

N 58° 38' 30" E FOR A DISTANCE OF 49.47 FEET (DEED CALL: N 58° 38' 20" E - 49.52 FEET, 9793(1)) TO A POINT;

S 78° 45' 53" E FOR A DISTANCE OF 47.31 FEET (DEED CALL: S 78° 45' 03" E - 47.36 FEET, 9793(1)) TO A 1/2" IRON ROD SET ON THE WESTERLY LINE OF SAID TRADITIONS BOULEVARD (VARIABLE WIDTH R.O.W.) MARKING THE NORTHWEST CORNER OF SAID 19.62 ACRE TRACT FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-72 BEARS: N 37° 53' 53" E FOR A DISTANCE OF 2.83 FEET;

**THENCE** ALONG THE WESTERLY LINE OF TRADITIONS BOULEVARD FOR THE FOLLOWING CALLS:

S 22° 37' 48" W FOR A DISTANCE OF 122.56 FEET (DEED CALL BEARING: S 22° 37' 38" W, 4787(167)) TO A 1/2" IRON ROD SET;

S 02° 18' 20" E FOR A DISTANCE OF 199.54 FEET (DEED CALL: S 02° 18' 30" E - 199.54 FEET, 4787(167)) TO AN "X" SET IN CONCRETE MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 369.96 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 27' 09" FOR AN ARC DISTANCE OF 364.51 FEET (CHORD BEARS: S 30° 31' 53" E - 369.96 FEET) (DEED CALL: CHORD: S 30° 31' 53" E - 369.96 FEET, 4787(167)) TO A 1/2" IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

S 58° 45' 28" E FOR A DISTANCE OF 21.85 FEET (DEED CALL: S 58° 45' 38" E - 21.85 FEET, 4787(167)) TO A 1/2" IRON ROD SET;

S 13° 48' 28" E FOR A DISTANCE OF 21.21 FEET (DEED CALL: S 13° 48' 38" E - 21.21 FEET, 4787(167)) TO A 5/8" IRON ROD FOUND BENT ON THE WESTERLY LINE OF SOUTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W.) (4787(167)).

**THENCE** ALONG THE WESTERLY LINE OF SOUTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:

S 31° 14' 32" W FOR A DISTANCE OF 43.12 FEET (DEED CALL: S 31° 14' 22" W - 43.12 FEET, 4787(167)) TO A 5/8" IRON ROD FOUND BENT MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 53.04 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 53' 30" FOR AN ARC DISTANCE OF 228.06 FEET (CHORD BEARS: S 18° 47' 47" W - 226.27 FEET) (DEED CALL: CHORD: S 18° 47' 37" W - 226.29 FEET, 4787(167)) TO A 1/2" IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 06° 21' 02" W FOR A DISTANCE OF 133.11 FEET (DEED CALL BEARING: S 06° 20' 52" W, 4787(167)) TO A POINT ON THE NORTHWEST LINE OF BLUE BELLE DRIVE (50' R.O.W., 11012(219)) MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 115.54 FEET, FOR REFERENCE, A 1/2" IRON ROD FOUND BEARS: S 46° 35' 32" W FOR A DISTANCE OF 0.32 FEET;

**THENCE** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 44' 51" FOR AN ARC DISTANCE OF 96.28 FEET (CHORD BEARS: S 43° 44' 02" W - 93.52 FEET) (DEED CALL: CHORD: S 43° 38' 38" W - 93.21 FEET, 11012(219)) TO A 1/2" IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

**THENCE** S 19° 51' 36" W FOR A DISTANCE OF 56.17 FEET (DEED CALL BEARING: S 19° 51' 36" W, 11012(219)) TO AN "X" SET IN CONCRETE MARKING THE EAST CORNER OF BLOCK 1, THE TRADITIONS DRIVE, BLOCK 208 ACCORDING TO THE PLAT RECORDED IN VOLUME 11730, PAGE 161 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

**THENCE** N 70° 08' 24" W ALONG THE NORTHEAST LINE OF SAID BLOCK 1 FOR A DISTANCE OF 95.99 FEET (PLAT CALL: N 70° 08' 24" W - 96.00 FEET, 11730(161)) TO A 1/2" IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 19.62 ACRE TRACT;

**THENCE** N 48° 27' 39" W ALONG THE COMMON LINE OF SAID 19.62 ACRE TRACT AND SAID BLOCK 1 FOR A DISTANCE OF 695.73 FEET (PLAT CALL: N 48° 28' 10" W - 695.73 FEET, 11730(161)) TO A 1/2" IRON ROD FOUND MARKING THE NORTH CORNER OF SAID BLOCK 1 AND THE EAST CORNER OF SAID REMAINDER OF 4.157 ACRE TRACT;

**THENCE** N 48° 29' 06" W ALONG THE COMMON LINE OF SAID 19.62 ACRE TRACT AND SAID 8.157 ACRE TRACT FOR A DISTANCE OF 457.88 FEET (DEED CALL BEARING: N 48° 29' 06" W, 9793(1)) TO THE POINT OF BEGINNING CONTAINING 19.135 ACRES OF LAND AS SURVEYED ON THE GROUND AUGUST 2016. BEARING SYSTEM SHOWN IN THE 2016 TEXAS STATE PLANS CENTRAL ZONE GRID (NORTH) AS ESTABLISHED FROM GPS OBSERVATION. SEE PLAT PREPARED AUGUST 2016, FOR MORE DESCRIPTIVE INFORMATION.

# FINAL PLAT

## THE TRADITIONS SUBDIVISION

### PHASE 19

19.315 ACRES

BLOCK 1, LOT IR-3 & COMMON AREAS 1R-2, 2R & 3R

## BEING A REPLAT

OF

## THE TRADITIONS SUBDIVISION

### PHASE 19

BLOCK 1, LOT IR-2 & COMMON AREAS 1R, 2R & 3R

VOL. 15000 PG. 139

THOMAS J. WOOTEN LEAGUE, A-59

BRYAN, BRAZOS COUNTY, TEXAS

SCALE AS SHOWN  
JUNE, 2023

**OWNER/DEVELOPER:**  
TRADITIONS ACQUISITIONS, LLC  
2100 Traditions Blvd  
Bryan, TX 77801  
(979) 444-7788

**ENGINEER:**  
KERR SURVEYING, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195  
TBPELS FIRM # 10018500  
SURVEYS@KERRSURVEYING.NET

SHEET 2 OF 2