

ORIGINAL PLAT
VOL. 13630, PG. 25

FIELD NOTES DESCRIPTION
OF A
0.22 ACRE TRACT
JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.22 ACRES IN THE JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A 30' BUFFER AND PORTION OF COMMON AREA 8 OF THE TRADITIONS SUBDIVISION, PHASE 26, FILED IN VOLUME 12630, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.22 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a faded yellow plastic cap found in the west line of Common Area 6, of said Traditions Subdivision, Phase 26, for the southeast corner of Lot 11, Block 1, of said Traditions Subdivision, Phase 26, and being the north corner of said Common Area 8 and the north corner hereof, from which the City of Bryan Monument GPS-74 bears N 87° 14' 27" W, a distance of 8,244.25 feet);

THENCE, with the common line of said Common Area 6 and said Common Area 8, S 18° 05' 04" E, for a distance of 30.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "KERR 4502" found in the north line of the remainder of a called 298.51 acre tract of land described in a deed to Bryan Commerce and Development, Inc. recorded in Volume 4006, Page 195 (OPRBCT);

THENCE, with the common line of said remainder of 298.51 acres and said Common Area 8 for the following two (2) courses and distances:

- 1) S 71° 54' 56" W, for a distance of 100.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "KERR 4502" found;
- 2) S 02° 01' 34" W, for a distance of 228.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "KERR 4502" found in the northeast line of the remainder of a called 87.88 acres described in a deed to Traditions Club Bryan, LLC. recorded in Volume 9444, Page 52 (OPRBCT) for the south corner of said Common Area 8 and the south corner hereof;

THENCE, with the common line of said Common Area 8 and said remainder of 87.88 acres, with a curve to the left, having a radius of 175.00 feet, an arc length of 59.51 feet, a delta angle of 19° 29' 05", and a chord which bears N 28° 24' 26" W, a distance of 59.23 feet, to a 1/2 inch iron rod with a plastic cap stamped "MCCLURE BROWNE" found;

THENCE, through said Common Area 8, N 02° 01' 34" E, passing at a distance of 53.24 feet a 1/2 inch iron rod with a yellow plastic cap stamped "KERR 4502" found for the southeast corner of Lot 12, Block 1, of said Traditions Subdivision, Phase 26, and continuing with the common line of said Common Area 8 and said Lot 12 for a total distance of 197.90 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for the common corner of said Lot 11 and said Lot 12;

THENCE, with the common line of said Common Area 8 and said Lot 11, N 71° 54' 56" E, for a distance of 121.75 feet to the POINT OF BEGINNING hereof and containing 0.22 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John William Slade, _____ of The Traditions Homeowners Association, INC, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 18198, Page 49, 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.

John William Slade, _____
The Traditions Homeowners Association, INC

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

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

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

APPROVAL OF THE CITY ENGINEER

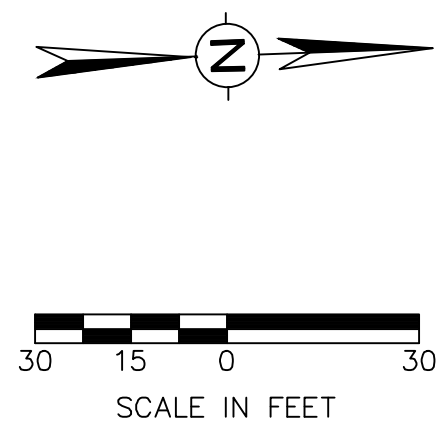
I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

City Engineer, Bryan, Texas

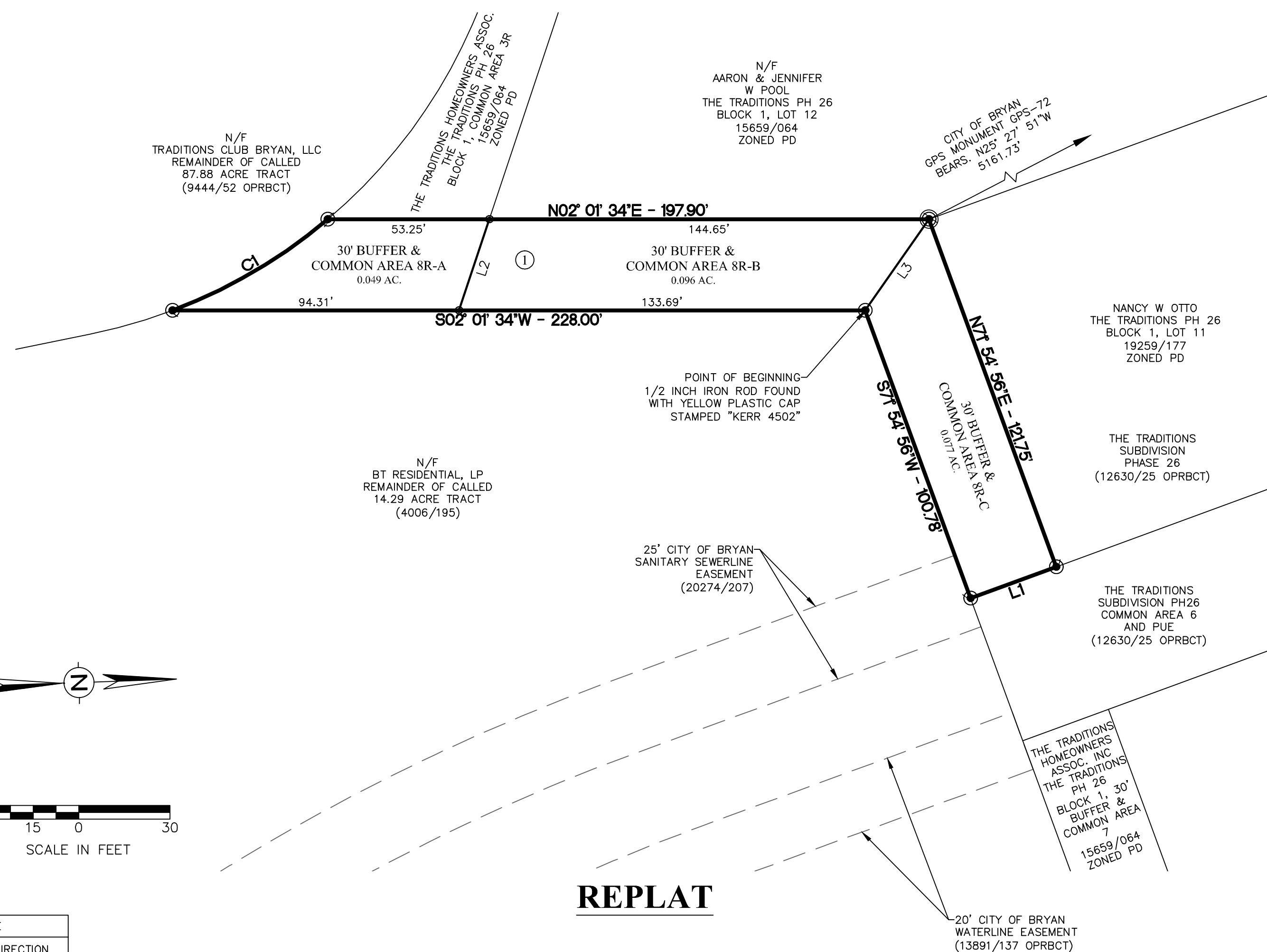
APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning 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



REPLAT



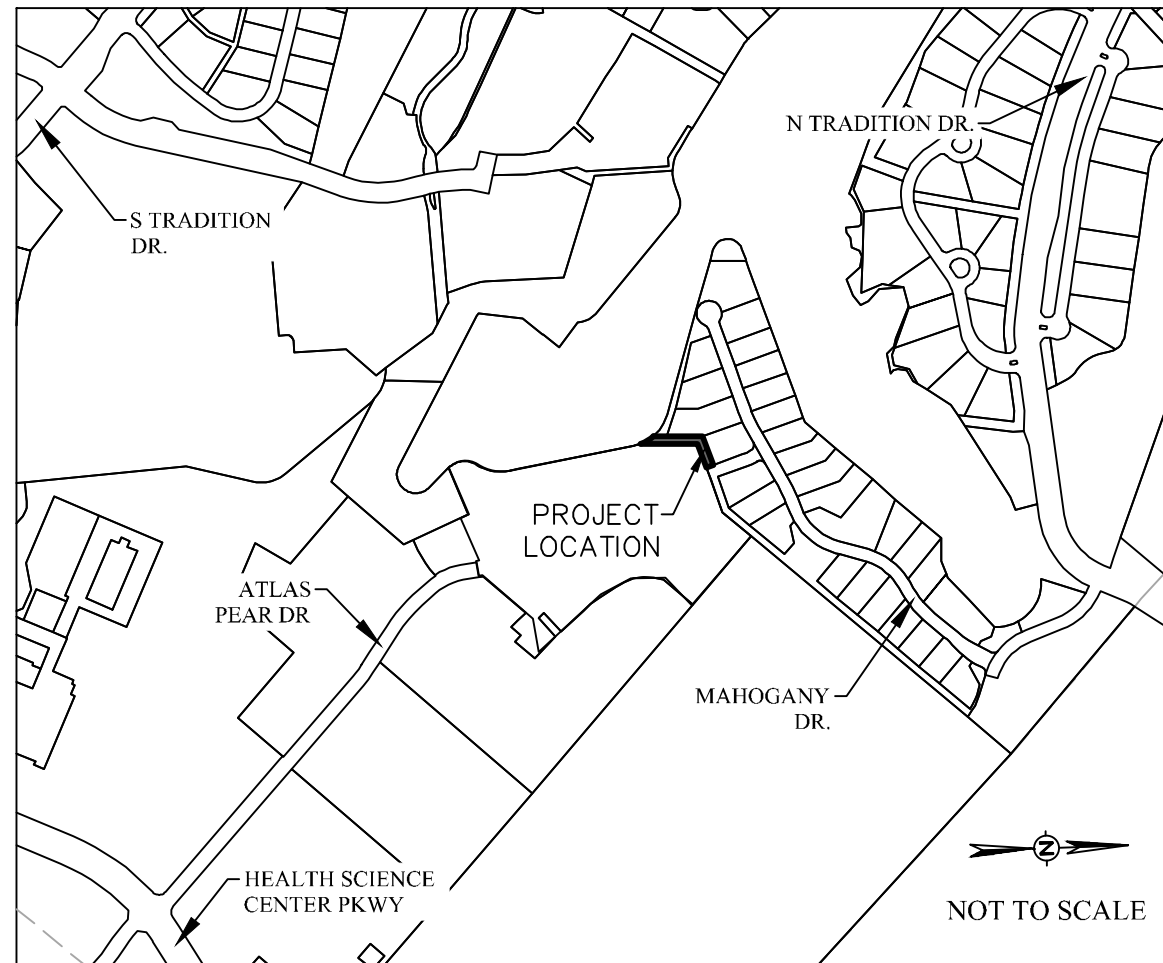
NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).
2. DISTANCES SOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOID12B).
3. 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.
4. 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.
5. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
6. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT - MIXED USE (PD-M) AS DEFINED IN ORDIN3NCE No. 1505, APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 9, 2004.
7. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PD-M ZONING ORDINANCE.
8. 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.
9. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
10. 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, PRIVATE STREETS AND PRIVATE STORM WATER 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.
11. 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.

LEGEND

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

VICINITY MAP



FINAL PLAT
OF
THE TRADITIONS SUBDIVISION
PHASE 26
0.22 ACRES
BLOCK 1, COMMON AREAS 8R-A, 8R-B & 8R-C
REPLAT
OF
THE TRADITIONS SUBDIVISION
PHASE 26
BLOCK 1, COMMON AREA 8
VOL: 13630, PG: 25
J.H. JONES SURVEY LEAGUE, A-26
BRYAN, BRAZOS COUNTY, TEXAS

OWNER:
THE TRADITIONS
HOMEOWNERS
ASSOCIATION INC
700 UNIVERSITY DR E
COLLEGE STATION, TX 77840

SCALE 1" = 30'
JANUARY, 2026

SURVEYOR:



Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 266-3195

TBPELS FIRM # 10018500
SURVEYS@KERRSURVEYING.NET

ENGINEER:



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