

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
- DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000095370148 (CALCULATED USING GEOID12B).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- 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.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT MIXED USE (PD-M), ORDINANCE #2186, APPROVED ON DECEMBER 6, 2016.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE POA, PROPERTY OWNER'S ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
- STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE POA.
- COMMON AREA TRAFFIC EASEMENTS PROVIDE ACCESS TO PROPERTIES WHICH DO NOT HAVE DIRECT FRONTAGE ONTO PUBLIC RIGHT-OF-WAY. ACCESS TO LOTS, SHARED PARKING AREAS, AND INTERNAL DRIVEWAYS ARE ENCOMPASSED AND DOCUMENTED BY THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS STATING THE SPECIFIC RIGHTS OF ALL PARTIES AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY; VOLUME 11313, PAGE 1.
- 18300/105 OPRBCT GRANTS PEDESTRIAN AND VEHICULAR ACCESS ACROSS COMMON AREAS 1-4, BLOCK 1, TRADITIONS 27 & COMMON AREA 1, BLOCK 1, TRADITIONS 31 FROM LAKE ATLAS DRIVE AND ACCESS FOR UTILITY INSTALL, REPAIR, ETC.

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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I(We), _____, 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.

Owner Name, Title,
Company Name

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Owner Name, 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

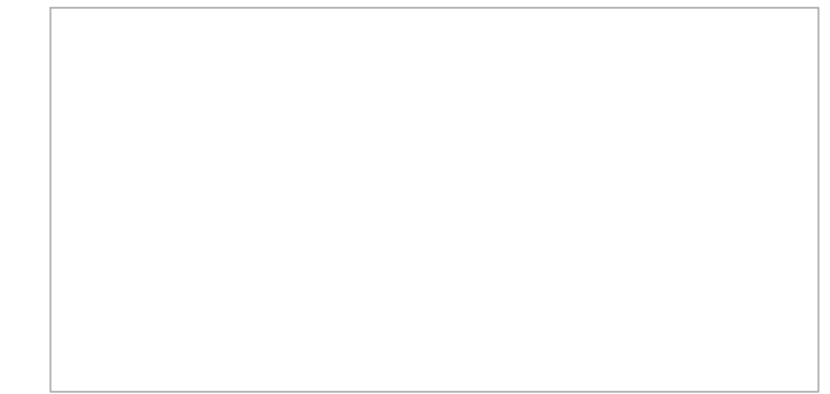
CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

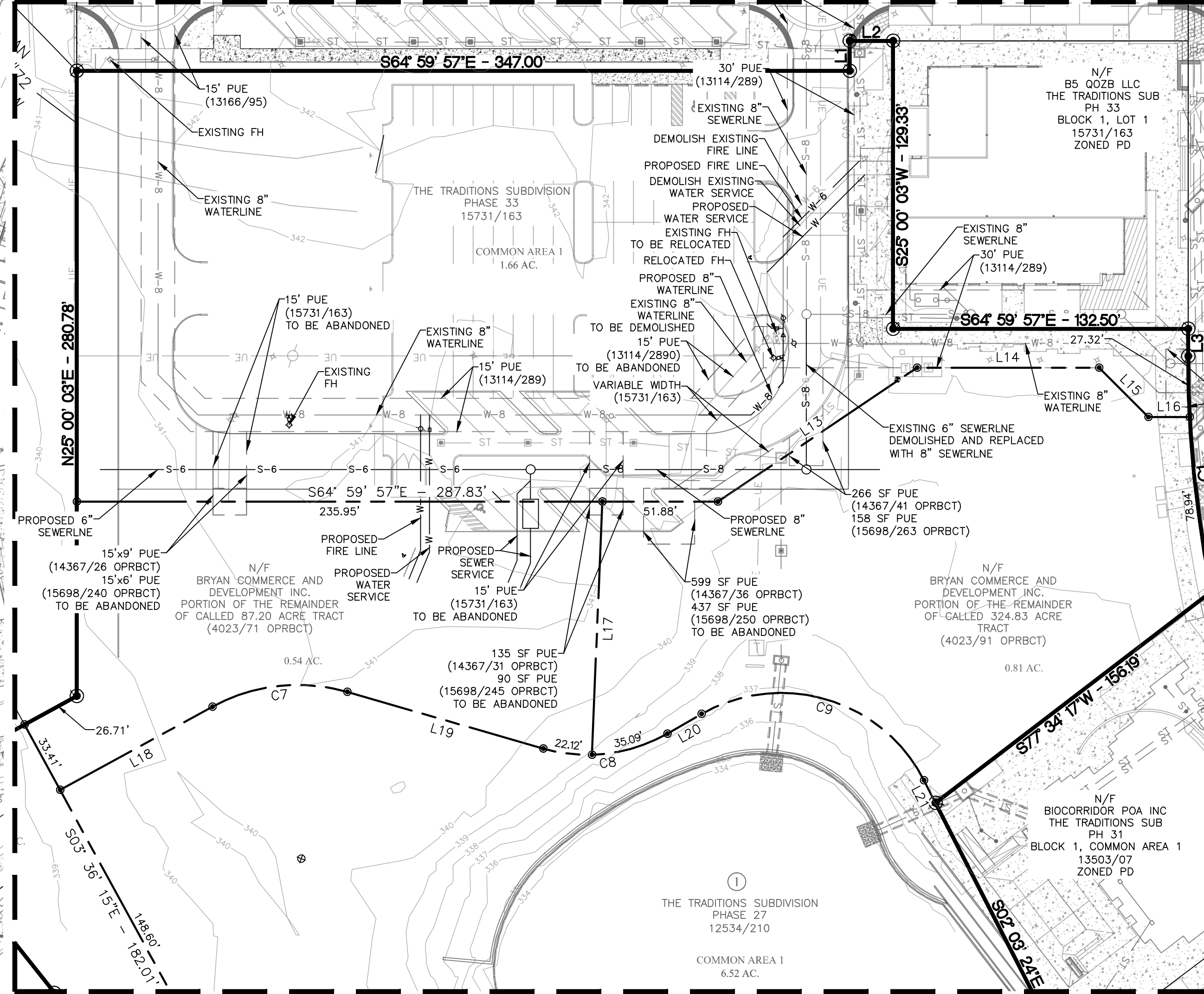
I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

R.P.L.S. No. 6834

CERTIFICATE OF COUNTY CLERK



County Clerk
Brazos County, Texas



INSET
1" = 40'

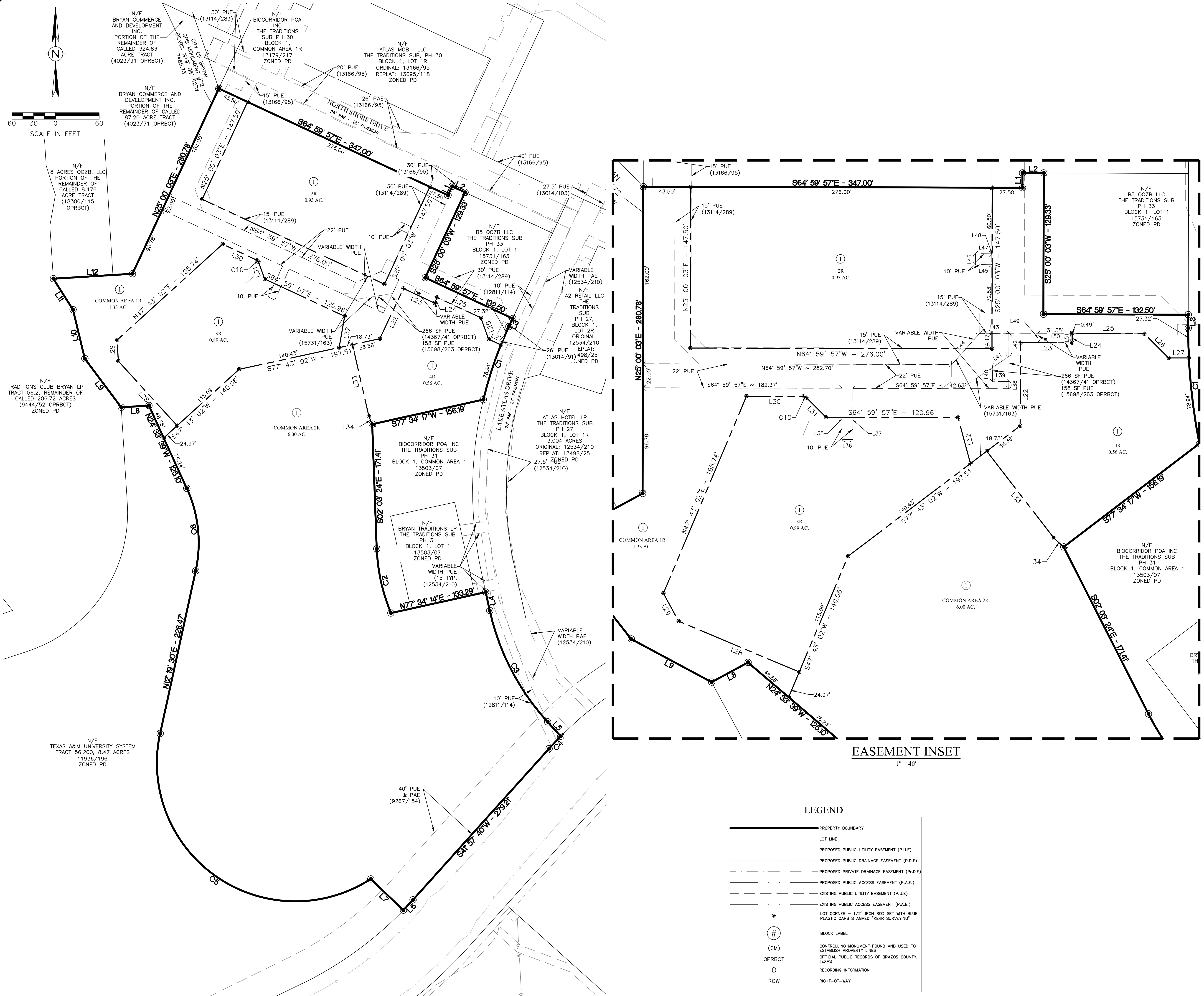
LEGEND

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

FINAL PLAT
OF
THE TRADITIONS SUBDIVISION
PHASE 33
9.722 ACRES
BLOCK 1, LOTS 2R-4R
COMMON AREAS 1R-2R
BEING A REPLAT
OF
THE TRADITIONS SUBDIVISION, PHASE 27
COMMON AREA 1,
VOL. 12535 PG. 210
THE TRADITIONS SUBDIVISION, PHASE 33
BLOCK 1, COMMON AREA 1,
VOL. 15731 PG. 163
A PORTION OF THE REMAINDER OF A CALLED 8.176 ACRE TRACT,
A PORTION OF THE REMAINDER OF A CALLED 87.20 ACRE TRACT,
AND
A PORTION OF THE REMAINDER OF A CALLED 324.83 ACRE TRACT
J.H. JONES LEAGUE, A-26
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1" = 60'
JUNE, 2024

OWNER/DEVELOPER: _____
SURVEYOR: Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 1001850
SURVEYS@KERRSURVEYING.NET

ENGINEER: TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900



LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	13.50'	N25° 00' 03"E	L31	25.21'	S19° 59' 57"E
L2	19.50'	S64° 59' 57"E	L32	43.62'	S9° 52' 02"W
L3	12.32'	S25° 00' 03"W	L33	100.78'	N12° 51' 28"W
L4	26.06'	S12° 25' 46"E	L34	11.81'	N23° 11' 17"W
L5	26.81'	S42° 27' 07"E	L35	46.80'	S25° 00' 03"W
L6	19.37'	S42° 48' 53"W	L36	10.00'	S64° 59' 57"E
L7	61.96'	N46° 23' 49"W	L37	46.80'	N25° 00' 03"E
L8	37.97'	S86° 25' 20"W	L38	6.67'	N25° 00' 03"E
L9	83.51'	N36° 54' 49"W	L39	15.00'	N64° 59' 57"W
L10	69.11'	N13° 29' 58"W	L40	12.71'	N25° 00' 02"E
L11	50.43'	N32° 21' 22"W	L41	18.08'	N81° 04' 38"E
L12	108.70'	N86° 26' 49"E	L42	21.20'	N24° 59' 54"E
L13	107.77'	N81° 03' 53"E	L43	26.76'	N64° 59' 56"W
L14	81.69'	S64° 59' 56"E	L44	38.39'	S66° 42' 01"W
L15	31.29'	S19° 59' 57"E	L45	14.82'	S64° 59' 57"E
L16	18.65'	S64° 59' 57"E	L46	10.00'	N25° 00' 03"E
L17	113.69'	S27° 19' 44"W	L47	14.82'	S64° 59' 57"E
L18	77.99'	S86° 22' 47"W	L48	0.50'	S64° 59' 57"E
L19	91.46'	N48° 52' 39"W	L49	8.15'	S25° 00' 04"W
L20	17.76'	S85° 14' 34"W	L50	31.83'	S64° 59' 56"E
L21	11.38'	N2° 03' 24"W	L51	8.15'	N25° 00' 04"E
L22	76.25'	N25° 07' 23"E			
L23	47.22'	S64° 52' 36"E			
L24	8.54'	N25° 07' 24"E			
L25	66.09'	S64° 59' 56"E			
L26	31.29'	S19° 59' 57"E			
L27	18.65'	S64° 59' 57"E			
L28	119.89'	N42° 16' 58"W			
L29	29.03'	N3° 35' 54"W			
L30	52.07'	S64° 59' 57"E			

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	106.34'	532.00'	011°27'10"	53.35'	106.16'	S19°16'05"W
C2	90.72'	250.00'	020°47'26"	45.86'	90.22'	S12°27'06"E
C3	173.96'	332.00'	030°01'21"	89.03'	171.98'	S27°26'27"E
C4	23.37'	480.00'	002°47'20"	11.68'	23.36'	S43°21'20"W
C5	448.78'	190.00'	135°20'01"	462.51'	351.50'	N55°20'31"W
C6	115.88'	180.00'	036°53'09"	60.03'	113.89'	N06°07'05"W
C7	62.47'	80.00'	044°44'34"	32.93'	60.90'	N71°14'56"W
C8	57.65'	72.00'	045°52'48"	30.47'	56.13'	N71°49'03"W
C9	116.49'	72.00'	092°42'04"	75.48'	104.20'	N48°24'25"W
C10	3.14'	4.00'	045°00'00"	1.66'	3.06'	S42°29'57"E

EASEMENT INSET
1" = 40'

LEGEND

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	PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
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 JUNE, 2024
OWNER/DEVELOPER:
 OWNER
 ### Street Name
 City, TX ###
 (###) ###-###
SURVEYOR:

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 Bryan, TX 77803
 (979) 266-3195
 TBPES FIRM # 10018500
 SURVEYS@KERRSURVEYING.NET
ENGINEER:

 TBPES NO. 12327
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 College Station, Texas 77840
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