

LINE #	LENGTH	DIRECTION
L1	6.15'	N49° 22' 20"W
L2	50.00'	N18° 40' 50"E
L3	1.42'	N72° 35' 02"W
L4	14.90'	N39° 48' 17"E
L5	23.33'	S21° 14' 59"E
L6	84.77'	S71° 19' 33"E
L7	6.06'	S48° 09' 51"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	151.64'	225.00'	038°36'57"	78.83'	148.79'	S39°08'21"E
C2	18.70'	275.00'	003°53'44"	9.35'	18.69'	S21°46'44"E
C3	90.85'	225.00'	023°08'06"	46.05'	90.23'	N59°41'09"W
C4	202.25'	225.00'	051°30'08"	108.53'	195.51'	N45°34'56"W
C5	220.77'	275.00'	045°59'48"	116.72'	214.89'	N42°49'46"W
C6	54.69'	246.69'	012°42'07"	27.46'	54.58'	N30°11'59"E
C7	42.12'	206.69'	011°40'29"	21.13'	42.04'	N29°41'10"E
C8	111.17'	274.99'	023°09'42"	56.35'	110.41'	S59°44'42"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 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.
  - 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 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.
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

(We), \_\_\_\_\_ 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.

Owner Name, Title, Company Name

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\_\_\_\_

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, \_\_\_\_\_, Registered Professional Land Surveyor No. \_\_\_\_\_, 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. \_\_\_\_\_

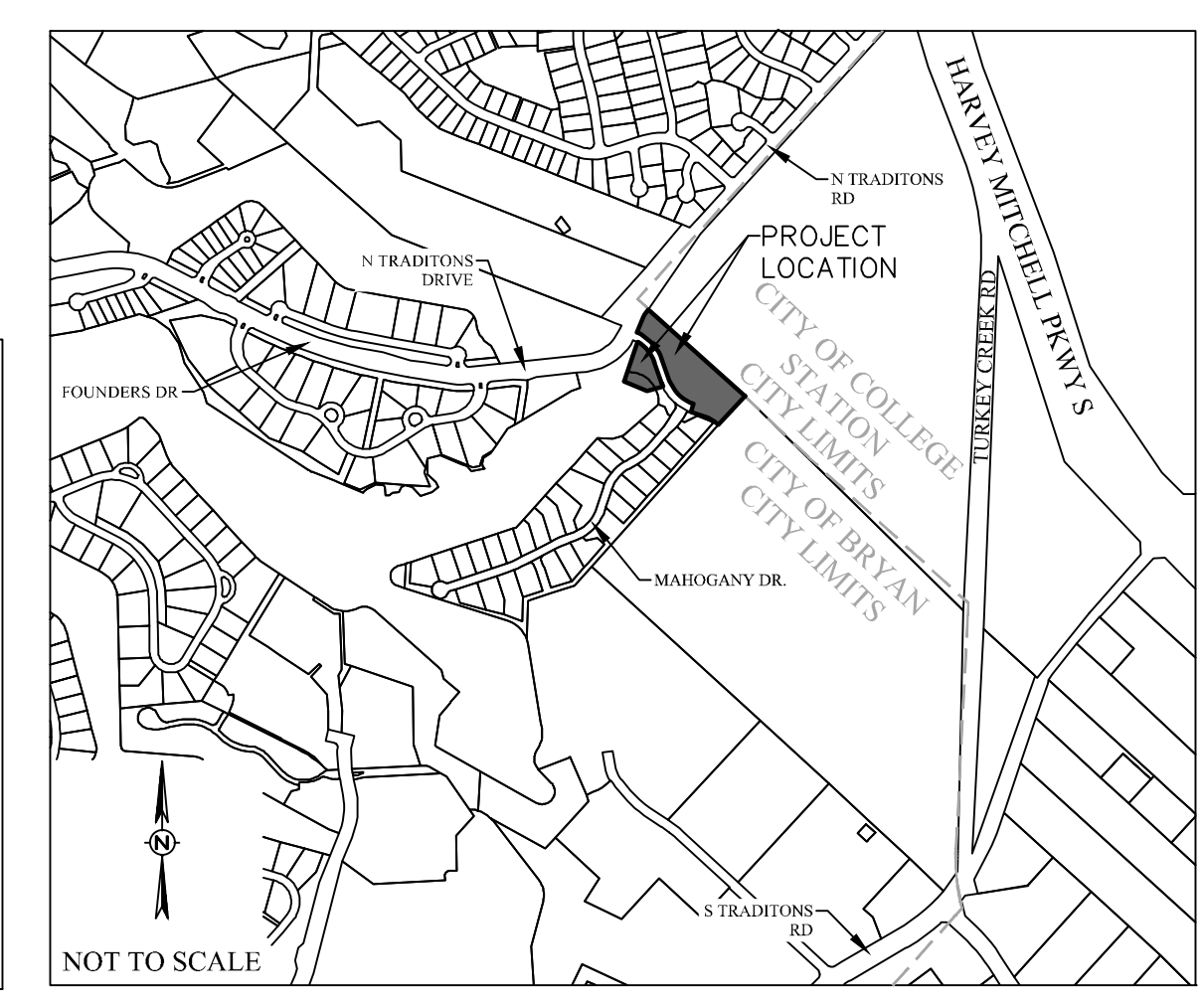
CERTIFICATE OF COUNTY CLERK

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 in Volume \_\_\_\_\_ Page \_\_\_\_\_

County Clerk  
Brazos County, Texas

VICINITY MAP



LEGEND

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

## FINAL PLAT

### THE TRADITION SUBDIVISION

#### PHASE 41

**4.338 ACRES**

3 LOTS  
BLOCK 3, LOTS 1 & 2  
BLOCK 2, LOT 3  
COMMON AREAS 1, 2 & 3

BEING A PORTION OF THE REMAINDER OF A CALLED  
298.51 ACRE TRACT  
VOLUME 4006, PAGE 195 OPRBCT  
AND A PORTION OF THE REMAINDER OF A CALLED  
87.88 ACRE TRACT  
VOLUME 5153, PAGE 1 OPRBCT  
JOHN H. JONES SURVEY LEAGUE, A-26  
BRYAN, BRAZOS, TEXAS

**OWNER:**  
Bryan Commerce & Development Inc.  
P.O. BOX 1080  
Bryan, TX 77805

**DEVELOPER:**  
Bryan Traditions, LP  
2100 Traditions Blvd.  
Bryan, Texas 77807

**SCALE:** 1" = 40'  
AUGUST, 2024

**SURVEYOR:**

**ENGINEER:**

**TRBE NO. 12327**  
911 SOUTHWEST PKWY E.  
College Station, Texas 77840  
\*\*\*  
(979) 764-3900