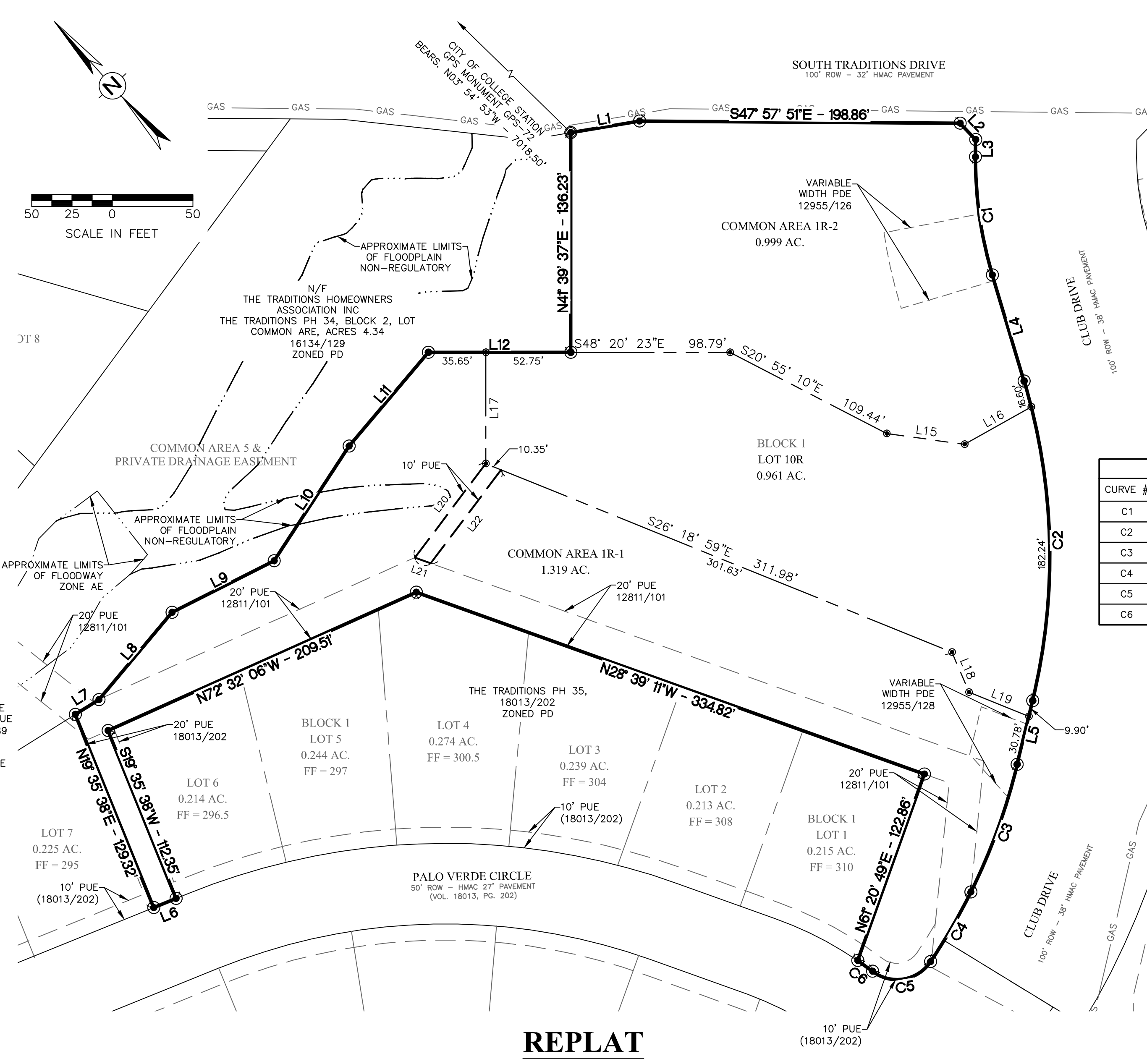


**ORIGINAL PLAT**  
VOL. 18013, PG. 202



**REPLAT**

LINE #	LENGTH	DIRECTION
L1	43.22'	S57° 57' 21"E
L4	68.68'	S25° 00' 55"W
L5	40.68'	S55° 15' 58"W
L8	70.62'	N81° 39' 58"E
L9	70.96'	S75° 07' 15"E
L10	85.06'	N74° 44' 34"E
L11	76.08'	N81° 52' 28"E
L12	88.40'	S48° 20' 23"E
L13	75.96'	S28° 39' 11"E
L14	64.90'	S77° 47' 16"W
L15	48.81'	S40° 32' 50"E
L16	47.29'	S77° 41' 50"E
L17	68.97'	S41° 39' 37"W
L18	26.87'	S18° 41' 01"W
L19	40.00'	S26° 18' 59"E
L20	72.98'	N78° 38' 07"E
L21	10.47'	S28° 39' 11"E
L22	72.54'	N78° 38' 11"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	74.26'	250.00'	017°01'11"	37.41'	73.99'	S33°31'31"W
C2	200.63'	380.00'	030°15'03"	102.71'	198.31'	S40°08'27"W
C3	84.27'	380.00'	012°42'23"	42.31'	84.10'	S61°37'10"W
C4	50.01'	380.00'	007°32'28"	25.04'	49.98'	S71°44'35"W
C5	40.74'	25.00'	093°22'33"	26.52'	36.38'	N57°47'54"W
C6	11.34'	225.00'	002°53'19"	5.67'	11.34'	N12°33'17"W

- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE - CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (Y:10207269.050; X:3541253.110) AND AS ESTABLISHED BY GPS OBSERVATION.
  - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOID12B).
  - 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
  - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED REGULATORY 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
  - A PORTION OF THE TRACT LIES WITHIN A CALCULATED 100 YEAR FLOODPLAIN.
  - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-H), AS DEFINED IN ORDINANCE NO. 2464, APPROVED BY THE BRYAN CITY COUNCIL DECEMBER 8, 2020.
  - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING, ETC. CANNOT IMPED THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
  - DISTANCES SHOWN ON CURVES ARE CHORD LENGTH.
  - ALL MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - LOTS WITH 2 FEET OR MORE OF PROPOSED FILL AT A BUILDING FOOTPRINT LOCATION WILL REQUIRE ONE OF THE FOLLOWING:
    - A SOILS REPORT SHOWING THAT THE COMPACTION REQUIREMENT OF 95% STANDARD PROCTOR IS MET. OR
    - ENGINEERED FOUNDATION DRAWINGS.
  - A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATIONS, REPAIR AND MAINTENANCE OF THESE AREAS.
  - 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 PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, John William Slade, Vice President of Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, the General Partner of Traditions Acquisition Partnership, L.P., a Texas limited partnership, the owner and developer of the land shown on this plat, being the tracts of land as conveyed to us in the Official Public Records of Brazos County in Volume 18013 and Page 202, 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.

Traditions Acquisition Partnership, L.P.  
by Traditions Acquisition Partnership GP, LLC, Its General Partner by John William Slade, Vice President

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John William Slade, 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

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

CERTIFICATE OF 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 Official Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_.

\_\_\_\_\_  
County Clerk  
Brazos County, Texas

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

\_\_\_\_\_  
R.P.L.S. No. 6834

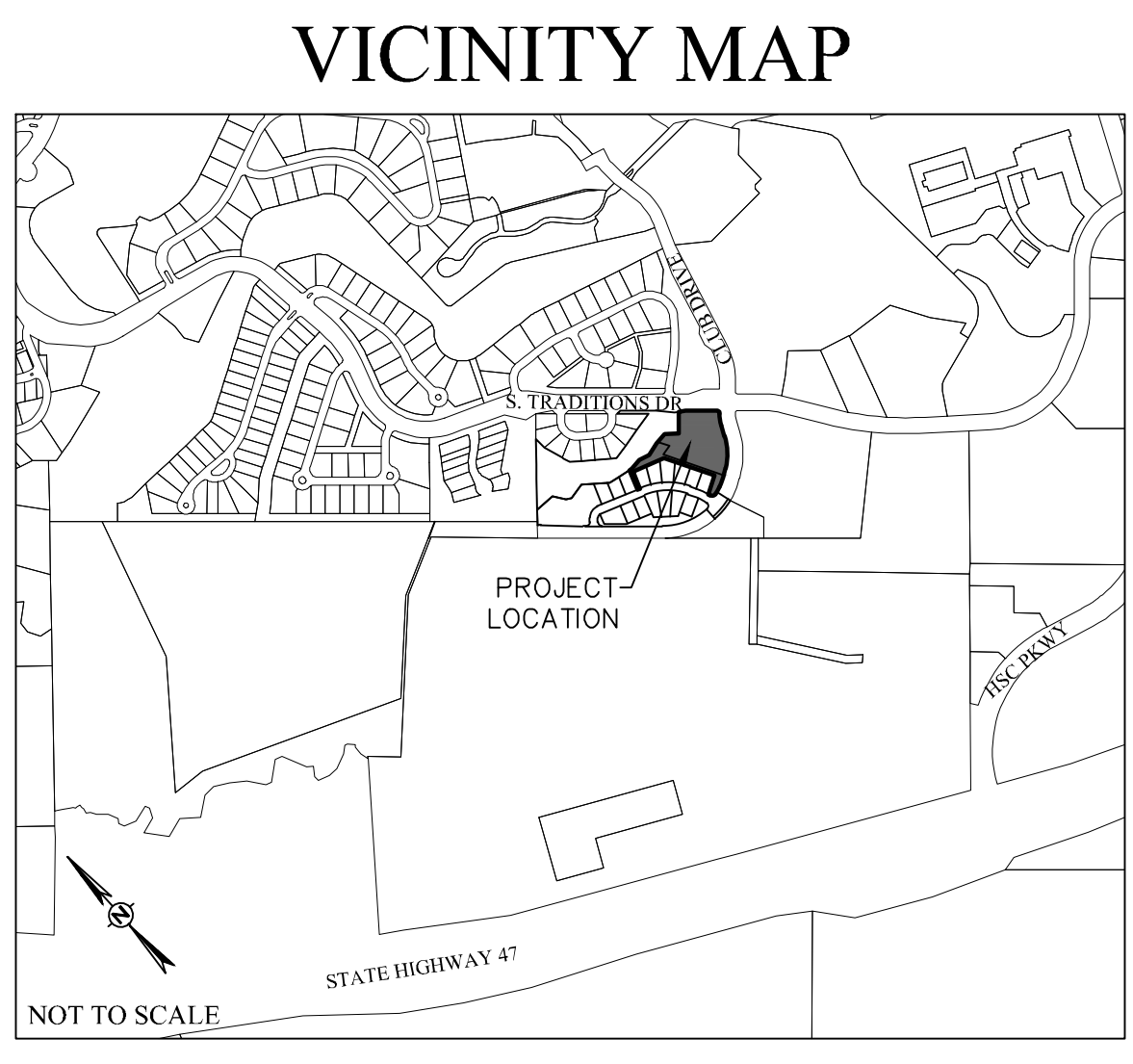
APPROVAL OF THE CITY ENGINEER

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

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
- (CM) CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
- OPRBCOT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- ( ) RECORDING INFORMATION
- ROW RIGHT-OF-WAY



**FINAL PLAT**  
**THE TRADITIONS SUBDIVISION**  
**PHASE 35**  
3.279 ACRES  
BLOCK 1, LOT 10R  
COMMON AREA 1R-1 & 1R-2  
BEING A  
**REPLAT**  
OF  
**THE TRADITIONS SUBDIVISION**  
**PHASE 35**  
BLOCK 1, LOT 10  
COMMON AREA 1  
VOL. 18013 PG. 202  
J.H. JONES SURVEY LEAGUE, A-26  
BRYAN, BRAZOS, TEXAS

SCALE AS SHOWN  
AUGUST, 2024

OWNER/DEVELOPER:  
TRADITIONS ACQUISITION PARTNERSHIP, LP

SURVEYOR:  
KERR SURVEYING

ENGINEER:  
SCHULTZ

Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195  
TBP&S FIRM # 10018500  
SURVEYSURVEYSURVEYING.NET  
Kerr Job # 23-771

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