

GENERAL NOTES:  
 1. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.  
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E effective May 16, 2012, a portion of this property is located within a Special Flood Hazard Area Zone AC. Location is approximate and scaled from said map.  
 3. This property is currently zoned Planned Development-Housing District (PD-H) as approved by the Bryan City Council on September 13, 2022 with Ordinance No. 2022-001.  
 4. Building setback lines to be in accordance with the City of Bryan Code of Ordinance for PD-H zoning district. Additional building setback lines may be required by deed restrictions.  
 5. Unless otherwise indicated 1/2" Iron Rods are set at all corners.  
 6. Distances along curves are arc lengths.  
 7. Common Areas shall be owned and maintained by the Homeowner's Association.  
 8. Abbreviations:  
 C.A. - City of Bryan  
 C.M.A. - Common Area  
 H.O.A. - Homeowner's Association  
 P.O.B. - Point of Beginning  
 P.U.E. - Public Utility Easement  
 S.S.E. - Sanitary Sewer Easement  
 9. 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 P.U.E. and the right of ingress and egress to access electric facilities.  
 10. A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for the maintenance, repair and maintenance, and private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS

The City of Bryan owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 11931, Page 118 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, TAP Land Development LLC owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 11931, Page 213 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Land Family Land Company owner and developer of the land shown on this plat, being a portion of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10004, Page 213 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner

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 & 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 PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chairman 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.

Chairman, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)  
 (COUNTY OF BRAZOS)

I, Karen McQueen, 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, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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 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.

Gregory Hopcus, R.P.L.S. No. 6047

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated.  
 Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 33°10'53" E	30.34'	L17	N 88°32'35" E	29.25'
L2	N 56°49'07" E	93.00'	L18	S 77°52'20" E	52.62'
L3	N 81°24'46" E	97.52'	L19	S 59°27'45" E	10.55'
L4	S 49°23'11" E	9.62'	L20	S 33°10'53" E	32.16'
L5	S 41°09'02" W	70.22'	L21	S 56°49'07" W	50.00'
L6	S 57°47'05" W	71.32'	L22	N 41°19'59" E	51.88'
L7	N 66°33'27" W	46.11'	L25	S 27°13'08" W	54.14'
L8	S 49°46'45" W	50.75'	L26	N 89°59'30" E	56.24'
L9	S 73°59'26" W	51.91'	L27	S 54°53'53" W	61.50'
L10	N 11°21'13" E	62.46'	L29	S 6°40'37" W	50.85'
L11	N 31°03'29" E	42.54'	L30	S 35°06'11" E	38.77'
L12	N 71°01'12" W	100.70'	L31	S 38°14'56" E	73.39'
L13	N 67°24'04" E	98.31'	L32	S 19°49'12" E	42.27'
L14	N 19°22'24" E	45.57'			
L15	N 4°31'55" E	57.44'			
L16	N 7°19'51" W	28.49'			

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	63°39'48"	24.00'	26.67'	14.90'	S 81°36'39" W	25.32'
C2	117°21'47"	30.00'	61.45'	49.31'	N 47°19'41" W	51.26'
C3	113°10'37"	50.00'	98.77'	75.80'	N 64°18'08" W	83.47'
C4	138°58'09"	22.00'	53.42'	58.86'	N 2°05'01" W	41.26'
C5	119°34'29"	16.00'	33.39'	27.48'	N 79°09'39" E	27.85'
C6	121°05'14"	42.00'	88.76'	74.37'	N 78°24'16" E	73.14'
C7	10°49'04"	335.53'	63.35'	31.77'	N 9°56'27" E	63.35'
C8	52°07'18"	492.18'	447.73'	240.70'	S 7°07'15" E	432.45'
C9	90°00'00"	25.00'	39.27'	25.00'	S 78°10'53" E	35.36'
C10	90°00'00"	125.00'	196.35'	125.00'	S 78°10'53" E	176.78'
C11	31°47'52"	567.18'	314.77'	161.55'	S 17°16'57" E	310.75'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C12	53°02'12"	225.00'	208.27'	112.27'	N 27°54'08" W	200.92'
C13	50°53'55"	200.00'	177.67'	95.18'	S 28°58'16" E	171.89'
C14	45°28'06"	150.00'	119.04'	62.85'	N 31°41'11" W	115.94'
C15	53°02'12"	275.00'	254.56'	137.22'	N 27°54'08" W	245.57'
C16	31°47'52"	517.18'	287.02'	147.31'	N 17°16'57" W	283.35'
C17	90°00'00"	75.00'	117.81'	75.00'	N 78°10'53" W	106.07'
C18	90°00'00"	25.00'	39.27'	25.00'	S 11°49'07" E	35.36'
C19	4°16'49"	567.18'	42.37'	21.20'	S 3°31'26" E	42.36'
C20	72°5'02"	225.00'	29.13'	14.58'	S 5°05'32" E	29.11'
C21	36°14'09"	50.00'	31.62'	16.36'	S 38°14'56" E	31.10'
C22	24°39'37"	42.00'	18.08'	9.18'	S 30°11'27" W	17.94'

FIELD NOTES  
 Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOLTON SURVEY, Abstract No. 59 in Brazos County, Texas and being part of the called 67,967 acre remainder tract described in the deed from Curtis F. Land, Arno K. Land, Curtis F. Land, Jr. and Patricia J. Land to Land Family Land Company, a Texas corporation recorded in Volume 10004, Page 213 of the Official Records of Brazos County, Texas (O.R.B.C.) and being part of the called 11,642 acre tract described in the deed from Land Family Land Company, a Texas corporation to the City of Bryan, Texas recorded in Volume 11931, Page 118 (O.R.B.C.) and being more particularly described by metes and bounds as follows:  
 BEGINNING: at a found 1/2-inch iron rod marking an exterior all corner of this herein described tract, said iron rod also marking the east corner of Lot 34, Block 2, THE TRADITIONS, PHASE 20C-1 according to the Final Plat recorded in Volume 13196, Page 297 (O.R.B.C.) and being in the west right-of-way line of Balsam Court (based on a 50-foot width);  
 THENCE: along the common line of this tract and the south line of said THE TRADITIONS, PHASE 20C-1 for the following three (3) calls:  
 1. S 33°10'53" E for a distance of 30.34 feet to a found 1/2-inch iron rod,  
 2. N 56°49'07" E for a distance of 93.00 feet to a found 1/2-inch iron rod, and  
 3. N 81°24'46" E for a distance of 97.52 feet to a found 1/2-inch iron rod for corner, said iron rod also marking the west corner of the called 1,764 acre Common Area, THE TRADITIONS, PHASE 20A according to the Final Plat recorded in Volume 11012, Page 219 (O.R.B.C.);  
 THENCE: along the common line of this tract and the called 1,764 acre Common Area, THE TRADITIONS, PHASE 20A for the following two (2) calls:  
 1. S 38°15'39" E for a distance of 289.68 feet to a found 1/2-inch iron rod, and  
 2. S 49°23'11" E for a distance of 9.62 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the south corner of the called 1,764 acre Common Area, THE TRADITIONS, PHASE 20A and being in the northwest line of the called 22.72 acre Traditions Club Bryan, LLC Tract Four recorded in Volume 8444, Page 52 (O.R.B.C.);  
 THENCE: along the common line of this tract, the called 22.72 acre Traditions Club Bryan, LLC Tract Four and the called 151.388 acre Bryan Commerce and Development, Incorporated tract recorded in Volume 7874, Page 169 (O.R.B.C.) for the following two (2) calls:  
 1. S 41°09'02" W for a distance of 70.22 feet to a found 1/2-inch iron rod, and  
 2. S 41°19'59" W for a distance of 71.32 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the east corner of the called 11,642 acre City of Bryan tract;  
 THENCE: along the common line of this tract and said THE TRADITIONS, PHASE 20C-1 for the following three (3) calls:  
 1. 447.73 feet in a counter clockwise direction along the arc of a curve having a central angle of 52°07'15", a radius of 492.18 feet, a tangent of 240.70 feet and a long chord bearing S 7°07'15" E at a distance of 432.45 feet to a found 1/2-inch iron rod for the Point of Tangency,  
 2. S 33°10'53" E for a distance of 117.30 feet to a found 1/2-inch iron rod, and  
 3. N 56°49'07" E for a distance of 150.00 feet to the POINT OF BEGINNING and containing 9.607 acres of land.

THENCE: along the common line of this tract and the called 11,642 acre City of Bryan tract for the following twenty-one (21) calls:  
 1. N 33°10'53" W for a distance of 486.98 feet to a found 1/2-inch iron rod,  
 2. S 57°47'05" W for a distance of 71.32 feet to a found 1/2-inch iron rod,  
 3. N 66°33'27" W for a distance of 46.11 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left,  
 4. 26.67 feet along the arc of said curve having a central angle of 63°39'48", a radius of 24.00 feet, a tangent of 14.90 feet and a long chord bearing S 81°36'39" W at a distance of 25.32 feet to a found 1/2-inch iron rod for the Point of Tangency,  
 5. S 49°46'45" W for a distance of 50.75 feet to a found 1/2-inch iron rod,  
 6. S 73°59'26" W for a distance of 51.91 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,  
 7. 61.45 feet in a clockwise direction along the arc of a curve having a central angle of 117°21'47", a radius of 30.00 feet, a tangent of 49.31 feet and a long chord bearing N 47°19'41" W at a distance of 51.26 feet to a found 1/2-inch iron rod for the Point of Tangency,  
 8. N 11°21'13" E for a distance of 62.46 feet to a found 1/2-inch iron rod,  
 9. N 28°37'39" W for a distance of 45.57 feet to a found 1/2-inch iron rod,  
 10. N 31°03'29" E for a distance of 42.54 feet to a found 1/2-inch iron rod,  
 11. N 07°42'50" W for a distance of 127.80 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left,  
 12. 98.77 feet along the arc of said curve having a central angle of 113°10'37", a radius of 50.00 feet, a tangent of 75.80 feet and a long chord bearing N 64°18'08" W at a distance of 83.47 feet to a found 1/2-inch iron rod for the Point of Tangency,  
 13. S 90°00'00" W for a distance of 122.76 feet to a found 1/2-inch iron rod,  
 14. N 71°01'12" W for a distance of 100.70 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,  
 15. 53.42 feet in a clockwise direction along the arc of a curve having a central angle of 138°58'09", a radius of 22.00 feet, a tangent of 58.86 feet and a long chord bearing N 2°05'01" W at a distance of 41.26 feet to a found 1/2-inch iron rod for the Point of Tangency,  
 16. N 67°24'04" E, a distance of 98.31 feet to a found 1/2-inch iron rod,  
 17. N 19°22'24" E for a distance of 45.57 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,  
 18. 33.39 feet along the arc of said curve having a central angle of 119°34'29", a radius of 16.00 feet, a tangent of 27.48 feet and a long chord bearing N 79°09'39" E at a distance of 27.85 feet to a found 1/2-inch iron rod for the Point of Reverse Curvature,  
 19. 88.76 feet along the arc of said reverse curve having a central angle of 121°05'14", a radius of 42.00 feet, a tangent of 74.37 feet and a long chord bearing N 78°24'16" E at a distance of 73.14 feet to a found 1/2-inch iron rod for the Point of Tangency,  
 20. N 7°19'51" E for a distance of 98.84 feet to a found 1/2-inch iron rod, and  
 21. N 04°31'55" E for a distance of 57.44 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right;  
 THENCE: 63.35 feet into and through the called 11,642 acre City of Bryan tract and along the arc of said curve having a central angle of 10°49'04", a radius of 335.53 feet, a tangent of 31.77 feet and a long chord bearing N 9°56'27" E at a distance of 63.35 feet to a found 1/2-inch iron rod for the Point of Tangency;  
 THENCE: N 07°19'51" W along the common line of this tract and the called 11,642 acre City of Bryan tract for a distance of 28.49 feet found 1/2-inch iron rod for the Point of Tangency;  
 THENCE: along the common line of this tract and the called 1,764 acre Common Area, THE TRADITIONS, PHASE 20A for the following five (5) calls:  
 1. S 38°15'39" E for a distance of 31.78 feet to a found 1/2-inch iron rod,  
 2. N 63°49'37" E for a distance of 51.98 feet to a found 1/2-inch iron rod,  
 3. S 31°38'07" E for a distance of 102.63 feet to a found 1/2-inch iron rod,  
 4. S 81°24'46" E for a distance of 184.41 feet to a found 1/2-inch iron rod, and  
 5. S 59°27'45" E for a distance of 10.55 feet to a found 1/2-inch iron rod marking the northeast corner of this tract, said iron rod also being in the west line of said THE TRADITIONS, PHASE 20C-1;  
 THENCE: along the common line of this tract and said THE TRADITIONS, PHASE 20C-1 for the following three (3) calls:  
 1. 447.73 feet in a counter clockwise direction along the arc of a curve having a central angle of 52°07'15", a radius of 492.18 feet, a tangent of 240.70 feet and a long chord bearing S 7°07'15" E at a distance of 432.45 feet to a found 1/2-inch iron rod for the Point of Tangency,  
 2. S 33°10'53" E for a distance of 117.30 feet to a found 1/2-inch iron rod, and  
 3. N 56°49'07" E for a distance of 150.00 feet to the POINT OF BEGINNING and containing 9.607 acres of land.



**FINAL PLAT**  
**THE TRADITIONS**  
**PHASE 20E**  
 9.607 ACRES  
 LOT 35, BLOCK 2    LOTS 9-11, BLOCK 3  
 LOTS 1-3, BLOCK 4    LOTS 1-5, BLOCK 5  
 TOTAL LOTS - 12  
 THOMAS J. WOOLTON LEAGUE, A-59  
 BRYAN, BRAZOS COUNTY, TEXAS

Developer/Owner:  
 TAP Land Development LLC  
 2100 Traditions Blvd.  
 Bryan, TX 77807  
 (979) 779-1007

Surveyor:  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, TX 77845  
 (979) 693-3838

OCTOBER 2022  
 SCALE: 1" = 50'

10150048-tp 20e JPL.dwg