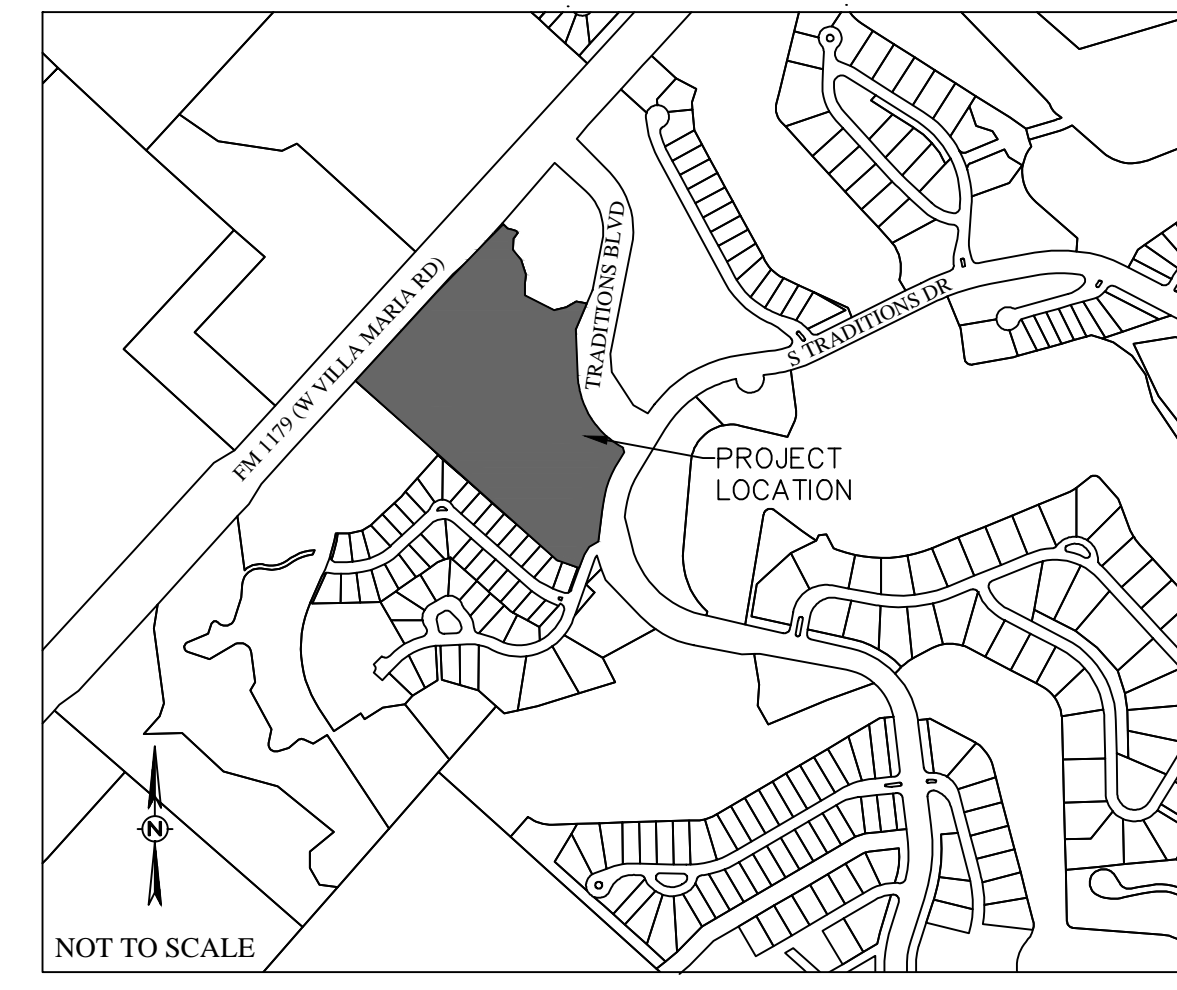


ORIGINAL PLAT
VOL. 15000 PG. 139

VICINITY MAP



Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	364.51'	369.96'	056°27'09"	198.59'	349.95'	S30°31'53"E
C2	228.06'	524.94'	024°53'30"	115.86'	226.27'	S18°47'47"W
C3	96.28'	115.54'	047°44'51"	51.14'	93.52'	S43°44'02"W
C4	69.06'	389.96'	010°08'50"	34.62'	68.97'	N07°22'44"W
C5	249.08'	389.96'	036°35'47"	128.95'	244.87'	N40°27'34"W
C6	236.75'	544.94'	024°53'30"	120.27'	234.89'	N18°47'47"E
C7	100.79'	135.54'	042°36'31"	52.86'	98.49'	N41°09'52"E

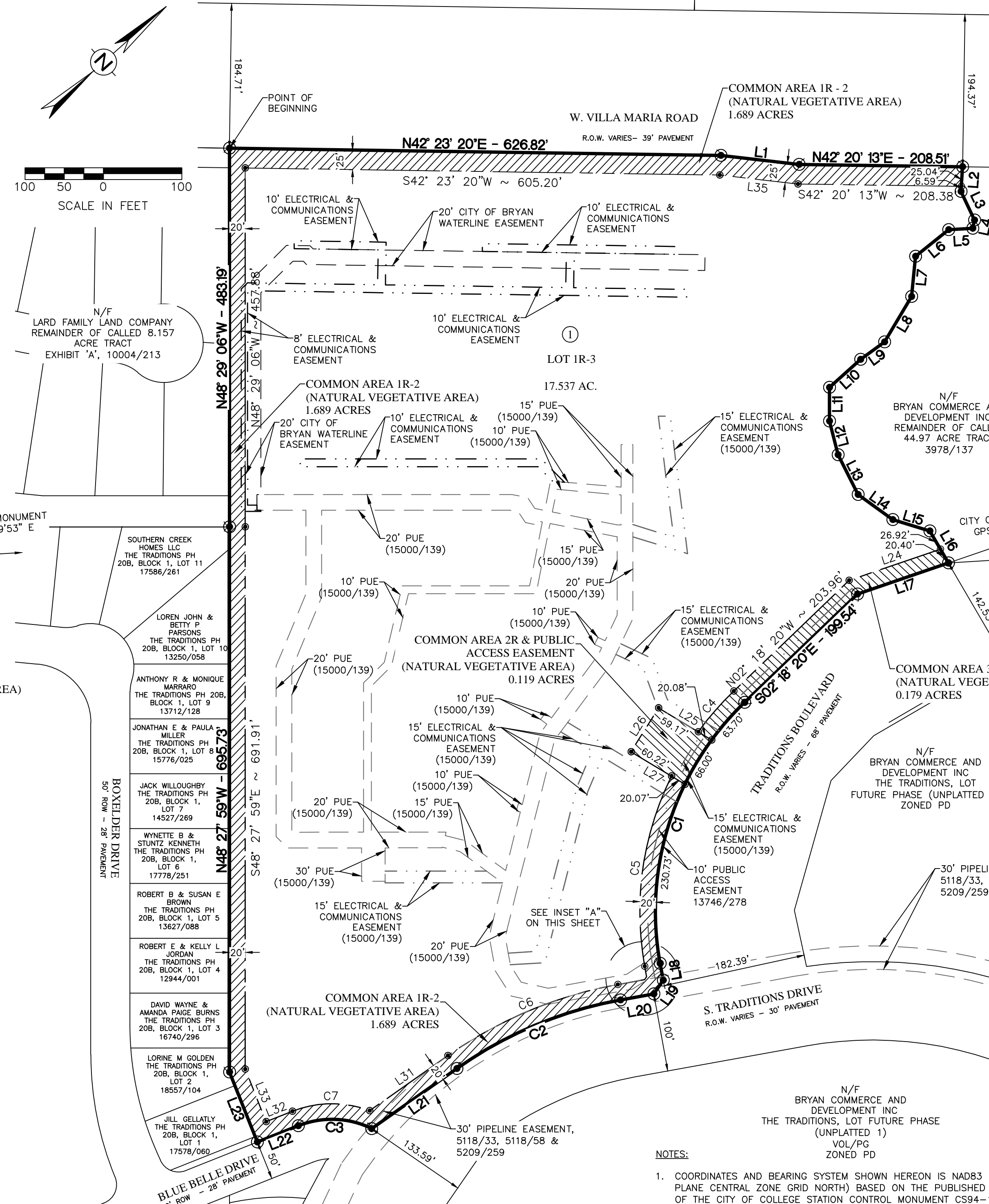
LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- - - LOT LINE
- - - PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- - - PROPOSED ELECTRICAL & COMMUNICATIONS EASEMENT
- - - EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- - - EXISTING ELECTRICAL & COMMUNICATIONS EASEMENT
- - - EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- - - PROPOSED COMMON AREA
- - - EXISTING COMMON AREA
- LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" BLOCK LABEL
- (CM) CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
- OPR(BCT) OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- (R) RECORDING INFORMATION
- ROW RIGHT-OF-WAY

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__.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	100.49'	N48° 05' 04"E
L2	31.62'	S44° 30' 31"E
L3	40.41'	S73° 42' 31"E
L4	10.61'	S36° 26' 37"E
L5	30.76'	S37° 54' 11"W
L6	54.13'	S2° 38' 52"W
L7	51.51'	S42° 53' 51"E
L8	67.55'	S17° 36' 00"E
L9	37.70'	S5° 34' 57"W
L10	53.43'	S0° 26' 42"E
L11	42.95'	S48° 30' 13"E
L12	44.34'	S62° 54' 05"E
L13	56.88'	S75° 07' 28"E
L14	54.42'	N77° 24' 52"E
L15	49.47'	N58° 38' 30"E
L16	47.31'	S78° 40' 53"E
L17	122.56'	S22° 37' 48"W
L18	21.85'	S58° 45' 28"E
L19	21.21'	S13° 45' 28"E
L20	43.12'	S31° 14' 32"W



REPLAT
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__.

LINE TABLE

LINE #	LENGTH	DIRECTION
L21	133.11'	S6° 21' 02"W
L22	56.17'	S19° 51' 36"W
L23	95.99'	N70° 08' 24"W
L24	122.98'	N22° 37' 48"E
L25	79.25'	N72° 35' 02"E
L26	66.01'	N16° 23' 19"W
L27	80.30'	S72° 35' 02"W
L28	13.56'	N58° 45' 28"W
L29	4.64'	N13° 45' 28"W
L30	34.83'	N31° 14' 32"E
L31	121.89'	N6° 21' 02"E
L32	36.17'	N19° 51' 36"E
L33	72.17'	S70° 08' 24"E
L34	100.51'	S48° 05' 04"W
L35	100.50'	S48° 05' 04"W



- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREON IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (N: 10207269.050 E: 3541253.110) AND AS ESTABLISHED FROM GPS OBSERVATION. CM = CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY AA COMBINED SCALE FACTOR OF 1.00010931194.
 - 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.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. _____, APPROVED BY THE BRYAN CITY COUNCIL JULY 11, 2023.
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA. HOMEOWNERS ASSOCIATION MAP FOR BRAZOS COUNTY LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - THE PURPOSE OF THIS REPLAT IS TO ADD PUBLIC UTILITY, ELECTRICAL AND COMMUNICATIONS EASEMENT.
 - TREES ARE NOT TO BE LOCATED WITHIN THE PUBLIC UTILITY EASEMENTS. ANY TREES PLANTED IN THE PUBLIC UTILITY EASEMENT SHALL BE RELOCATED.
 - WHERE ECLECTIC 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, OR 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(We), _____ of Traditions Acquisition Partnership, LP, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) 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.

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__.

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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. 4502

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 ____.

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__.

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 19
19.315 ACRES
BLOCK 1, LOT 1R-3 & COMMON AREAS 1R-2, 2R & 3R
BEING A
REPLAT
OF
THE TRADITIONS SUBDIVISION
PHASE 19
BLOCK 1, LOT 1R-2 & COMMON AREAS 1R, 2R & 3R
VOL. 15000 PG. 139
THOMAS J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS
SCALE AS SHOWN
JULY, 2023

OWNER/DEVELOPER:
TRADITIONS ACQUISITION PARTNERSHIP, LP
3131 Club Dr.
Bryan, TX 77807
(281) 734-1508

ENGINEER:
SCHULTZ
TBPE NO. 12327
409 N. Texas Ave.
911 SOUTHWEST PKWY E.
Bryan, TX 77803
(979) 268-3195
(979) 764-9000

SURVEYOR:
KERR
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500
SURVEYS@KERRSURVEYING.NET

SHEET 1 OF 2

METES AND BOUNDS DESCRIPTION OF 19.315 ACRE TRACT THOMAS J. WOOTEN LEAGUE, A-59 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOTEN LEAGUE, A-59 BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A 19.62 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS ACQUISITIONS, LLC RECORDED IN VOLUME 9793, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINS AT A 1/2" INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID 19.62 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 4.157 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE LARBY LAND COMPANY RECORDED IN VOLUME 10004, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: ALONG THE SOUTHEAST LINE OF W. VILLA MARIA ROAD FOR THE FOLLOWING CALLS:
 N 42° 23' 20" E FOR A DISTANCE OF 626.82 FEET (DEED CALL: N 42° 23' 20" E - 626.82 FEET, 9793(1)) TO A POINT, FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MONUMENT FOUND BEARS: N 37° 53' 11" W FOR A DISTANCE OF 6.3 FEET;
 N 89° 05' 04" E FOR A DISTANCE OF 100.69 FEET (DEED CALL: N 89° 05' 04" E - 100.69 FEET, 9793(1)) TO A POINT, FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MONUMENT FOUND BEARS: N 54° 52' 55" W FOR A DISTANCE OF 0.41 FEET;
 N 42° 23' 20" E FOR A DISTANCE OF 208.51 FEET (DEED CALL: N 42° 23' 20" E - 208.51 FEET, 9793(1)) TO A 1/2" INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID 19.62 ACRE TRACT AND THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 4.157 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INC. RECORDED IN VOLUME 3978, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 1/2" INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. VILLA MARIA ROAD BEARS: N 42° 23' 20" E FOR A DISTANCE OF 191.64 FEET.

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 19.62 ACRE TRACT AND SAID REMAINDER OF 44.97 ACRE TRACT FOR THE FOLLOWING CALLS:
 S 44° 30' 31" E FOR A DISTANCE OF 31.62 FEET (DEED CALL: S 44° 30' 31" E - 30.98 FEET, 9793(1)) TO A POINT;
 S 73° 42' 11" E FOR A DISTANCE OF 40.41 FEET (DEED CALL: S 73° 42' 11" E - 40.46 FEET, 9793(1)) TO A POINT;
 S 36° 26' 37" E FOR A DISTANCE OF 10.61 FEET (DEED CALL: S 36° 26' 47" E - 10.62 FEET, 9793(1)) TO A POINT;
 S 37° 54' 11" W FOR A DISTANCE OF 30.76 FEET (DEED CALL: S 37° 54' 01" W - 30.79 FEET, 9793(1)) TO A POINT;
 S 02° 38' 52" W FOR A DISTANCE OF 54.13 FEET (DEED CALL: S 02° 38' 42" W - 54.19 FEET, 9793(1)) TO A POINT;
 S 42° 55' 51" E FOR A DISTANCE OF 51.51 FEET (DEED CALL: S 42° 54' 01" E - 51.57 FEET, 9793(1)) TO A POINT;
 S 17° 30' 00" E FOR A DISTANCE OF 67.55 FEET (DEED CALL: S 17° 30' 10" E - 67.63 FEET, 9793(1)) TO A POINT;
 S 05° 34' 57" W FOR A DISTANCE OF 37.70 FEET (DEED CALL: S 05° 34' 47" W - 37.74 FEET, 9793(1)) TO A POINT;
 S 00° 26' 42" E FOR A DISTANCE OF 53.43 FEET (DEED CALL: S 00° 26' 52" E - 53.48, 9793(1)) FEET TO A POINT;
 S 48° 30' 13" E FOR A DISTANCE OF 42.95 FEET (DEED CALL: S 48° 30' 23" E - 43.00 FEET, 9793(1)) TO A POINT;
 S 62° 54' 05" E FOR A DISTANCE OF 44.34 FEET (DEED CALL: S 62° 54' 15" E - 44.39 FEET, 9793(1)) TO A POINT;
 S 75° 07' 28" E FOR A DISTANCE OF 56.88 FEET (DEED CALL: S 75° 07' 38" E - 56.93 FEET, 9793(1)) TO A POINT;
 N 77° 24' 52" E FOR A DISTANCE OF 44.42 FEET (DEED CALL: N 77° 24' 42" E - 44.48 FEET, 9793(1)) TO A POINT;
 N 58° 38' 30" E FOR A DISTANCE OF 49.47 FEET (DEED CALL: N 58° 38' 20" E - 49.52 FEET, 9793(1)) TO A POINT;

THENCE: ALONG THE WESTERLY LINE OF TRADITIONS BOULEVARD FOR THE FOLLOWING CALLS:
 S 22° 37' 48" W FOR A DISTANCE OF 122.56 FEET (DEED CALL BEARING: S 22° 37' 38" W, 4787(167)) TO A 1/2" INCH IRON ROD SET;
 S 02° 18' 20" E FOR A DISTANCE OF 199.54 FEET (DEED CALL: S 02° 18' 30" E - 199.54 FEET, 4787(167)) TO AN "X" SET IN CONCRETE MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 369.96 FEET;
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 27' 09" FOR AN ARC DISTANCE OF 364.51 FEET (CHORD BEARS: S 30° 31' 55" E - 369.96 FEET; DEED CALL CHORD: S 30° 31' 55" E - 369.96 FEET, 4787(167)) TO A 1/2" INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE. FOR REFERENCE, A 1/2" INCH IRON ROD FOUND BEARS: N 21° 26' 37" E FOR A DISTANCE OF 2.83 FEET;
 S 58° 45' 28" E FOR A DISTANCE OF 21.85 FEET (DEED CALL: S 58° 45' 38" E - 21.85 FEET, 4787(167)) TO A 1/2" INCH IRON ROD SET;
 S 13° 48' 28" E FOR A DISTANCE OF 21.21 FEET (DEED CALL: S 13° 48' 38" E - 21.21 FEET, 4787(167)) TO A 5/8" INCH IRON ROD FOUND BENT ON THE WESTERLY LINE OF SOUTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W., 4787(167)).

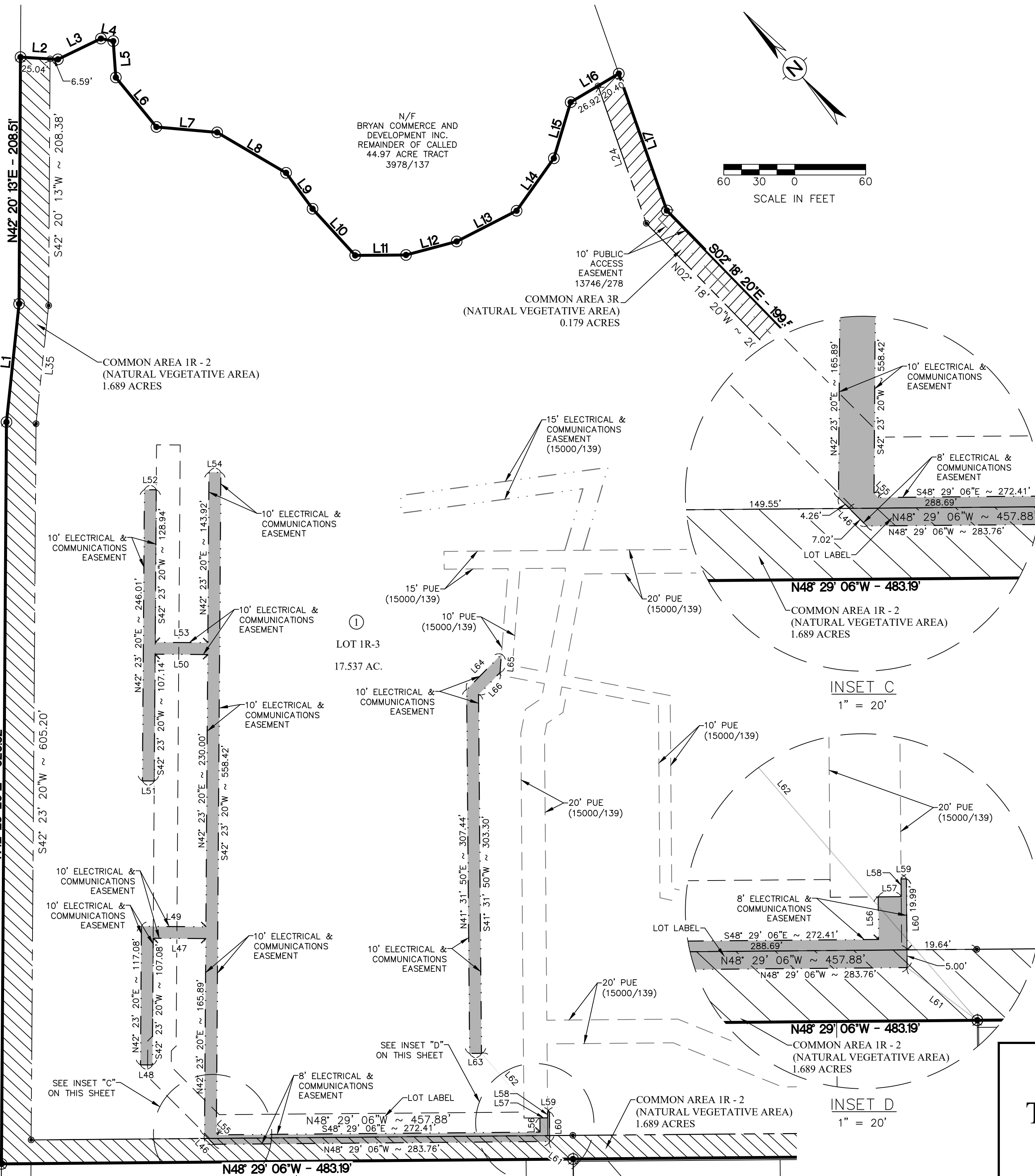
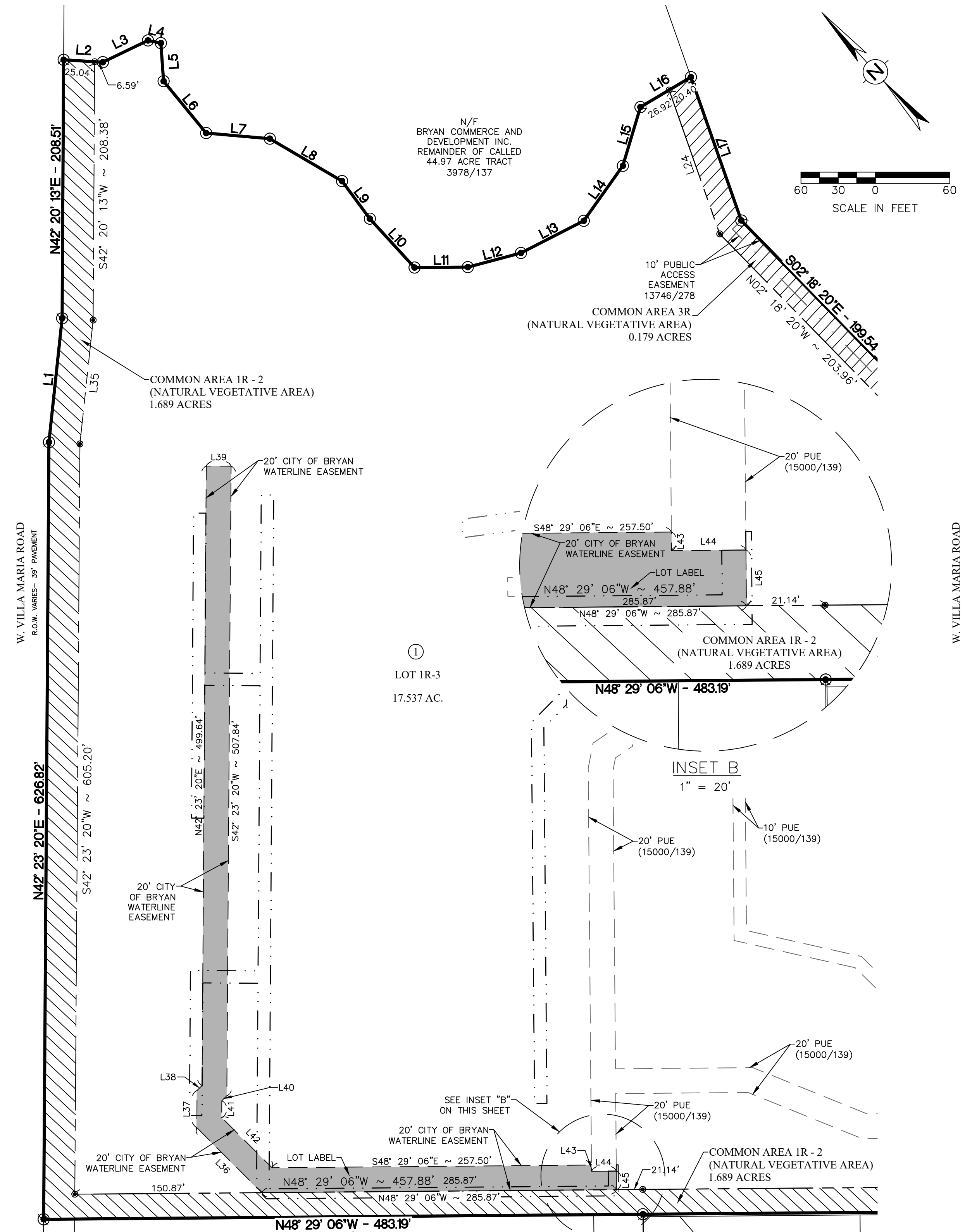
THENCE: ALONG THE WESTERLY LINE OF SOUTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:
 S 31° 14' 32" W FOR A DISTANCE OF 43.12 FEET (DEED CALL: S 31° 14' 22" W - 43.12 FEET, 4787(167)) TO A 5/8" INCH IRON ROD FOUND BENT MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 53.04 FEET;
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 53' 30" FOR AN ARC DISTANCE OF 228.06 FEET (CHORD BEARS: S 18° 47' 47" W - 228.27 FEET; DEED CALL CHORD: S 18° 47' 57" W - 228.29 FEET, 4787(167)) TO A 1/2" INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;
 S 06° 21' 02" W FOR A DISTANCE OF 133.11 FEET (DEED CALL BEARING: S 06° 20' 52" W, 4787(167)) TO A POINT ON THE NORTHWEST LINE OF BLUE BELLE DRIVE (59' R.O.W., 11012(219)) MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 115.54 FEET. FOR REFERENCE, A 1/2" INCH IRON ROD FOUND BEARS: S 46° 35' 27" W FOR A DISTANCE OF 63.2 FEET.

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 44' 51" FOR AN ARC DISTANCE OF 96.28 FEET (CHORD BEARS: S 43° 44' 02" W - 93.52 FEET; DEED CALL CHORD: S 43° 38' 38" W - 93.21 FEET, 11012(219)) TO A 1/2" INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;
 THENCE: S 19° 51' 30" W FOR A DISTANCE OF 56.17 FEET (DEED CALL BEARING: S 19° 51' 30" W, 11012(219)) TO AN "X" SET IN CONCRETE MARKING THE EAST CORNER OF BLOCK 1, THE TRADITIONS DRIVE, 208 ACCORDING TO THE PLAT RECORDED IN VOLUME 11730, PAGE 161 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: N 70° 08' 24" W ALONG THE NORTHEAST LINE OF SAID BLOCK 1 FOR A DISTANCE OF 95.99 FEET (PLAT CALL: N 70° 08' 24" W - 96.00 FEET, 11730(161)) TO A 1/2" INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID 19.62 ACRE TRACT;

THENCE: N 48° 27' 59" W ALONG THE COMMON LINE OF SAID 19.62 ACRE TRACT AND SAID BLOCK 1 FOR A DISTANCE OF 695.73 FEET (PLAT CALL: N 48° 28' 10" W - 695.73 FEET, 11730(161)) TO A 1/2" INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID BLOCK 1 AND THE EAST CORNER OF SAID REMAINDER OF 8.157 ACRE TRACT;

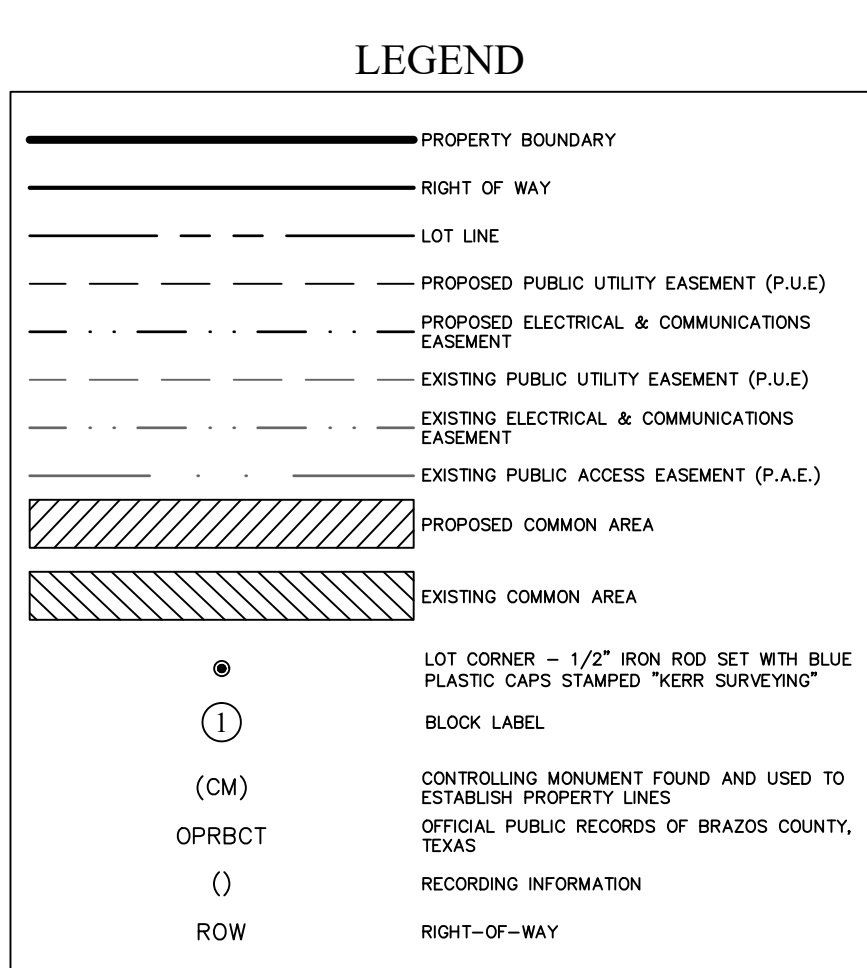
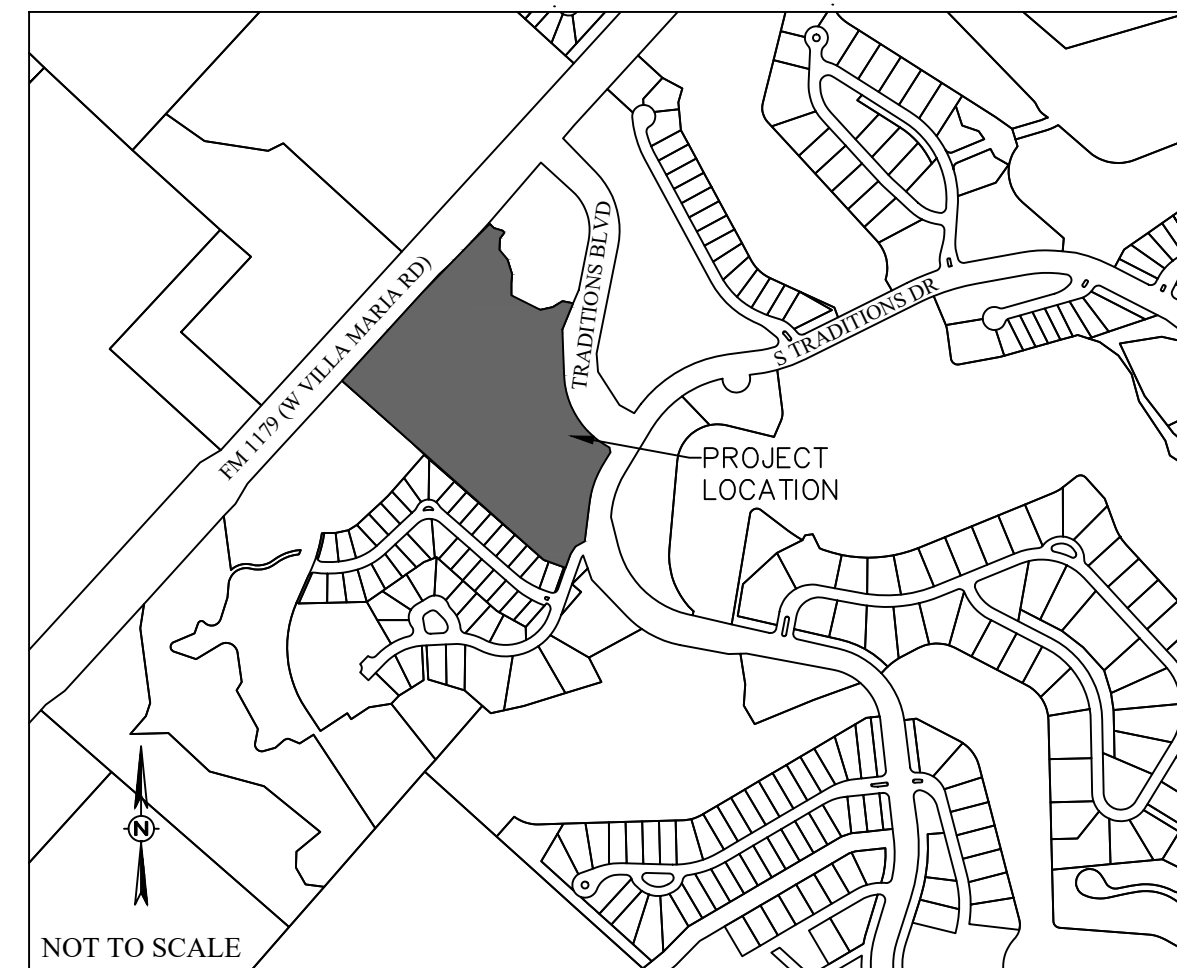
THENCE: N 48° 29' 06" W ALONG THE COMMON LINE OF SAID 19.62 ACRE TRACT AND SAID 8.157 ACRE TRACT FOR A DISTANCE OF 457.88 FEET (DEED CALL BEARING: N 48° 29' 06" W, 9793(1)) TO THE POINT OF BEGINNING CONTAINING 19.315 ACRES OF LAND AS SURVEYED ON THE GROUND AUGUST 2016. BEARING SYSTEM SHOWN (DEED: BRYAN COUNTY, TEXAS STATE PLANS, CENTRAL ZONE GRID NORTH) AS ESTABLISHED FROM GPS OBSERVATION. SEE PLAT PREPARED AUGUST 2016, FOR MORE DESCRIPTIVE INFORMATION.



CITY OF BRYAN WATERLINE EASEMENT DETAIL

ELECTRICAL & COMMUNICATIONS EASEMENT DETAIL

VICINITY MAP



LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	100.49'	N48° 05' 04"E	L21	133.11'	S6° 21' 02"W	L41	13.43'	S42° 23' 20"W	L61	24.72'	N11° 07' 07"W
L2	31.62'	S44° 30' 31"E	L22	56.17'	S19° 51' 36"W	L42	57.44'	S3° 02' 20"E	L62	118.17'	S1° 05' 29"W
L3	40.41'	S73° 42' 31"E	L23	95.99'	N70° 08' 24"W	L43	5.00'	S41° 31' 50"W	L63	10.00'	N48° 28' 10"W
L4	10.61'	S36° 26' 37"E	L24	122.98'	N22° 37' 48"E	L44	20.00'	S48° 28' 10"E	L64	41.94'	N86° 31' 50"E
L5	30.76'	S37° 54' 11"W	L25	79.25'	N72° 35' 02"E	L45	14.99'	S41° 31' 50"W	L65	15.55'	S46° 31' 21"W
L6	54.13'	S2° 38' 52"W	L26	66.01'	N16° 23' 19"W	L46	11.28'	N3° 02' 20"W	L66	25.88'	S86° 31' 50"W
L7	51.51'	S42° 53' 51"E	L27	80.30'	S72° 35' 02"W	L47	44.50'	N47° 36' 40"W			
L8	67.55'	S17° 36' 00"E	L28	13.56'	N58° 45' 28"W	L48	10.00'	N47° 37' 10"W			
L9	37.70'	S5° 34' 57"W	L29	4.64'	N13° 45' 28"W	L49	54.50'	S47° 36' 40"E			
L10	53.43'	S0° 26' 42"E	L30	34.83'	N31° 14' 32"E	L50	44.50'	N47° 35' 42"W			
L11	42.95'	S48° 30' 13"E	L31	121.89'	N6° 21' 02"E	L51	10.00'	N47° 36' 40"W			
L12	44.34'	S62° 54' 05"E	L32	36.17'	N19° 51' 36"E	L52	10.00'	S47° 53' 53"E			
L13	56.88'	S75° 07' 28"E	L33	72.17'	S70° 08' 24"E	L53	44.50'	S47° 38' 11"E			
L14	54.42'	N77° 24' 52"E	L34	100.51'	S48° 05' 04"W	L54	10.00'	S47° 36' 40"E			
L15	49.47'	N58° 38' 30"E	L35	100.50'	S48° 05' 04"W	L55	1.77'	S3° 02' 20"E			
L16	47.31'	S78° 40' 53"E	L36	74.19'	N3° 02' 20"W	L56	11.99'	N41° 31' 00"E			
L17	122.56'	S22° 37' 48"W	L37	30.00'	N42° 23' 20"E	L57	6.50'	S48° 28' 10"E			
L18	21.85'	S58° 45' 28"E	L38	5.70'	N86° 31' 50"E	L58	5.00'	N41° 31' 50"E			
L19	21.21'	S13° 45' 28"E	L39	20.00'	S47° 36' 40"E	L59	1.50'	S48° 28' 10"E			
L20	43.12'	S31° 14' 32"W	L40	5.70'	S86° 31' 50"W	L60	24.99'	S41° 32' 00"W			

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	364.51'	369.96'	056°27'09"	198.59'	349.95'	S30°31'53"E
C2	228.06'	524.94'	024°53'30"	115.86'	226.27'	S18°47'47"W
C3	96.28'	115.54'	047°44'51"	51.14'	93.52'	S43°44'02"W
C4	69.06'	389.96'	010°08'50"	34.62'	68.97'	N07°22'44"W
C5	249.08'	389.96'	036°35'47"	128.95'	244.87'	N40°27'34"W
C6	236.75'	544.94'	024°53'30"	120.27'	234.89'	N18°47'47"E
C7	100.79'	135.54'	042°36'31"	52.86'	98.49'	N41°09'52"E

FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE 19

19.315 ACRES

BLOCK 1, LOT IR-3 & COMMON AREAS 1R-2, 2R & 3R

BEING A REPLAT

OF THE TRADITIONS SUBDIVISION

PHASE 19

BLOCK 1, LOT IR-2 & COMMON AREAS 1R, 2R & 3R

VOL. 15000 PG. 139

THOMAS J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS

SCALE AS SHOWN
JULY, 2023

OWNER/DEVELOPER:
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3131 Club Dr.
Bryan, TX 77807
(817) 734-1508

ENGINEER:
SCHULTZ & ASSOCIATES, P.C.
Bryan, TX 77803
(979) 268-3195
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SURVEYS@KERRSURVEYING.NET

SHEET 2 OF 2