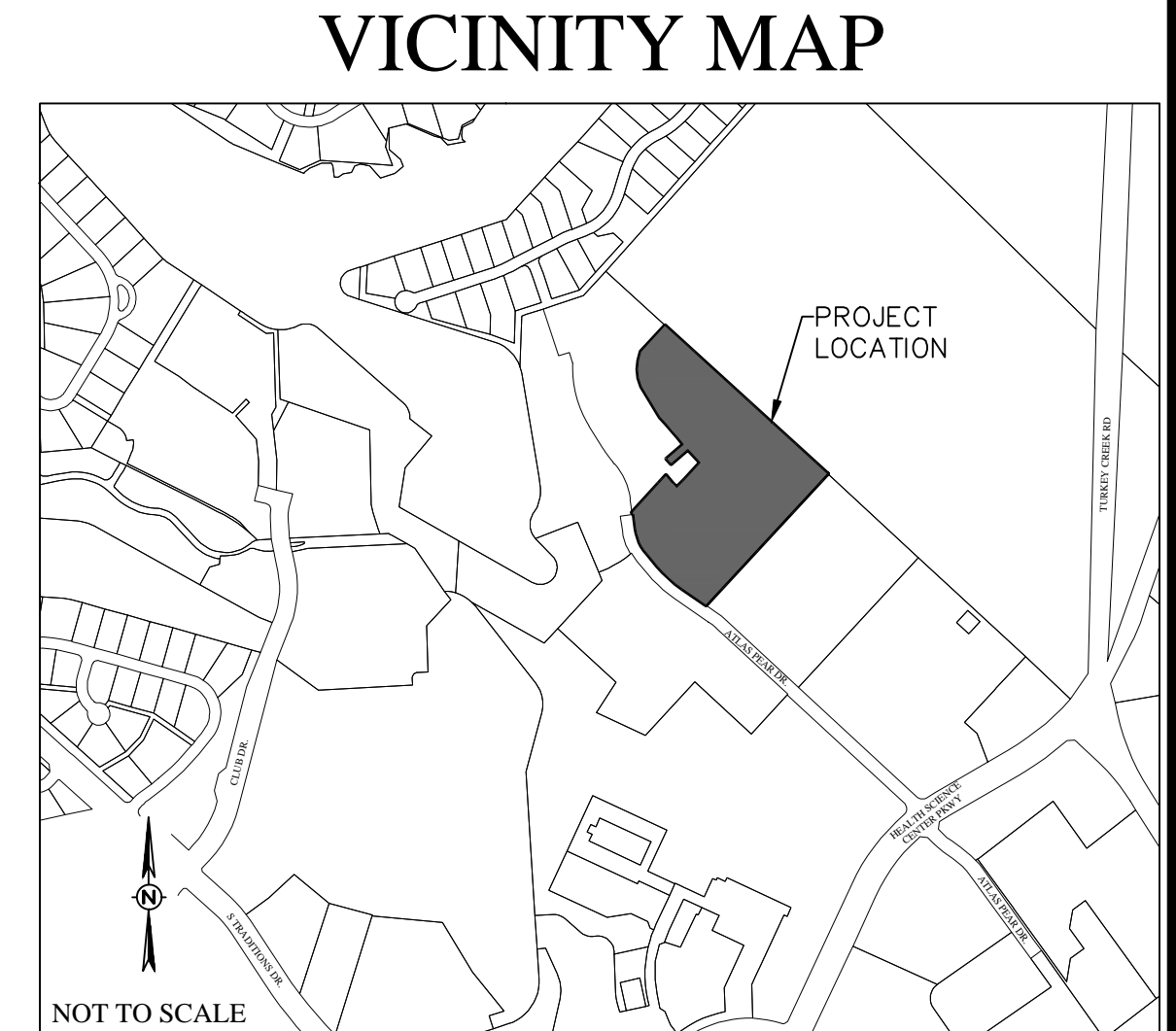


LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	81.12'	N7° 38' 11"W	L22	101.00'	S42° 39' 38"W	L43	100.00'	S47° 20' 22"E
L2	44.88'	S40° 58' 38"E	L23	101.00'	S42° 39' 38"W	L44	100.00'	S47° 20' 22"E
L3	50.00'	N42° 45' 45"E	L24	101.00'	S42° 39' 38"W	L45	100.00'	S47° 20' 22"E
L4	32.58'	S47° 20' 22"E	L25	101.00'	S42° 39' 38"W	L46	100.00'	S47° 20' 22"E
L5	30.11'	N40° 58' 38"W	L26	101.00'	S42° 39' 38"W	L47	100.00'	S47° 20' 22"E
L6	120.00'	N40° 58' 38"W	L27	96.74'	S40° 13' 29"W	L48	100.00'	S47° 20' 22"E
L7	40.00'	N40° 15' 15"W	L28	101.76'	S73° 25' 41"W	L49	100.00'	S47° 20' 22"E
L8	40.00'	N32° 41' 25"W	L29	100.37'	N73° 22' 08"W	L50	100.00'	S47° 20' 22"E
L9	80.00'	N31° 48' 13"W	L30	101.91'	N48° 23' 06"W	L51	100.00'	S47° 20' 22"E
L10	40.00'	N29° 03' 34"W	L31	105.00'	N47° 20' 22"W	L52	100.00'	S47° 20' 22"E
L11	40.00'	N18° 07' 45"W	L32	105.00'	N47° 20' 22"W	L53	53.02'	S20° 40' 37"W
L12	40.00'	N6° 39' 03"W	L33	105.00'	N47° 20' 22"W	L54	17.91'	S42° 39' 38"W
L13	40.00'	N4° 49' 39"E	L34	105.00'	N47° 20' 22"W	L55	15.00'	S47° 20' 22"E
L14	40.00'	N14° 50' 45"E	L35	105.00'	N47° 20' 22"W	L56	74.33'	S18° 13' 29"E
L15	4.57'	S70° 56' 09"W	L36	105.00'	N47° 20' 22"W	L57	44.70'	N47° 20' 22"W
L16	5.00'	N70° 56' 09"E	L37	105.00'	N47° 20' 22"W	L58	41.72'	N6° 10' 46"W
L17	104.58'	N47° 20' 22"W	L38	102.21'	N47° 20' 22"W	L59	14.00'	N79° 31' 53"E
L18	105.00'	N47° 20' 22"W	L39	122.95'	S47° 20' 22"E	L60	41.72'	S6° 10' 46"E
L19	105.00'	N47° 20' 22"W	L40	108.26'	S47° 20' 22"E	L61	44.70'	S47° 20' 22"E
L20	105.00'	N47° 20' 22"W	L41	100.28'	S47° 20' 21"E	L62	22.34'	S5° 46' 52"W
L21	105.00'	N47° 20' 22"W	L42	100.00'	S47° 20' 22"E			

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	150.82'	570.89'	015°08'10"	75.85'	150.38'	N47°47'44"W
C2	122.42'	215.00'	032°37'22"	62.92'	120.77'	N23°56'52"W
C3	35.51'	325.00'	006°15'37"	17.77'	35.49'	S44°06'27"E
C4	0.49'	275.00'	000°06'06"	0.24'	0.49'	S47°17'19"E
C5	45.93'	25.00'	105°15'27"	32.73'	39.74'	S18°18'25"W
C6	44.26'	25.00'	101°25'40"	30.56'	38.70'	S58°21'01"E
C7	40.92'	150.00'	015°37'45"	20.59'	40.79'	N53°57'15"E
C8	40.23'	100.00'	023°03'09"	20.39'	39.96'	N59°24'35"E
C9	39.23'	25.00'	089°53'54"	24.96'	35.32'	N02°17'19"W
C10	39.50'	25.48'	088°47'47"	24.95'	35.66'	N87°53'43"E
C11	39.27'	25.00'	090°00'00"	25.00'	35.36'	N02°20'22"W
C12	8.59'	25.00'	019°41'50"	4.34'	8.55'	N57°11'17"W
C13	112.94'	50.00'	129°25'00"	105.82'	90.41'	N02°19'42"W
C14	8.60'	25.00'	019°43'10"	4.35'	8.56'	N52°31'13"E
C15	38.64'	25.00'	088°33'09"	24.38'	34.91'	N86°56'13"E
C16	42.77'	25.00'	098°01'23"	28.77'	37.74'	N08°21'03"W
C17	28.28'	23.00'	070°27'01"	16.24'	26.53'	N77°53'09"E
C18	67.54'	43.00'	090°00'00"	43.00'	60.81'	N02°20'22"W
C19	38.39'	68.00'	032°20'44"	19.72'	37.88'	N63°30'44"W
C20	105.20'	82.00'	073°30'19"	61.24'	98.13'	N42°55'56"W
C21	14.45'	193.00'	004°17'21"	7.23'	14.44'	N08°19'27"W
C22	15.50'	207.00'	004°17'21"	7.75'	15.49'	S08°19'27"E
C23	87.24'	68.00'	073°30'19"	60.78'	81.38'	S42°55'56"E
C24	46.29'	82.00'	032°20'44"	23.78'	45.68'	S63°30'44"E
C25	52.85'	57.00'	053°07'13"	28.49'	50.97'	S20°46'45"E

- 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 PLAN 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-M), AS DEFINED IN ORDINANCE NO. 2547, APPROVED BY THE BRYAN CITY COUNCIL JANUARY 11, 2022.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA. HOMEOWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - 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 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.
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BUTU 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 PUE TO ACCESS ELECTRIC FACILITIES.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements Jr., Vice President of Traditions Acquisition Partnership GP, LLC, A Texas Limited Liability Company, The General Partner of Bryan/Traditions, LP, A Texas Limited Partnership, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me 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.

Bryan Traditions, LP by:
Traditions Acquisitions Partnership GP, It's General Partner by:
W. Spencer Clements, Jr., Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared W. Spencer Clements Jr., 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

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

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 the _____ day of _____, 20____, in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

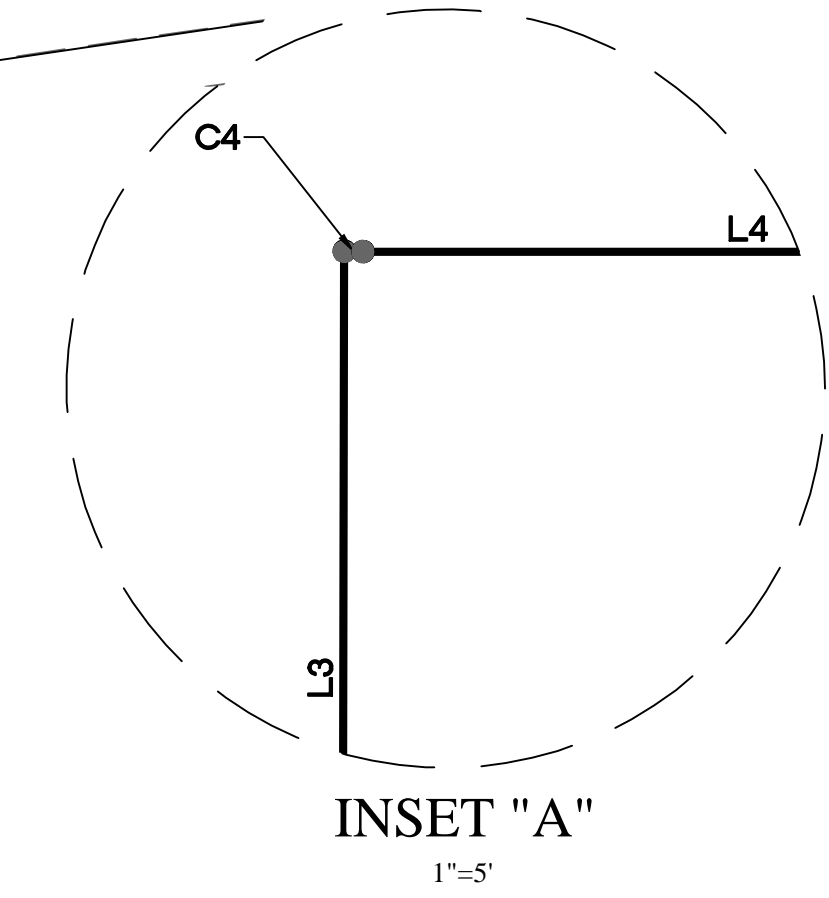
County Clerk
Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, J. Dillon Means, Registered Professional Land Surveyor No. 6770, 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. 6770



LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- COMMON AREA
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
- PROPOSED PRIVATE DRAINAGE EASEMENT (P.P.D.E.)
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- EXISTING PRIVATE DRAINAGE EASEMENT (P.P.D.E.)
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
- BLOCK CORNERS & ANGLE POINTS - 5/8" IRON ROD SET IN CONCRETE WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
- RIGHT OF WAY CENTERLINE
- "X" SET IN CONCRETE
- BLOCK LABEL

FINAL PLAT

THE TRADITIONS SUBDIVISION PHASE 38

12.45 ACRES ACRES
JOHN H JONES LEAGUE, A-26
BRYAN, BRAZOS COUNTY, TEXAS

35 LOTS
BLOCK 1, LOTS 1-16
BLOCK 2, LOTS 1-14
BLOCK 3, LOTS 1-5
COMMON AREAS 1, 2 & 3

SCALE AS SHOWN
APRIL 2022

OWNER/DEVELOPER: BRYAN TRADITIONS LP 3891 S TRADITIONS DR BRYAN, TX 77807 (979) 704-6395	SURVEYOR: KERR Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 268-3195 TBPELS FIRM # 10018500 SURVEYS@KERRSURVEYING.NET	ENGINEER: SCHULTZ TBPE NO. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 764-9800
---	---	---

SHEET 1 OF 2

N/F
SALE STEPHANIE WYNDAM
A002601, JOHN H JONES (JL),
TRACT 57, 73.184 ACRES
12926/127
ZONED A-0

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

A FIELD NOTES DESCRIPTION OF 12.45 ACRES IN THE JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 323.56 ACRE TRACT OF LAND CONVEYED TO BRYAN COMMERCE AND DEVELOPMENT, INC. IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), SAID 12.45 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found with red plastic cap stamped "SM KLING RPLS 2003" found on the northeast line of Atlas Pear Drive (55' - 60' wide right-of-way, 13856/146 & 14490/24 OPRBCT), at the west corner of Lot 1, Block 1 of The Traditions Subdivision, Phase 29, recorded in Volume 13114, Page 296 (OPRBCT);

THENCE, with the northeast line of the Atlas Pear Drive right-of-way, the following four (4) courses and distances:

- 1) N 55° 21' 44" W, a distance of 130.37 feet to a 1/2 inch iron rod set (all 1/2 inch iron rods set with blue plastic cap stamped "KERR SURVEYING" for a point of curvature);
- 2) With a curve to the right, having a radius of 570.89 feet, an arc length of 150.82 feet, a delta angle of 15° 08' 10", and a chord which bears N 47° 47' 44" W, a distance of 150.38 feet to a 1/2 inch iron rod set for the end point of said curve;
- 3) N 40° 15' 33" W, a distance of 72.83 feet to a 1/2 inch iron rod set for a point of curvature;
- 4) With a tangent curve to the right, having a radius of 215.00 feet, an arc length of 122.42 feet, a delta angle of 32° 37' 22", and a chord which bears N 23° 56' 52" W, a distance of 120.77 feet to a 1/2 inch iron rod set for the point of tangency;

THENCE, partly with said northeast line of the Atlas Pear Drive right-of-way, N 07° 38' 11" W, passing at a distance of 65.31 feet a 1/2 inch iron rod set marking the most northerly east corner of said right-of-way, and continuing on through said remainder of called 323.56 acre tract a total distance of 81.12 feet to a 1/2 inch iron rod set for corner;

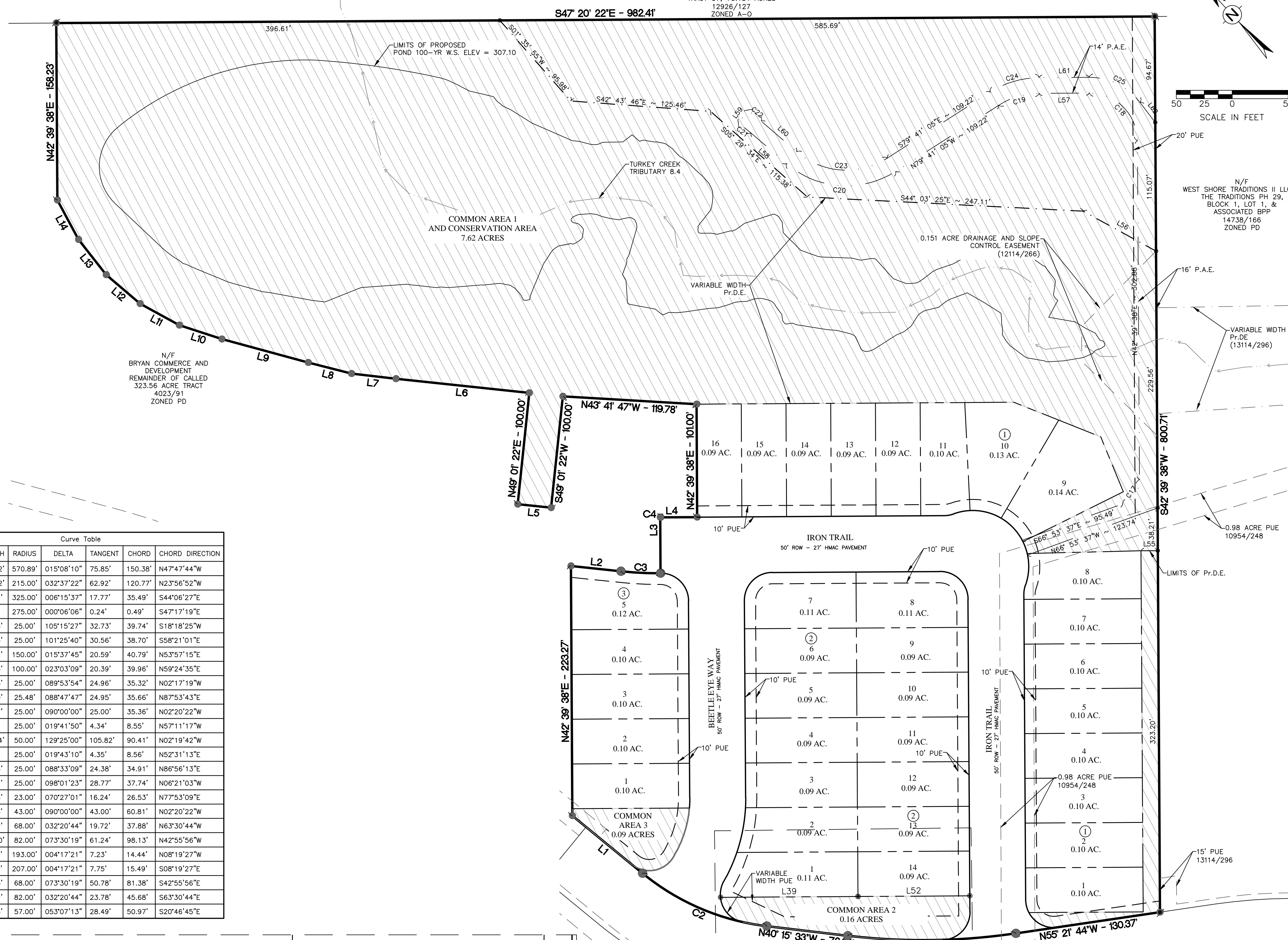
THENCE, severing said remainder of called 323.56 acre tract for the following twenty one (21) courses and distances:

- 1) N 42° 39' 38" E, a distance of 223.27 feet to a 1/2 inch iron rod set for corner;
- 2) S 40° 58' 38" E, a distance of 44.88 feet to a 1/2 inch iron rod set for corner;
- 3) With a tangent curve to the left, having a radius of 325.00 feet, an arc length of 35.51 feet, a delta angle of 06° 15' 37", and a chord which bears S 44° 06' 27" E a distance of 35.49 feet to a 1/2 inch iron rod set;
- 4) N 42° 45' 45" E, a distance of 50.00 feet to a 1/2 inch iron rod set for corner;
- 5) With a curve to the left, having a radius of 275.00 feet, an arc length of 0.49 feet, a delta angle of 00° 06' 06", and a chord which bears S 47° 17' 19" E a distance of 0.49 feet to a 1/2 inch iron rod set for a point of tangency;
- 6) S 47° 20' 22" E, a distance of 100.00 feet to a 1/2 inch iron rod set for corner;
- 7) N 42° 39' 38" E, a distance of 101.00 feet to a 1/2 inch iron rod set for corner;
- 8) N 43° 41' 47" W, a distance of 119.78 feet to a 1/2 inch iron rod set for corner;
- 9) S 49° 01' 22" W, a distance of 100.00 feet to a 1/2 inch iron rod set for corner;
- 10) N 40° 58' 38" W, a distance of 30.11 feet to a 1/2 inch iron rod set for corner;
- 11) N 49° 01' 22" E, a distance of 100.00 feet to a 1/2 inch iron rod set for corner;
- 12) N 40° 58' 38" W, a distance of 120.00 feet to a 1/2 inch iron rod set for angle point;
- 13) N 40° 15' 15" W, a distance of 40.00 feet to a 1/2 inch iron rod set for angle point;
- 14) N 32° 41' 25" W, a distance of 40.00 feet to a 1/2 inch iron rod set for angle point;
- 15) N 31° 48' 13" W, a distance of 80.00 feet to a 1/2 inch iron rod set for angle point;
- 16) N 29° 03' 34" W, a distance of 40.00 feet to a 1/2 inch iron rod set for angle point;
- 17) N 18° 07' 45" W, a distance of 40.00 feet to a 1/2 inch iron rod set for angle point;
- 18) N 06° 39' 33" W, a distance of 40.00 feet to a 1/2 inch iron rod set for angle point;
- 19) N 04° 49' 39" E, a distance of 40.00 feet to a 1/2 inch iron rod set for angle point;
- 20) N 14° 50' 45" E, a distance of 40.00 feet to a 1/2 inch iron rod set for angle point;
- 21) N 42° 39' 38" W, a distance of 158.23 feet to a 1/2 inch iron rod set in the southwest line of the remainder of a called 73.428 acre tract of land conveyed to Stephanie Wyndam Sole, Trustee of the Stephanie Wyndam Sale Revocable Management Trust in Volume 12926, Page 127 (OPRBCT), and in the northeast line of said remainder of called 323.56 acre tract (Volume 4023, Page 91 OPRBCT), for reference, the City of Bryan Control Monument GPS-72 bears N 31° 24' 48" W a distance of 5,537.15 feet; also for reference, the north corner of said remainder of 323.56 acres (Volume 4023, Page 91 OPRBCT) bears N 47° 20' 22" W a distance of 358.30 feet, from which a 1/2 inch iron rod found bears S 74° 04' 56" E a distance of 0.14 feet;

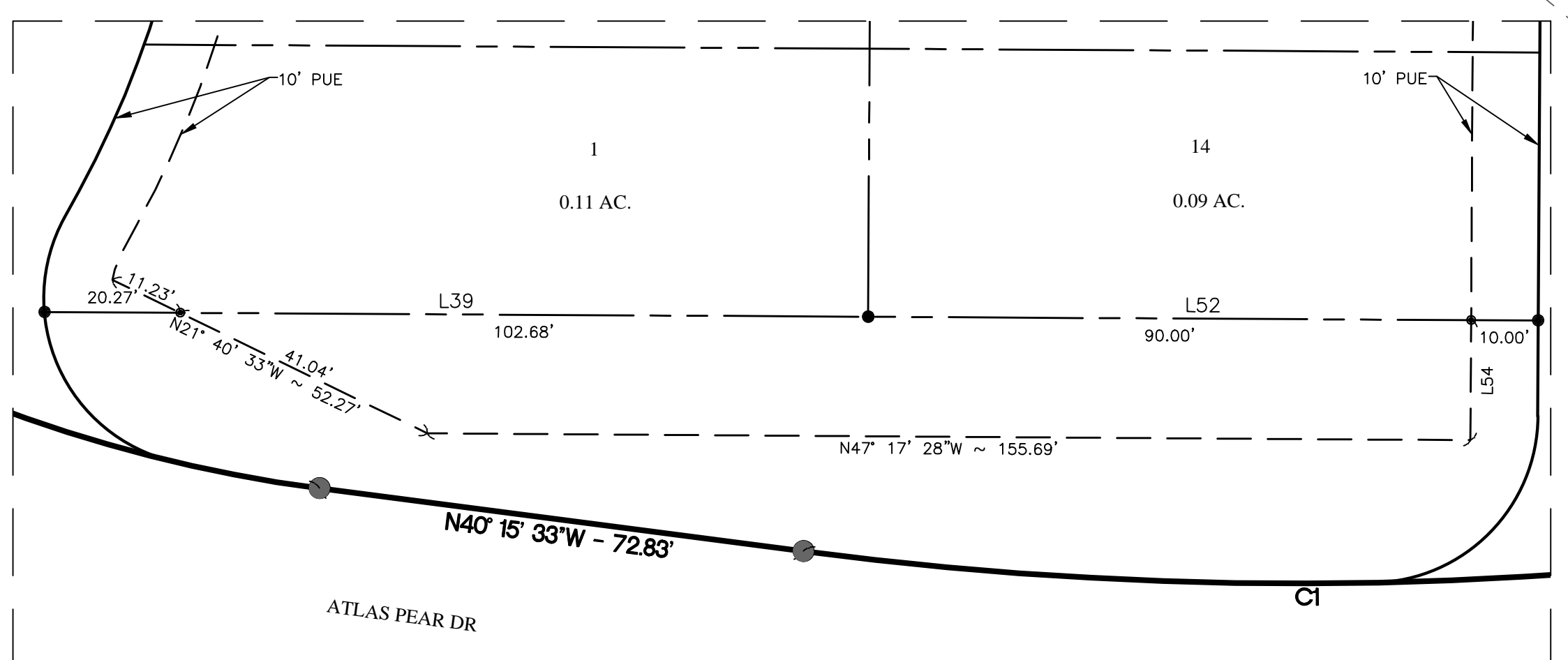
THENCE, with the common line of said remainder of 73.428 acre tract and said remainder of 323.56 acre tract, S 47° 20' 22" E, a distance of 982.41 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" marking the north corner of said Lot 1, Block 1 of The Traditions Subdivision, Phase 29 (Volume 13114, Page 296 OPRBCT);

THENCE, with the northwest line of said Lot 1, S 42° 39' 38" W for a distance of 800.71 feet to the POINT OF BEGINNING hereof and containing 12.45 acres of land, more or less.

Surveyed on the ground August and September 2021 under my supervision. The bearing basis for this survey based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation of the Leica SmartNet NAD83 (NAZ011) Epoch 2010 Multi-year CORS Station 2 (MYCS2). Distances described herein are grid distances. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.00010931194 (calculated using GEOID12B).



CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	150.82'	570.89'	015°08'10"	75.85'	150.38'	N47°47'44"W
C2	122.42'	215.00'	032°37'22"	62.92'	120.77'	N23°56'52"W
C3	35.51'	325.00'	006°15'37"	17.77'	35.49'	S44°06'27"E
C4	0.49'	275.00'	000°06'06"	0.24'	0.49'	S47°17'19"E
C5	45.93'	25.00'	105°15'27"	32.73'	39.74'	S18°18'25"W
C6	44.26'	25.00'	101°25'40"	30.56'	38.70'	S58°21'01"E
C7	40.92'	150.00'	015°37'45"	20.59'	40.79'	N53°57'15"E
C8	40.23'	100.00'	023°03'09"	20.39'	39.96'	N59°24'35"E
C9	39.23'	25.00'	089°53'54"	24.96'	35.32'	N02°17'19"W
C10	39.50'	25.48'	088°47'47"	24.95'	35.66'	N87°53'43"E
C11	39.27'	25.00'	090°00'00"	25.00'	35.36'	N02°20'22"W
C12	8.59'	25.00'	019°41'50"	4.34'	8.55'	N57°11'17"W
C13	112.94'	50.00'	129°25'00"	105.82'	90.41'	N02°19'42"W
C14	8.60'	25.00'	019°43'10"	4.35'	8.56'	N52°31'13"E
C15	38.64'	25.00'	088°33'09"	24.38'	34.91'	N86°56'13"E
C16	42.77'	25.00'	098°01'23"	28.77'	37.74'	N06°21'03"W
C17	28.28'	23.00'	070°27'01"	16.24'	26.53'	N77°53'09"E
C18	67.54'	43.00'	090°00'00"	43.00'	60.81'	N02°20'22"W
C19	38.39'	68.00'	032°20'44"	19.72'	37.88'	N63°30'44"W
C20	105.20'	82.00'	073°30'19"	61.24'	98.13'	N42°55'56"W
C21	14.45'	193.00'	004°17'21"	7.23'	14.44'	N08°19'27"W
C22	15.50'	207.00'	004°17'21"	7.75'	15.49'	S08°19'27"E
C23	87.24'	68.00'	073°30'19"	50.78'	81.38'	S42°55'56"E
C24	46.29'	82.00'	032°20'44"	23.78'	45.68'	S63°30'44"E
C25	52.85'	57.00'	053°07'13"	28.49'	50.97'	S20°46'45"E



INSET "B"
1"=20'

LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	COMMON AREA
	PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
	PROPOSED PRIVATE DRAINAGE EASEMENT (P.R.D.E.)
	PROPOSED PRIVATE ACCESS EASEMENT (P.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
	EXISTING PRIVATE DRAINAGE EASEMENT (P.R.D.E.)
	EXISTING PRIVATE ACCESS EASEMENT (P.A.E.)
	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	BLOCK CORNERS & ANGLE POINTS - 5/8" IRON ROD SET IN CONCRETE WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	RIGHT OF WAY CENTERLINE "X" SET IN CONCRETE
	BLOCK LABEL

LINE TABLE		LINE TABLE		LINE TABLE	
LINE #	DIRECTION	LINE #	DIRECTION	LINE #	DIRECTION
L1	81.12' N7° 38' 11"W	L22	101.00' S42° 39' 38"W	L43	100.00' S47° 20' 22"E
L2	44.88' S40° 58' 38"E	L23	101.00' S42° 39' 38"W	L44	100.00' S47° 20' 22"E
L3	50.00' N42° 45' 45"E	L24	101.00' S42° 39' 38"W	L45	100.00' S47° 20' 22"E
L4	32.58' S47° 20' 22"E	L25	101.00' S42° 39' 38"W	L46	100.00' S47° 20' 22"E
L5	30.11' N40° 58' 38"W	L26	101.00' S42° 39' 38"W	L47	100.00' S47° 20' 22"E
L6	120.00' N40° 58' 38"W	L27	96.74' S40° 13' 29"W	L48	100.00' S47° 20' 22"E
L7	40.00' N40° 15' 15"W	L28	101.76' S73° 25' 41"W	L49	100.00' S47° 20' 22"E
L8	40.00' N32° 41' 25"W	L29	100.37' N73° 22' 08"W	L50	100.00' S47° 20' 22"E
L9	80.00' N31° 48' 13"W	L30	101.91' N48° 23' 06"W	L51	100.00' S47° 20' 22"E
L10	40.00' N29° 03' 34"W	L31	105.00' N47° 20' 22"W	L52	100.00' S47° 20' 22"E
L11	40.00' N18° 07' 45"W	L32	105.00' N47° 20' 22"W	L53	53.02' S20° 40' 37"W
L12	40.00' N6° 39' 03"W	L33	105.00' N47° 20' 22"W	L54	17.91' S42° 39' 38"W
L13	40.00' N4° 49' 39"E	L34	105.00' N47° 20' 22"W	L55	15.00' S47° 20' 22"E
L14	40.00' N14° 50' 45"E	L35	105.00' N47° 20' 22"W	L56	74.33' S18° 13' 29"E
L15	4.57' S70° 56' 09"W	L36	105.00' N47° 20' 22"W	L57	44.70' N47° 20' 22"W
L16	5.00' N70° 56' 09"E	L37	105.00' N47° 20' 22"W	L58	41.72' N6° 10' 46"W
L17	104.58' N47° 20' 22"W	L38	102.21' N47° 20' 22"W	L59	14.00' N79° 31' 53"E
L18	105.00' N47° 20' 22"W	L39	122.95' S47° 20' 22"E	L60	41.72' S6° 10' 46"E
L19	105.00' N47° 20' 22"W	L40	108.26' S47° 20' 22"E	L61	44.70' S47° 20' 22"E
L20	105.00' N47° 20' 22"W	L41	100.28' S47° 20' 21"E	L62	22.34' S5° 46' 52"W
L21	105.00' N47° 20' 22"W	L42	100.00' S47° 20' 22"E		

FINAL PLAT

THE TRADITIONS SUBDIVISION PHASE 38

12.45 ACRES ACRES
JOHN H JONES LEAGUE, A-26
BRYAN, BRAZOS COUNTY, TEXAS
35 LOTS
BLOCK 1, LOTS 1-16
BLOCK 2, LOTS 1-14
BLOCK 3, LOTS 1-5
COMMON AREAS 1, 2 & 3

SCALE AS SHOWN
APRIL 2022

OWNER/DEVELOPER: BRYAN TRADITIONS LP 3891 S TRADITIONS DR BRYAN, TX 77807 (979) 704-6395	SURVEYOR: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 268-3195 TBPELS FIRM # 10018500 SURVEYS@KERRSURVEYING.NET	ENGINEER: TBPEN NO. 12327 911 SOUTHWEST PKWY E College Station, Texas 77840 (979) 764-3900
--	---	--

SHEET 2 OF 2