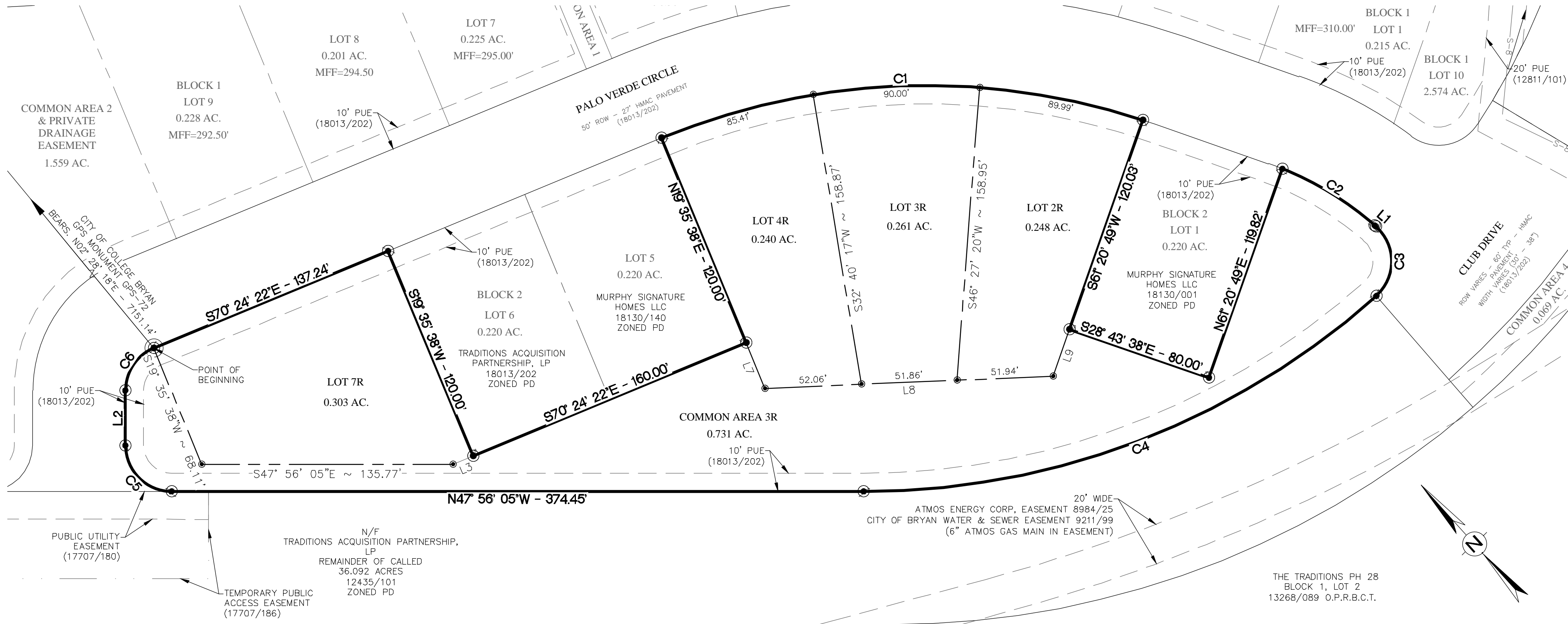
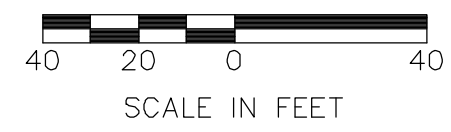
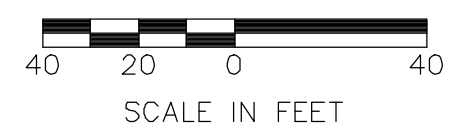


**ORIGINAL PLAT
VOL. 18013 PG. 202**



REPLAT



FIELD NOTES DESCRIPTION OF A 1.783 ACRE TRACT J.H. JONES LEAGUE SURVEY, ABSTRACT 26 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.783 ACRES IN THE J.H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 2-4 AND LOT 7, AND COMMON AREA 3, BLOCK 2, THE TRADITIONS SUBDIVISION PHASE 35 AS FILED IN VOLUME 18013, PAGE 202 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 1.783 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set (all 1/2 inch iron rods were set with blue plastic caps stamped "KERR SURVEYING") on the southeast right-of-way of Palo Verde Circle (50 foot right-of-way, 18013/202 OPRBCT) marking a point of baryony on a northeast line of said Common Area 3, Block 2; for reference the City of Bryan GPS monument GPS-72 bears N 02° 28' 18" E a distance of 7,151.14 feet;

THENCE, with said southwest right-of-way of Palo Verde Circle, and with the northeast lines of said Common Area 3 and said Lot 7, Block 2, S 70° 24' 22" E a distance of 137.24 feet to a 1/2 inch iron rod set marking the northeast common corner of Lots 6 and 7, Block 2;

THENCE, with the common line of said Lots 6 and 7, Block 2, S 19° 35' 38" W a distance of 120.00 feet to a 1/2 inch iron rod set on a northeast line of said Common Area 3 marking the southwest common corner of said Lots 6 and 7, Block 2;

THENCE, with the common line of Lots 6 and 5 with Common Area 3, Block 2, S 70° 24' 22" E a distance of 160.00 feet to a 1/2 inch iron rod set marking an angle point in the northeast line of Common Area 3 and the southwest common corner of Lots 4 and 5, Block 2;

THENCE, with the common line of Lots 4 and 5, Block 2, N 19° 35' 38" E a distance of 120.00 feet to a 1/2 inch iron rod set on said southwest right-of-way of Palo Verde Circle marking the northeast common corner of Lots 4 and 5, Block 2;

THENCE, with said southwest right-of-way of Palo Verde Circle, with a curve to the right having a radius of 375.00 feet, an arc length of 266.02 feet, a delta angle of 40° 38' 40", and a chord which bears S 50° 05' 02" E a distance of 260.47 feet to a 1/2 inch iron rod set on said right-of-way marking the northeast common corner of Lots 1 and 2, Block 2;

THENCE, with the common line of said Lots 1 and 2, Block 2, S 61° 20' 49" W a distance of 120.03 feet to a 1/2 inch iron rod set marking an angle point in the northeast line of Common Area 3 and the southwest common corner of Lots 1 and 2, Block 2;

THENCE, with the common line of said Common Area 3 and said Lot 1, Block 2 for the following two (2) courses and distances:

1) S 28° 43' 38" E a distance of 80.00 feet to a 1/2 inch iron rod set;

2) N 61° 20' 49" E a distance of 119.82 feet to a 1/2 inch iron rod set on said southwest right-of-way of Palo Verde Circle;

THENCE, with said southwest right-of-way of Palo Verde Circle for the following three (3) courses and distances:

1) With a curve to the right having a radius of 175.00 feet, an arc length of 58.93 feet, a delta angle of 19° 17' 43", and a chord which bears S 16° 25' 08" E a distance of 58.66 feet to a 1/2 inch iron rod set;

2) S 06° 46' 17" E a distance of 0.94 feet to a 1/2 inch iron rod set;

3) With a curve to the right having a radius of 25.00 feet, an arc length of 42.34 feet, a delta angle of 97° 02' 31", and a chord which bears S 41° 44' 59" W a distance of 37.46 feet to a 1/2 inch iron rod set;

THENCE, with the northeast boundary of the remainder of a called 36.092 acre tract conveyed to Traditions Acquisition Partnership, LP in Volume 12435, Page 101 (OPRBCT) and with the southwest boundary of said Common Area 3, Block 2, for the following two (2) courses and distances:

1) With a compound curve to the right having a radius of 416.15 feet, an arc length of 303.56 feet, a delta angle of 41° 47' 40", and a chord which bears N 68° 49' 55" W a distance of 296.88 feet to a 1/2 inch iron rod set;

2) N 47° 56' 05" W a distance of 374.45 feet to a 1/2 inch iron rod set;

THENCE, with the southeast right-of-way of said Palo Verde Circle and with the northwest boundary of said Common Area 3, Block 2 for the following three (3) courses and distances:

1) With a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a delta angle of 90° 00' 00", and a chord which bears N 02° 56' 05" W a distance of 35.36 feet to a 1/2 inch iron rod set;

2) N 42° 03' 55" E a distance of 29.67 feet to a 1/2 inch iron rod set;

3) With a curve to the right having a radius of 25.00 feet, an arc length of 29.46 feet, a delta angle of 67° 31' 43", and a chord which bears N 75° 49' 47" E a distance of 27.79 feet to the POINT OF BEGINNING hereof and containing 1.783 acres of land, more or less. Surveyed on the ground July 2022 under my supervision.

LEGEND

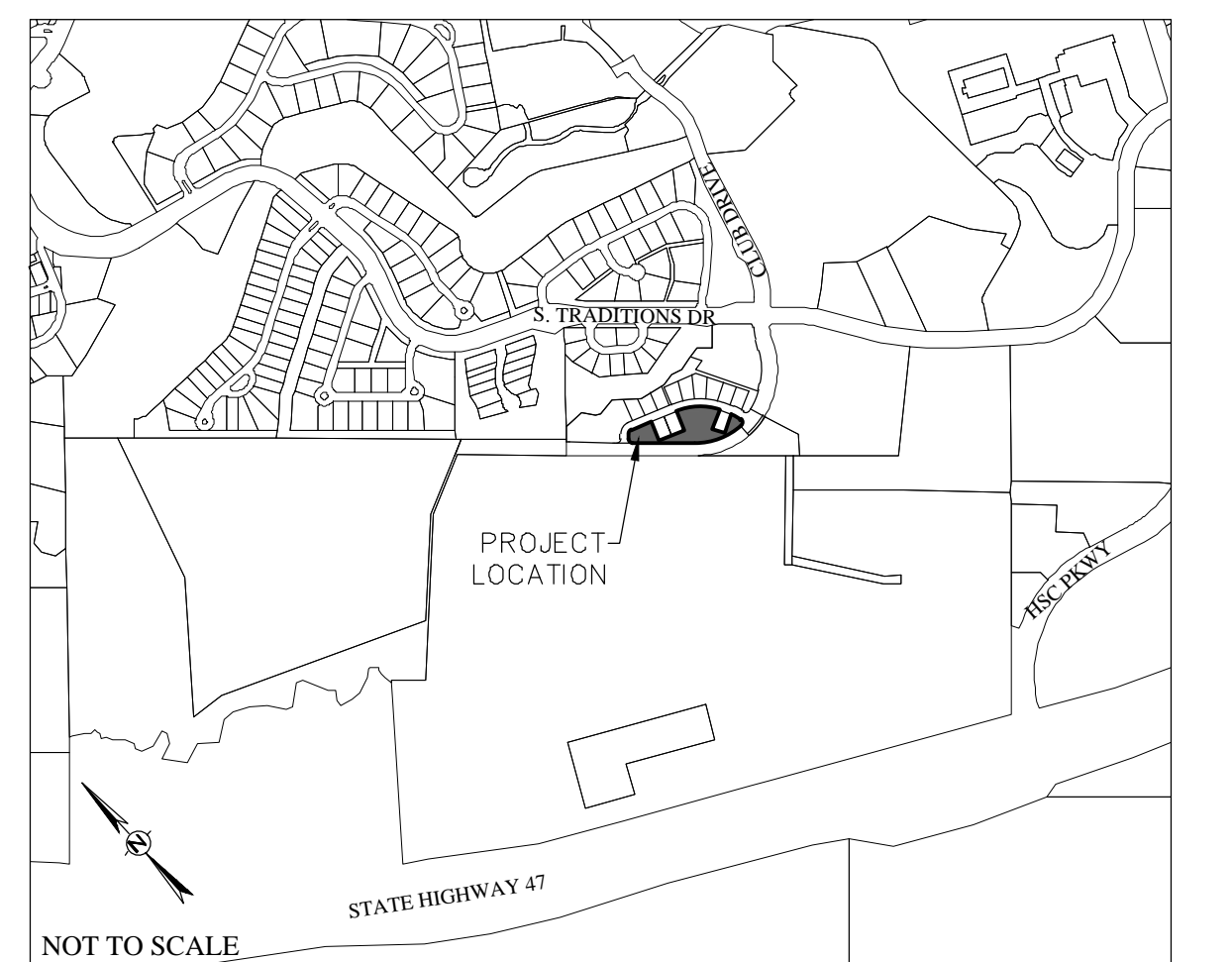
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
- (CM) CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
- (OPRBCT) OFFICIAL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

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	266.02'	375.00'	040°38'40"	138.88'	260.47'	S50°05'02"E
C2	58.93'	175.00'	019°17'43"	29.75'	58.66'	S16°25'08"E
C3	42.34'	25.00'	097°02'31"	28.28'	37.46'	S41°44'59"W
C4	303.56'	416.15'	041°47'40"	158.89'	296.88'	N68°49'55"W
C5	39.27'	25.00'	090°00'00"	25.00'	35.36'	N02°56'05"W
C6	29.46'	25.00'	067°31'43"	16.71'	27.79'	N75°49'47"E

- NOTES:
- COORDINATES AND BEARING SYSTEM HEREON ARE NAD83 (TEXAS STATE PLANE - CENTRAL ZONE NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (NAD83) (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 PANEL 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-H), AS DEFINED IN ORDINANCE NO. 2464, APPROVED BY THE BRYAN CITY COUNCIL DECEMBER 8, 2020.
 - 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.
 - DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO SOUTH TRADITIONS DRIVE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - 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.
 - MFF=### ARE MINIMUM FINISHED FLOOR ELEVATIONS FOR SEWER SERVICES.
 - 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 STORMWATER 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.
 - PER THE PD ZONING THE EXISTING SIDEWALK ON THE NORTH SIDE OF CLUB DRIVE SHALL BE REMOVED AND REPLACED WITH AN EIGHT FOOT MULTI-USE PATH WITH THIS DEVELOPMENT. ALSO, A SHORT PORTION OF EXISTING SIDEWALK LOCATED ON THE SOUTH SIDE OF CLUB DRIVE SHALL BE REMOVED, IN ORDER TO DISCOURAGE MID-BLOCK PEDESTRIAN CROSSINGS.
 - 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.

VICINITY MAP



**FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 35
1.783 ACRES
BLOCK 2, LOT 2R-4R & 7R
COMMON AREA 3R
BEING A
REPLAT
OF
THE TRADITIONS SUBDIVISION
PHASE 35**

BLOCK 2, LOT 2-4 & 7
COMMON AREA 3
VOL. 18013 PG. 202
J.H. JONES SURVEY LEAGUE, A-26
BRYAN, BRAZOS, TEXAS

SCALE AS SHOWN
AUGUST, 2023

OWNER/DEVELOPER:
TRADITIONS ACQUISITION PARTNERSHIP, LP

SURVEYOR:
KERR SURVEYING, LLC

ENGINEER:
SCHULTZ ENGINEERS

3131 Club Dr.
Bryan, TX 77807
(817) 734-1508

Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPFS FRM # 10018500
SURVEYS@KERRSURVEYING.NET
Kerr Job # -

TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
www
(877) 764-9900

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John William Slade, Vice President of Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, the General Partner of Traditions Acquisition Partnership, L.P., a Texas limited partnership, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 18013, Page 202, 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 John William Slade, 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 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 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 ____

County Clerk
Brazos County, Texas