

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN H. JONES SURVEY, Abstract No. 26, in Bryan, Brazos County, Texas and being part of the called 151.398 acre tract described in the deed from Kathleen S. Jones, individually and as Trustee of The Kathleen S. Jones Trust and The Jones Family Trust to Bryan Commerce and Development Incorporated recorded in Volume 7874, Page 169 of the Official Records of Brazos County, Texas (O.R.B.C.) and being part of the called 50.6554 acre tract described in the deed from Bryan Commerce and Development Incorporated to Traditions Acquisition Partnership, L.P. recorded in Volume 13456, Page 287 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING; at a found 1/2-inch iron rod marking the most southerly east corner of the called 67.967 acre Lard Family Land Company remainder tract recorded in Volume 10004, Page 213 (O.R.B.C.), said iron rod also marking the south corner of the called 1.764 acre Common Area, Block 3, TRADITIONS, PHASE 20A according to the Final Plat recorded in Volume 11012, Page 219 (O.R.B.C.) and being in the northwest line of the called 22.72 acre Traditions Club Bryan, LLC Tract Four recorded in Volume 9444, Page 52 (O.R.B.C.);

THENCE: S 41°09'02" W along the common line of the called 67.967 acre Lard Family Land Company remainder tract and the called 22.72 acre Traditions Club Bryan, LLC Tract Four for a distance of 70.22 feet to a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also marking the west corner of the called 22.72 acre Traditions Club Bryan, LLC Tract Four and the POINT OF BEGINNING;

THENCE: S 47°55'18" E along the common line of this tract and the called 22.72 acre Traditions Club Bryan, LLC Tract Four for a distance of 324.03 feet to a found 1/2-inch iron rod marking the common most northerly corner of the said 50.6554 acre and 151.398 acre tracts;

THENCE: S 16°28'10" W along the common line of said 50.6554 acre and 151.398 acre tracts for a distance of 224.05 feet to a 1/2-inch iron rod set for corner;

THENCE: meandering into and through the interior of the called 151.398 acre Bryan Commerce and Development Incorporated tract and the called 50.6554 acre Traditions Acquisition Partnership, L.P. tract for the following Twenty-one (21) calls:

- 1) S 47°47'21" W for a distance of 67.95 feet to a 1/2-inch iron rod set for corner,
- 2) S 03°52'14" E for a distance of 170.65 feet to a 1/2-inch iron rod set for corner,
- 3) S 16°28'55" W for a distance of 80.00 feet to a 1/2-inch iron rod set for corner,
- 4) S 20°45'28" W for a distance of 79.94 feet to a 1/2-inch iron rod set for corner,
- 5) S 13°18'22" E for a distance of 145.67 feet to a 1/2-inch iron rod set for corner,
- 6) S 35°02'35" W for a distance of 107.77 feet to a 1/2-inch iron rod set for the southeast corner of this herein described tract,
- 7) S 78°16'20" W for a distance of 303.86 feet to a 1/2-inch iron rod set for the southwest corner of this tract,
- 8) N 20°26'44" W for a distance of 141.55 feet to a 1/2-inch iron rod set for corner,
- 9) N 15°46'24" W for a distance of 62.83 feet to a 1/2-inch iron rod set for the west corner of this tract,
- 10) N 58°42'08" E for a distance of 111.29 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 11) 38.48 feet in a clockwise direction along the arc of a curve having a central angle of 44°05'44", a radius of 50.00 feet, a tangent of 20.25 feet and a long chord bearing N 58°42'40" E at a distance of 37.54 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
- 12) 59.28 feet along the arc of said reverse curve having a central angle of 67°55'31", a radius of 50.00 feet, a tangent of 33.68 feet and a long chord bearing N 46°47'46" E at a distance of 55.87 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 13) N 12°50'01" E for a distance of 4.01 feet to a 1/2-inch iron rod set for corner,
- 14) N 55°39'25" W for a distance of 108.87 feet to a 1/2-inch iron rod set for corner,
- 15) N 03°53'49" W for a distance of 89.41 feet to a 1/2-inch iron rod set for corner,
- 16) N 01°57'14" E for a distance of 55.55 feet to a 1/2-inch iron rod set for corner,
- 17) N 07°39'45" W for a distance of 104.30 feet to a 1/2-inch iron rod set for corner,
- 18) N 40°21'10" E for a distance of 96.30 feet to a 1/2-inch iron rod set for corner,
- 19) N 31°09'34" E for a distance of 43.92 feet to a 1/2-inch iron rod set for corner,
- 20) N 01°22'57" W for a distance of 40.53 feet to a 1/2-inch iron rod set for corner, and
- 21) N 48°40'01" W for a distance of 89.36 feet to a 1/2-inch iron rod set marking the most northerly west corner of this tract and being in the southeast line of the called 67.967 acre Lard Family Land Company remainder tract;

THENCE: THENCE: N 41°19'59" E along the common line of this tract and the called 67.967 acre Lard Family Land Company remainder tract for a distance of 344.38 feet to the POINT OF BEGINNING and containing 8.061 acres of land.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Traditions Acquisition Partnership, L.P., 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 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

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 purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Traditions Acquisition Partnership, L.P., 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 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

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 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, _____, 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

APPROVAL OF THE CITY ENGINEER

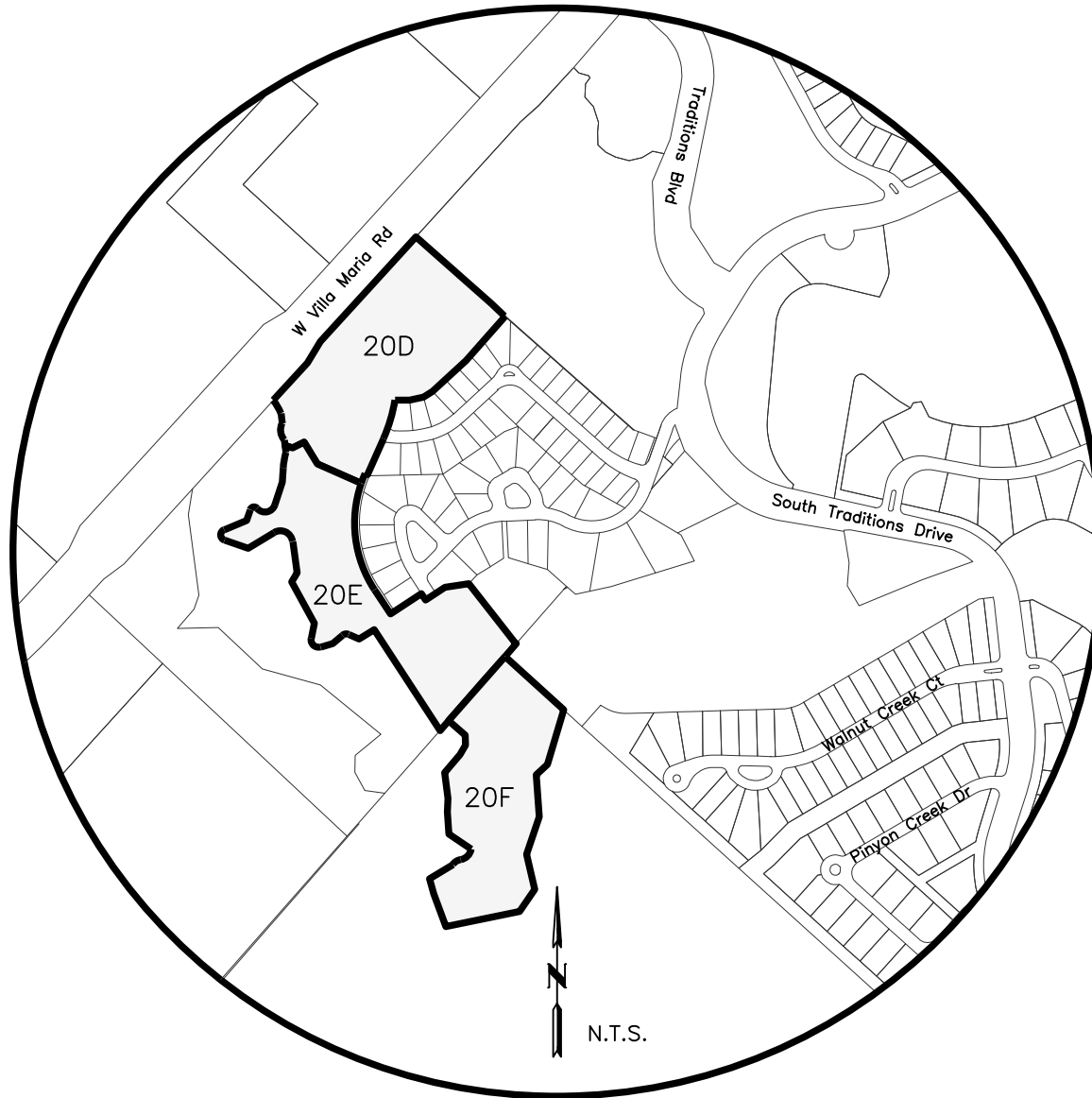
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

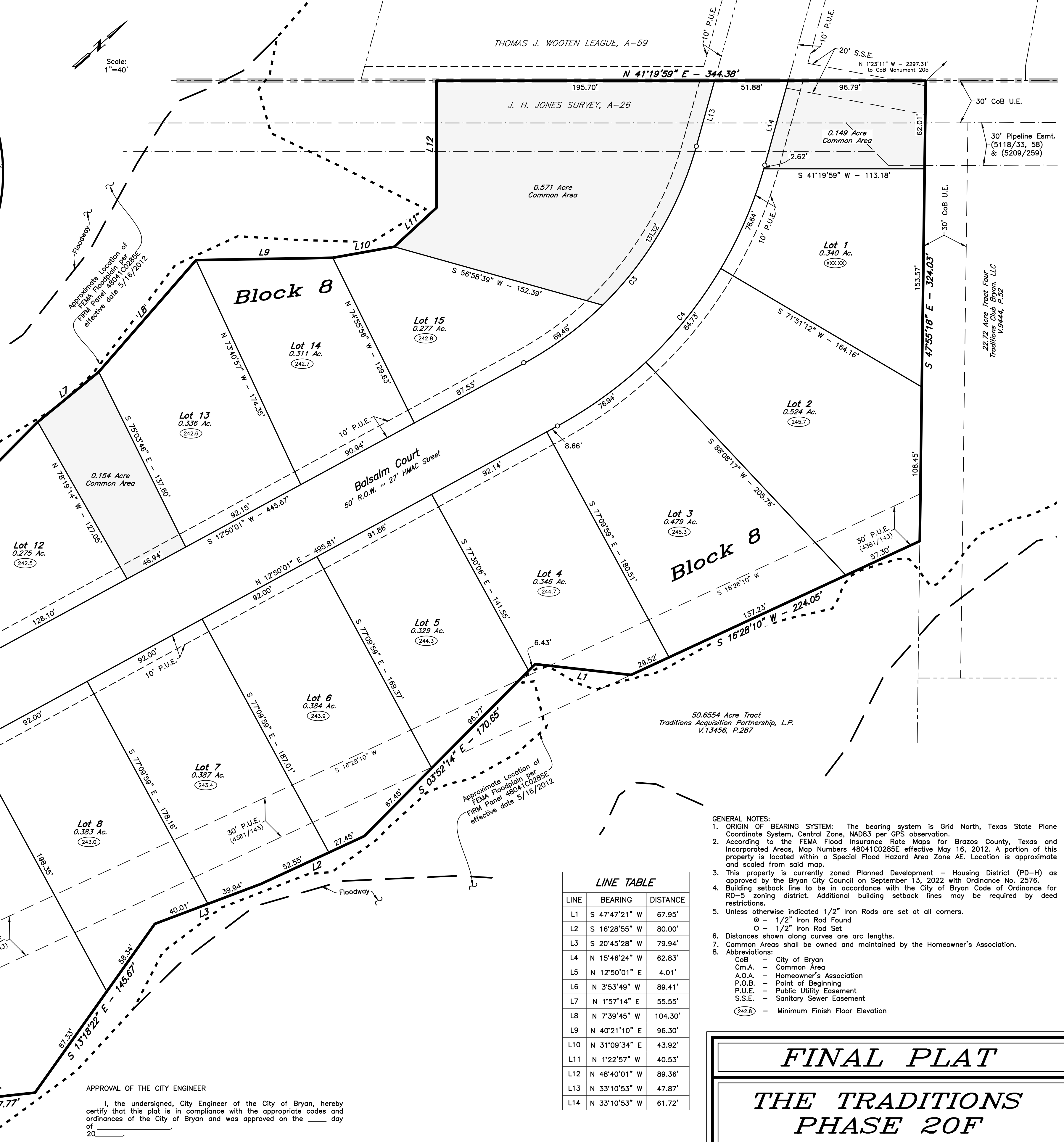
APPROVAL OF THE CITY PLANNER

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



VICINITY MAP



LINE	BEARING	DISTANCE
L1	S 47°47'21" W	67.95'
L2	S 16°28'55" W	80.00'
L3	S 20°45'28" W	79.94'
L4	N 15°46'24" W	62.83'
L5	N 12°50'01" E	4.01'
L6	N 3°53'49" W	89.41'
L7	N 1°57'14" E	55.55'
L8	N 7°39'45" W	104.30'
L9	N 40°21'10" E	96.30'
L10	N 31°09'34" E	43.92'
L11	N 1°22'57" W	40.53'
L12	N 48°40'01" W	89.36'
L13	N 33°10'53" W	47.87'
L14	N 33°10'53" W	61.72'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	44°05'44"	50.00'	38.48'	20.25'	N 58°42'40" E	37.54'
C2	67°55'31"	50.00'	59.28'	33.68'	N 46°47'46" E	55.87'
C3	48°00'54"	250.00'	200.78'	106.16'	N 10°10'26" W	195.43'
C4	46°00'54"	300.00'	240.93'	127.39'	N 10°10'26" W	234.51'
C5	190°29'35"	50.00'	166.24'	-544.51'	S 58°34'59" E	99.58'

- 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 AE. 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. 2576.
 4. Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-5 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.
 O - 1/2" Iron Rod Found
 O - 1/2" Iron Rod Set
 6. Distances shown along curves are arc lengths.
 7. Common Areas shall be owned and maintained by the Homeowner's Association.
 8. Abbreviations:
 CoB - City of Bryan
 Cm.A. - Common Area
 A.O.A. - Homeowner's Association
 P.O.B. - Point of Beginning
 P.U.E. - Public Utility Easement
 S.S.E. - Sanitary Sewer Easement
 (242.3) - Minimum Finish Floor Elevation

FINAL PLAT

THE TRADITIONS
PHASE 20F
8.061 ACRES
15 Lots
LOTS 1-15, BLOCK 8
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS
NOVEMBER, 2022
SCALE: 1" = 50'

Developer/Owner: Traditions Acquisition Partnership, L.P.
2100 Traditions Blvd.
Bryan, TX 77807
(979) 779-1007

Surveyor: McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 105
College Station, Texas 77845
(979) 693-3838

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