

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAZ011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYS2).
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES, TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00095370148 (CALCULATED USING GEOID12B).
 - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 - 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.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT MIXED USE (PD-M), ORDINANCE #2186, APPROVED ON DECEMBER 6, 2016.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE POA. PROPERTY OWNER'S ASSOCIATION, FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
 - STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE POA.
 - COMMON AREA TRAFFIC EASEMENTS PROVIDE ACCESS TO PROPERTIES WHICH DO NOT HAVE DIRECT FRONTAGE ONTO PUBLIC RIGHT-OF-WAY. ACCESS TO LOTS, SHARED PARKING AREAS AND INTERNAL DRIVEWAYS ARE ENCOMPASSED AND DOCUMENTED BY THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS STATING THE SPECIFIC RIGHTS OF ALL PARTIES AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, VOLUME 11313, PAGE 1.
 - 18300/1105 OPRBCT GRANTS PEDESTRIAN AND VEHICULAR ACCESS ACROSS COMMON AREAS 1-4, BLOCK 1, TRADITIONS 27 & COMMON AREA 1, BLOCK 1, TRADITIONS 31 FROM LAKE ATLAS DRIVE AND ACCESS FOR UTILITY INSTALL, REPAIR, ETC.
 - CONTOURS SHOWN ARE NOT FROM KERR SURVEYING, LLC. CONTOURS ARE FROM FIELD DATA ACQUIRED BY SCHULTZ ENGINEERING, LLC.
 - WHERE ELECTRICAL 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 ELECTRICAL FACILITIES.

| LINE TABLE | | | LINE TABLE | | |
|------------|---------|---------------|------------|---------|---------------|
| LINE # | LENGTH | DIRECTION | LINE # | LENGTH | DIRECTION |
| L1 | 13.50' | N25° 00' 03"E | L33 | 72.77' | N3° 36' 15"W |
| L2 | 19.50' | S64° 59' 57"E | L34 | 12.18' | N3° 33' 52"W |
| L3 | 12.32' | S25° 00' 03"W | L35 | 7.63' | N3° 33' 54"W |
| L4 | 26.06' | S12° 25' 46"E | L36 | 17.21' | S64° 59' 57"E |
| L5 | 26.81' | S42° 27' 07"E | L37 | 56.99' | S42° 24' 30"E |
| L6 | 19.37' | S42° 48' 53"W | L38 | 36.95' | S64° 59' 57"E |
| L7 | 61.96' | N46° 23' 49"W | L39 | 100.86' | S42° 24' 30"E |
| L8 | 37.97' | S86° 25' 20"W | L40 | 2.64' | S11° 02' 46"W |
| L9 | 83.51' | N36° 54' 49"W | L41 | 4.00' | N25° 00' 03"E |
| L10 | 69.11' | N13° 29' 58"W | L42 | 23.61' | S64° 59' 57"E |
| L11 | 50.43' | N32° 21' 22"W | L43 | 0.86' | N19° 59' 57"W |
| L12 | 91.63' | N86° 26' 49"E | L44 | 65.02' | N64° 59' 57"W |
| L13 | 107.77' | N81° 03' 53"E | L45 | 15.00' | N25° 00' 03"E |
| L14 | 81.69' | S64° 59' 56"E | L46 | 38.39' | S66° 42' 01"W |
| L15 | 31.29' | S19° 59' 57"E | L47 | 26.76' | N64° 59' 56"W |
| L16 | 18.65' | S64° 59' 57"E | L48 | 21.20' | N24° 59' 54"E |
| L17 | 113.69' | S27° 19' 44"W | L49 | 18.08' | N81° 04' 38"E |
| L18 | 77.99' | S86° 22' 47"W | L50 | 12.71' | N25° 00' 02"E |
| L19 | 91.46' | N48° 52' 39"W | L51 | 15.00' | N64° 59' 57"W |
| L20 | 17.76' | S85° 14' 34"W | L52 | 6.67' | N25° 00' 03"E |
| L21 | 11.38' | N2° 03' 24"W | L53 | 41.80' | N25° 00' 03"E |
| L22 | 18.65' | N64° 59' 57"W | L54 | 10.00' | S64° 59' 57"E |
| L23 | 31.29' | N19° 59' 57"W | L55 | 41.80' | S25° 00' 03"W |
| L24 | 81.69' | N64° 59' 56"W | L56 | 8.15' | N25° 00' 04"E |
| L25 | 38.17' | S81° 03' 53"W | L57 | 31.83' | S64° 59' 56"E |
| L26 | 69.68' | S25° 07' 23"W | L58 | 8.15' | S25° 00' 04"W |
| L27 | 26.31' | S77° 43' 02"W | L59 | 15.75' | N64° 59' 56"W |
| L28 | 13.32' | S25° 00' 03"W | L60 | 0.50' | S64° 59' 57"E |
| L29 | 44.46' | S12° 51' 28"E | L61 | 20.22' | S64° 59' 57"E |
| L30 | 11.38' | N2° 03' 24"W | L62 | 10.00' | N25° 00' 03"E |
| L31 | 17.76' | S85° 14' 34"W | L63 | 20.22' | N64° 59' 57"W |
| L32 | 105.91' | S47° 35' 30"W | L64 | 0.50' | N64° 59' 57"W |

| Curve Table | | | | | | |
|-------------|---------|---------|------------|---------|---------|-----------------|
| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
| C1 | 106.34' | 532.00' | 011°27'10" | 53.35' | 106.16' | S19°16'05"W |
| C2 | 90.72' | 250.00' | 020°47'26" | 45.86' | 90.22' | S12°27'06"E |
| C3 | 173.96' | 332.00' | 030°01'21" | 89.03' | 171.98' | S27°26'27"E |
| C4 | 23.37' | 480.00' | 002°47'20" | 11.68' | 23.36' | S43°21'20"W |
| C5 | 448.78' | 190.00' | 135°20'01" | 462.51' | 351.50' | N55°20'31"W |
| C6 | 115.88' | 180.00' | 036°53'09" | 60.03' | 113.89' | N06°07'05"W |
| C7 | 62.47' | 80.00' | 044°44'34" | 32.93' | 60.90' | N71°14'56"W |
| C8 | 57.65' | 72.00' | 045°52'48" | 30.47' | 56.13' | N71°49'03"W |
| C9 | 116.49' | 72.00' | 092°42'04" | 75.48' | 104.20' | N48°24'25"W |
| C10 | 116.49' | 72.00' | 092°42'04" | 75.48' | 104.20' | N48°24'25"W |
| C11 | 38.35' | 72.00' | 030°31'08" | 19.64' | 37.90' | S79°29'53"E |

CERTIFICATE OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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.
 _____, R.P.L.S. No. 6531

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____, TITLE OF Biocorridor Property Owners Association, Inc., the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 12247, Page 291 and Volume 17364, Page 183, 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,
 Biocorridor Property Owners Association, Inc.
 STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Owner Name, 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

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____, Bryan Commerce & Development, Inc., the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 4023, Page 71 and Volume 4023, Page 91, 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,
 Bryan Commerce & Development, Inc.
 STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Owner Name, 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

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____, Bryan/Traditions, L.P., A Texas Limited Partnership, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me 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.
 Bryan/Traditions, L.P. By
 Traditions Acquisitions Partnership, L.P., Its General Partner, By

 STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Owner Name, 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____

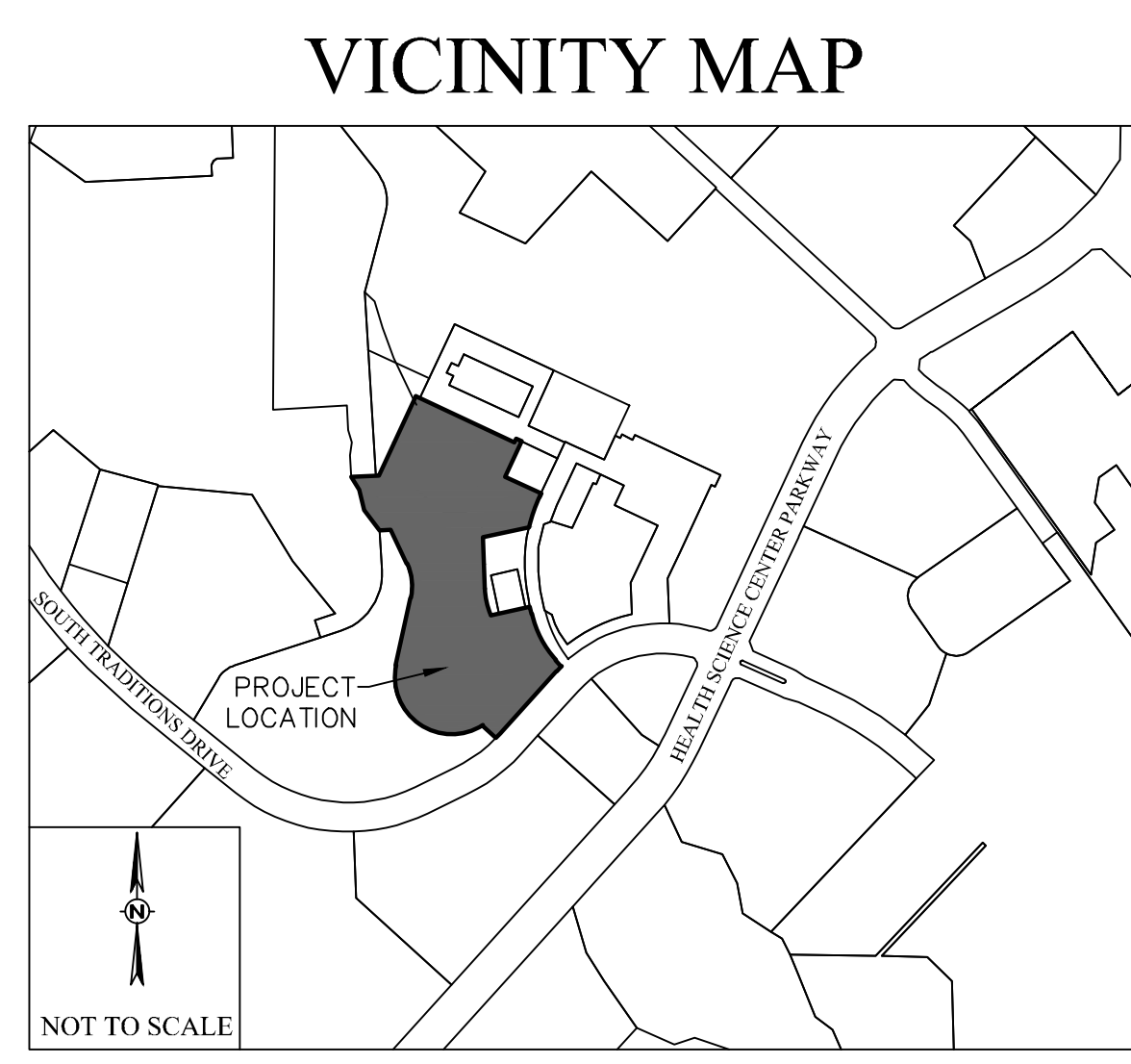
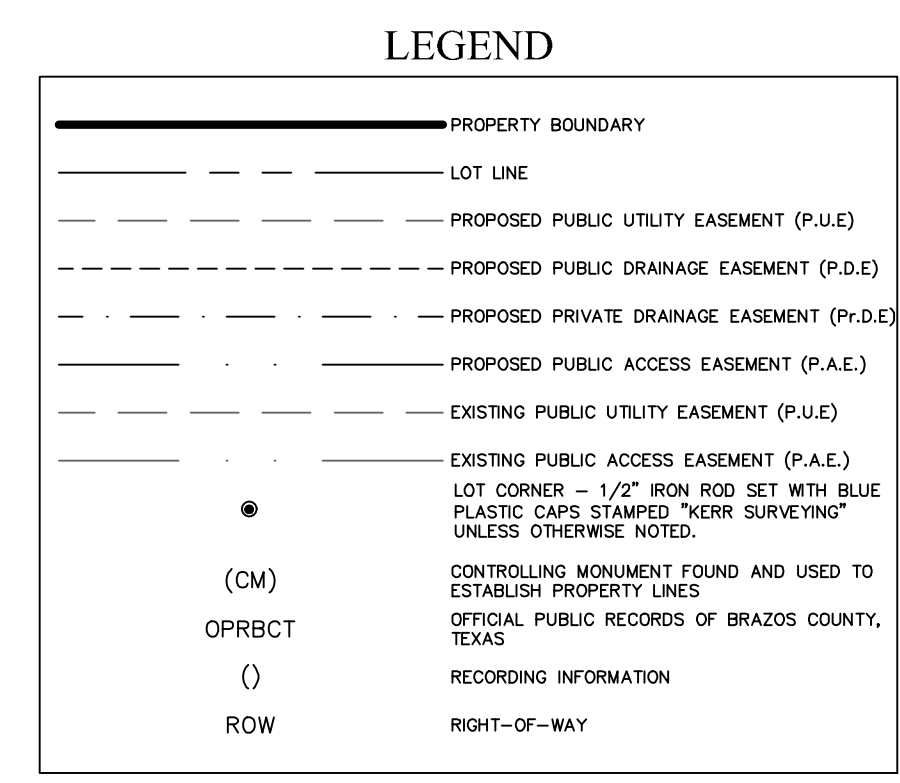
 City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, _____, Chair 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

 Chair
 Planning & Zoning Commission
 Bryan, Texas

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 by my office the ____ day of _____ 20____, in the Official Records of Brazos County in Volume _____, Page _____

 County Clerk Brazos County, Texas



FINAL PLAT

OF
THE TRADITIONS SUBDIVISION
 PHASE 33
 9.820 ACRES
 BLOCK 1, LOTS 2R-4R
 COMMON AREAS 1R-2R
BEING A REPLAT
 OF
 THE TRADITIONS SUBDIVISION, PHASE 27
 COMMON AREA 1,
 VOL. 12534 PG. 210
 THE TRADITIONS SUBDIVISION, PHASE 33
 BLOCK 1, COMMON AREA 1,
 VOL. 15731 PG. 163
 A PORTION OF A CALLED 8.176 ACRE TRACT,
 VOL. 18300 PG. 115
 A PORTION OF A CALLED 87.20 ACRE TRACT,
 VOL. 4023 PG. 71
 A PORTION OF A CALLED 324.83 ACRE TRACT
 VOL. 4023 PG. 91
 J.H. JONES LEAGUE, A-26
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 60'
 NOVEMBER, 2024
ENGINEER:
 SCHULTZ

OWNER/
 DEVELOPER: **Bryan Commerce & Development, Inc.**
 3989 North Shore Drive
 Bryan, TX 77807

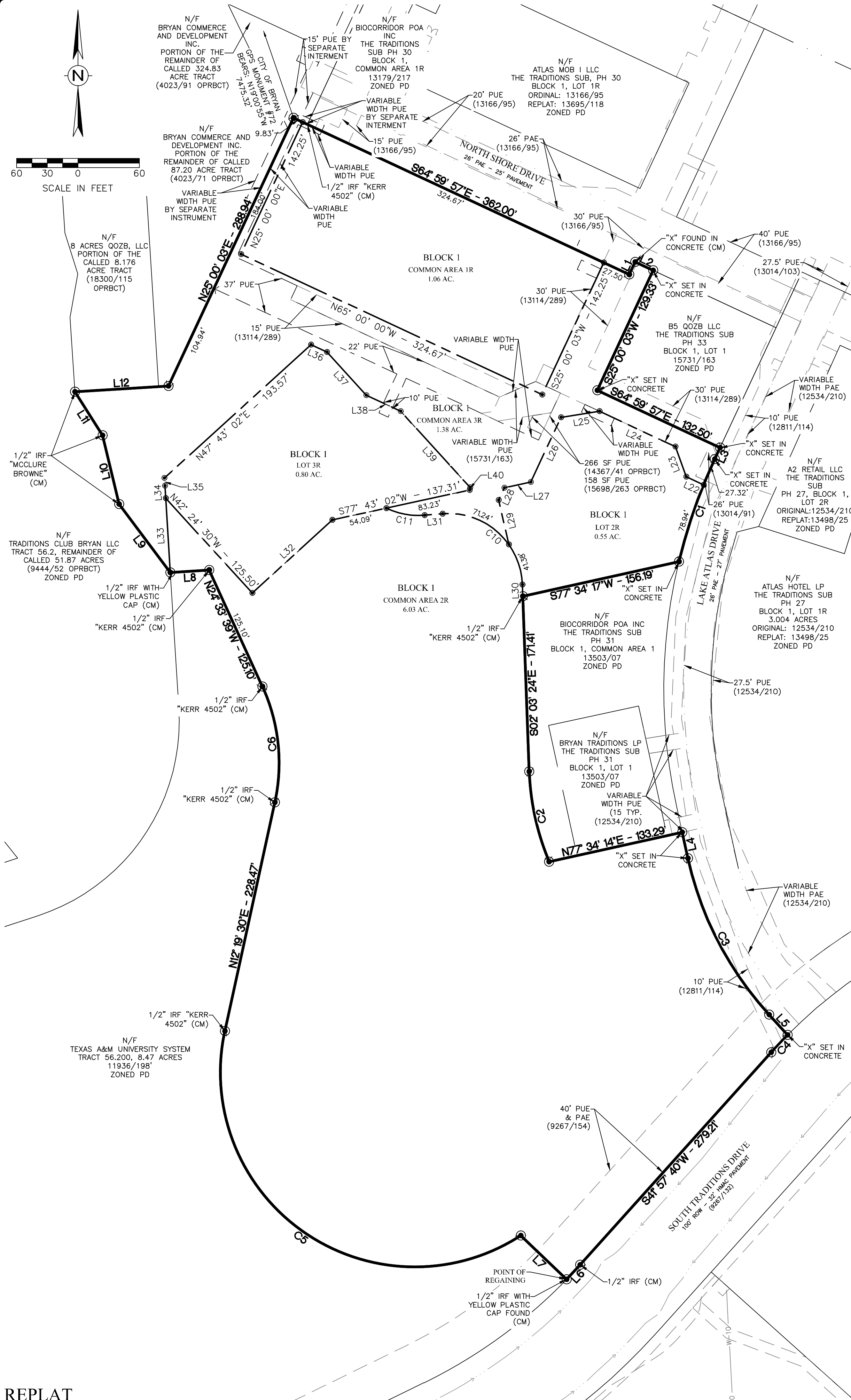
OWNER/
 DEVELOPER: **Bryan/Traditions, L.P.**
 3989 North Shore Drive
 Bryan, TX 77807

OWNER/
 DEVELOPER: **Biocorridor Property Owners Association, Inc.**
 3989 North Shore Drive
 Bryan, TX 77807

SURVEYOR:
 KERR SURVEYING, LLC
 1718 Briarcrest Dr.
 Bryan, TX 77802
 (979) 268-3195
 TBPERS FIRM # 10018500
 SURVEY@KERRSURVEYING.NET
 JOB 24-921

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

SHEET 1 OF 3



FIELD NOTES DESCRIPTION OF AN 9.820 ACRE TRACT JOHN H. JONES LEAGUE SURVEY, ABSTRACT NO. 26 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 9.820 ACRES IN THE JOHN H. JONES LEAGUE SURVEY, ABSTRACT NO. 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 8.176 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BRYAN COMMERCIAL DEVELOPMENT, INC. RECORDED IN VOLUME 12534, PAGE 115 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC), ALL OF COMMON AREA 1 OF THE TRADITIONS SUBDIVISION PHASE 27 FILED IN VOLUME 12534, PAGE 210 (OPRBC), ALL OF COMMON AREA 1, BLOCK 1, OF THE TRADITIONS SUBDIVISION PHASE 33 FILED IN VOLUME 15731, PAGE 163 (OPRBC), A PORTION OF THE REMAINDER OF A CALLED 87.20 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BRYAN COMMERCIAL DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 71 (OPRBC) AND A PORTION OF THE REMAINDER OF A CALLED 324.83 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BRYAN COMMERCIAL DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 (OPRBC); SAID 9.820 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND (ALL 1/2 INCH IRON RODS FOUND WITH YELLOW PLASTIC CAPS STAMPED "KERR 4502" UNLESS NOTED OTHERWISE) ON THE NORTHWEST SIDE OF SAID SOUTH TRADITIONS DRIVE, AT THE SOUTH CORNER OF SAID PHASE 27, SAME BEING THE SOUTHWEST CORNER OF A CALLED 8.47 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE TEXAS A&M UNIVERSITY SYSTEM RECORDED IN VOLUME 11936, PAGE 198 (OPRBC);

THENCE, WITH THE COMMON LINE OF SAID PHASE 27 AND SAID 8.47 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) N 46° 23' 49" W, A DISTANCE OF 61.96 FEET TO A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING") AT A POINT OF CURVATURE;
- 2) WITH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 448.78 FEET, A DELTA ANGLE OF 135° 20' 01", AND A CHORD WHICH BEARS N 55° 20' 31" W, A DISTANCE OF 351.50 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE END POINT OF SAID CURVE;
- 3) N 12° 19' 30" E, A DISTANCE OF 228.47 FEET TO A 1/2 INCH IRON ROD FOUND FOR A POINT OF CURVATURE;
- 4) WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 115.88 FEET, A DELTA ANGLE OF 36° 53' 09", AND A CHORD WHICH BEARS N 06° 07' 05" W, A DISTANCE OF 113.69 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE END POINT OF SAID CURVE;
- 5) N 24° 33' 39" W, A DISTANCE OF 125.10 FEET TO A 1/2 INCH IRON ROD FOUND;
- 6) S 86° 25' 20" W, A DISTANCE OF 37.97 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND AT THE NORTHWEST CORNER OF SAID 8.47 ACRE TRACT, SOUTHWEST CORNER OF SAID PHASE 27, THE SOUTH CORNER OF SAID 8.176 ACRE TRACT, AND A SOUTHEAST CORNER OF THE REMAINDER OF A CALLED 51.87 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TRADITIONS CLUB BRYAN, LLC RECORDED IN VOLUME 9444, PAGE 52 (OPRBC);

THENCE, WITH THE WEST LINE OF SAID 8.176 ACRE TRACT, SAME BEING THE EAST LINE OF SAID TRADITIONS CLUB TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N 36° 54' 49" W, A DISTANCE OF 83.51 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MCCLURE BROWNE" FOUND;
- 2) N 13° 29' 58" W, A DISTANCE OF 69.11 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MCCLURE BROWNE" FOUND;
- 3) N 32° 21' 22" W, A DISTANCE OF 50.43 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MCCLURE BROWNE" FOUND;

THENCE, SEVERING SAID 8.176 ACRE TRACT AND THROUGH SAID PORTION OF REMAINDER OF CALLED 87.20 ACRE TRACT, N 86° 28' 49" E A DISTANCE OF 91.63 FEET TO A 1/2 INCH IRON ROD SET;

THENCE, SEVERING SAID PORTION OF REMAINDER OF CALLED 87.20 ACRE TRACT AND SAID PORTION OF REMAINDER OF CALLED 324.83 ACRE TRACT, N 25° 00' 03" E A DISTANCE OF 289.94 FEET TO A 1/2 INCH IRON ROD SET; FOR REFERENCE, THE CITY OF BRYAN GPS MONUMENT #72 BEARS N 19° 00' 55" W A DISTANCE OF 7,475.32 FEET;

THENCE, PARTLY SEVERING SAID PORTION OF REMAINDER OF CALLED 324.83 ACRE TRACT AND PARTLY WITH THE SOUTH LINE OF COMMON AREA 1, BLOCK 1, TRADITIONS PHASE 30 (13695/118 OPRBC) COMMON WITH THE NORTH LINE OF SAID COMMON AREA 1, BLOCK 1, TRADITIONS PHASE 33, S 64° 59' 57" E, PASSING AT A DISTANCE OF 15.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID PORTION OF REMAINDER OF CALLED 324.83 ACRE TRACT MARKING THE WEST CORNER OF SAID COMMON AREA 1, BLOCK 1, THE TRADITIONS SUBDIVISION PHASE 30 AND THE NORTH CORNER OF SAID COMMON AREA 1, BLOCK 1, THE TRADITIONS SUBDIVISION PHASE 33, AND CONTINUING FOR A TOTAL DISTANCE OF 362.00 FEET TO A 1/2 INCH IRON ROD SET;

THENCE, CONTINUING WITH THE COMMON LINES OF SAID COMMON AREA 1, BLOCK 1, TRADITIONS PHASE 33 AND SAID COMMON AREA 1, BLOCK 1, TRADITIONS PHASE 30 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 25° 00' 03" E A DISTANCE OF 13.50 FEET TO AN "X" FOUND IN CONCRETE;
- 2) S 64° 59' 57" E A DISTANCE OF 19.50 FEET TO AN "X" SET IN CONCRETE ON A SOUTHWEST LINE OF SAID COMMON AREA 1, BLOCK 1, PHASE 30 MARKING THE NORTH CORNER OF SAID COMMON AREA 1, BLOCK 1, TRADITIONS SUBDIVISION PHASE 33 AND AN EAST CORNER OF SAID COMMON AREA 1, BLOCK 1, TRADITIONS PHASE 33;

THENCE, WITH THE COMMON LINES OF SAID LOT 1, BLOCK 1, TRADITIONS PHASE 33 AND SAID COMMON AREA 1, BLOCK 1, TRADITIONS PHASE 33 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 25° 00' 03" W A DISTANCE OF 129.33 FEET TO AN "X" SET IN CONCRETE;
- 2) S 64° 59' 57" E A DISTANCE OF 132.50 FEET TO AN "X" SET IN CONCRETE ON THE NORTHWEST LINE OF COMMON AREA 2, THE TRADITIONS SUBDIVISION PHASE 27 MARKING THE SOUTH CORNER OF SAID LOT 1, BLOCK 1, PHASE 33 AND AN EAST CORNER OF SAID COMMON AREA 1, BLOCK 1, PHASE 33;

THENCE, WITH SAID COMMON AREA 2, PHASE 27, AND SAID COMMON AREA 1, BLOCK 1, PHASE 33, S 25° 00' 03" W A DISTANCE OF 12.32 FEET TO AN "X" SET IN CONCRETE;

THENCE, WITH SAID WEST BOUNDARY OF COMMON AREA 2, PHASE 27 COMMON WITH THE EAST BOUNDARY OF SAID COMMON AREA 1, BLOCK 1, PHASE 33 AND THE EAST BOUNDARY OF A PORTION OF SAID REMAINDER OF CALLED 324.83 ACRE TRACT, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 532.00 FEET, AN ARC LENGTH OF 106.34 FEET, DELTA ANGLE OF 11° 27' 10", AND A CHORD WHICH BEARS S 19° 16' 05" W A DISTANCE OF 106.16 FEET TO AN "X" SET IN CONCRETE ON SAID WEST BOUNDARY OF COMMON AREA 2, PHASE 27, MARKING THE NORTHEAST CORNER OF COMMON AREA 1, BLOCK 1, THE TRADITIONS SUBDIVISION PHASE 31 (13503/7 OPRBC) AND A SOUTHWEST CORNER OF SAID PORTION OF REMAINDER OF CALLED 324.83 ACRE TRACT;

THENCE, WITH THE NORTH LINE OF COMMON AREA 1, BLOCK 1, PHASE 31 AND A SOUTH LINE OF SAID PORTION OF REMAINDER OF CALLED 324.83 ACRE TRACT, S 77° 34' 17" W A DISTANCE OF 156.19 FEET TO A 1/2 INCH IRON ROD FOUND ON AN EAST LINE OF SAID COMMON AREA 1, PHASE 27 MARKING THE NORTHWEST CORNER OF SAID COMMON AREA 1, BLOCK 1, PHASE 31 AND THE SOUTH CORNER OF SAID PORTION OF REMAINDER OF CALLED 324.83 ACRE TRACT;

THENCE, WITH THE COMMON LINES OF SAID COMMON AREA 1, BLOCK 1, PHASE 31 AND SAID COMMON AREA 1, PHASE 27 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 02° 03' 24" E A DISTANCE OF 171.41 FEET TO A 1/2 INCH IRON ROD SET;
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 90.72 FEET, A DELTA ANGLE OF 20° 47' 26", AND A CHORD WHICH BEARS S 12° 27' 06" E A DISTANCE OF 90.22 FEET TO A 1/2 INCH IRON ROD SET;

THENCE, WITH A NORTH LINE OF SAID COMMON AREA 1, PHASE 27, PARTLY WITH THE SOUTH LINES OF SAID COMMON AREA 1, BLOCK 1, PHASE 31, AND LOT 1, BLOCK 1, PHASE 31, N 77° 34' 14" E A DISTANCE OF 133.29 FEET TO AN "X" SET IN CONCRETE ON SAID WEST BOUNDARY OF COMMON AREA 2, PHASE 27 MARKING THE SOUTHWEST CORNER OF SAID COMMON AREA 1, BLOCK 1, PHASE 31 AND A NORTHEAST CORNER OF SAID COMMON AREA 1, PHASE 27;

THENCE, WITH THE COMMON LINES OF SAID COMMON AREA 1 AND COMMON AREA 2, PHASE 27 FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

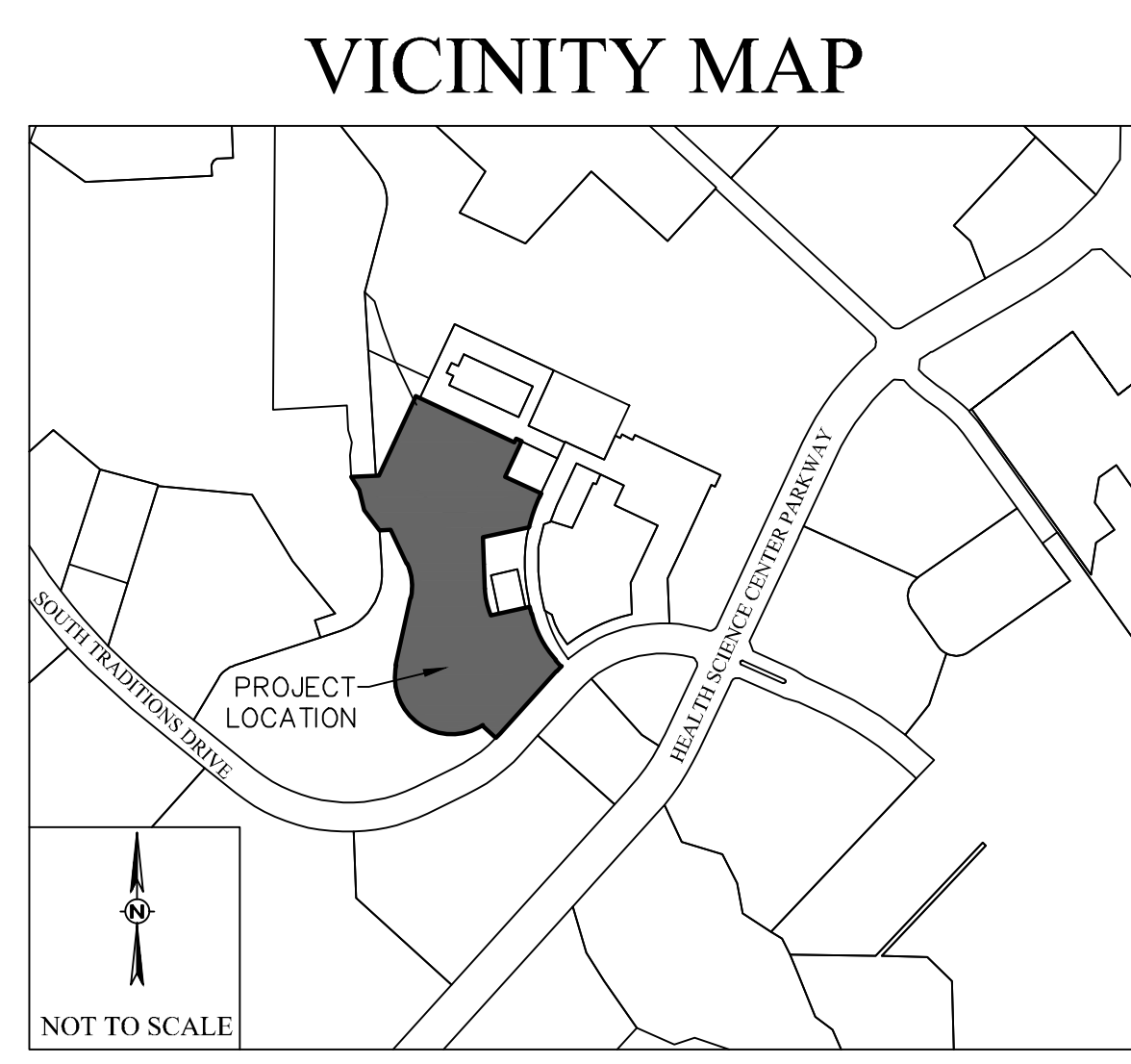
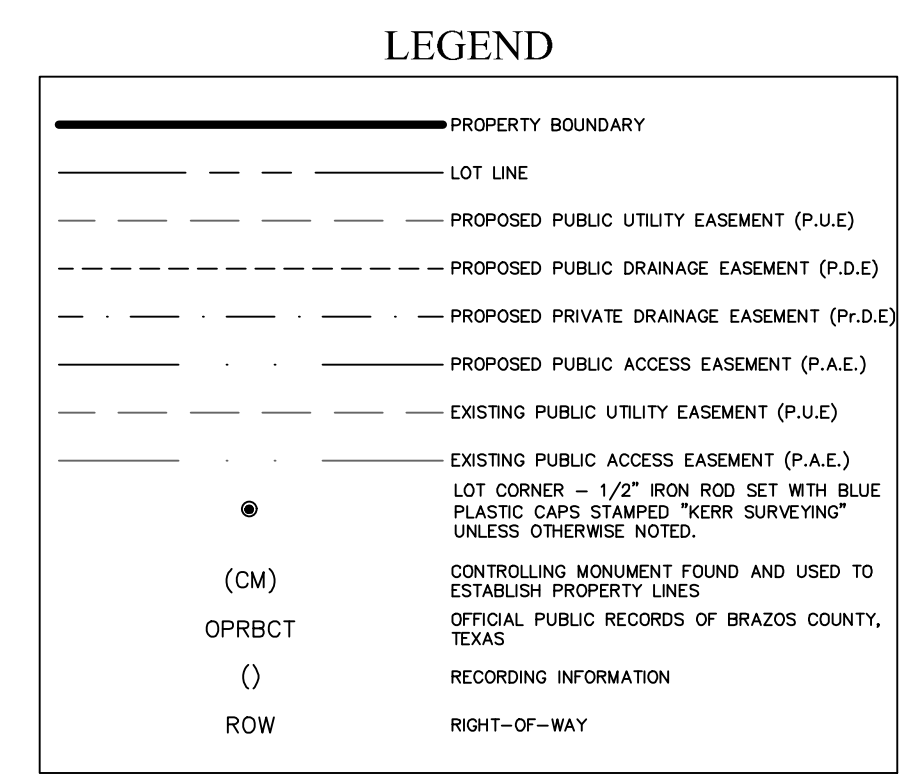
- 1) S 12° 25' 46" E A DISTANCE OF 26.06 FEET TO AN "X" SET IN CONCRETE;
- 2) WITH A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 332.00 FEET, AN ARC LENGTH OF 173.96 FEET, A DELTA ANGLE OF 30° 01' 21", AND A CHORD WHICH BEARS S 27° 26' 27" E A DISTANCE OF 171.98 FEET TO A 1/2 INCH IRON ROD SET;
- 3) S 42° 27' 07" E A DISTANCE OF 26.81 FEET TO AN "X" SET IN CONCRETE IN A CURVE ON THE NORTHWEST LINE OF SOUTH TRADITIONS DRIVE (100' WIDE RIGHT-OF-WAY 9287/132 OPRBC) FOR THE SOUTH CORNER OF SAID COMMON AREA 2, PHASE 27, THE EAST CORNER OF SAID COMMON AREA 1, PHASE 27 AND THE EAST CORNER HEREOF;

THENCE, WITH THE NORTHWEST LINE OF SOUTH TRADITIONS DRIVE, SAME BEING THE SOUTHWEST LINE OF SAID PHASE 27, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, AN ARC LENGTH OF 23.37 FEET, A DELTA ANGLE OF 02° 47' 20", AND A CHORD WHICH BEARS S 43° 21' 20" W, A DISTANCE OF 23.36 FEET, TO A 1/2 INCH IRON ROD SET FOR THE END POINT OF SAID CURVE;
- 2) S 41° 57' 40" W, A DISTANCE OF 279.21 FEET TO A 1/2 INCH IRON ROD FOUND WITH NO CAP;
- 3) S 42° 48' 53" W, A DISTANCE OF 19.37 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 9.820 ACRES OF LAND, MORE OR LESS.

| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
|---------|--------|--------|------------|---------|--------|-----------------|
| C1 | 106.34 | 532.00 | 011°27'10" | 53.35 | 106.16 | S19°16'05"W |
| C2 | 90.72 | 250.00 | 020°47'26" | 45.86 | 90.22 | S12°27'06"E |
| C3 | 173.96 | 332.00 | 030°01'21" | 89.03 | 171.98 | S27°26'27"E |
| C4 | 23.37 | 480.00 | 002°47'20" | 11.68 | 23.36 | S43°21'20"W |
| C5 | 448.78 | 190.00 | 135°20'01" | 462.51 | 351.50 | N55°20'31"W |
| C6 | 115.88 | 180.00 | 036°53'09" | 60.03 | 113.89 | N06°07'05"W |
| C7 | 62.47 | 80.00 | 044°44'34" | 32.93 | 60.90 | N71°14'56"W |
| C8 | 57.65 | 72.00 | 045°52'48" | 30.47 | 56.13 | N71°49'03"W |
| C9 | 116.49 | 72.00 | 092°42'04" | 75.48 | 104.20 | N48°24'25"W |
| C10 | 116.49 | 72.00 | 092°42'04" | 75.48 | 104.20 | N48°24'25"W |
| C11 | 38.35 | 72.00 | 030°31'08" | 19.64 | 37.90 | S79°29'53"E |

| LINE # | LENGTH | DIRECTION |
|--------|---------|---------------|
| L1 | 13.50' | N25° 00' 03"E |
| L2 | 19.50' | S64° 59' 57"E |
| L3 | 12.32' | S25° 00' 03"W |
| L4 | 26.06' | S12° 25' 46"E |
| L5 | 26.81' | S42° 27' 07"E |
| L6 | 19.37' | S42° 48' 53"W |
| L7 | 61.96' | N46° 23' 49"W |
| L8 | 37.97' | S86° 25' 20"W |
| L9 | 83.51' | N36° 54' 49"W |
| L10 | 69.11' | N13° 29' 58"W |
| L11 | 50.43' | N32° 21' 22"W |
| L12 | 91.63' | N86° 28' 49"E |
| L13 | 107.77' | N81° 03' 53"E |
| L14 | 81.69' | S64° 59' 56"E |
| L15 | 31.29' | S19° 59' 57"E |
| L16 | 18.65' | S64° 59' 57"E |
| L17 | 113.69' | S27° 19' 44"W |
| L18 | 77.99' | S86° 22' 47"W |
| L19 | 91.46' | N48° 52' 39"W |
| L20 | 17.76' | S85° 14' 34"W |
| L21 | 11.38' | N2° 03' 24"W |
| L22 | 18.65' | N64° 59' 57"W |
| L23 | 31.29' | N19° 59' 57"W |
| L24 | 81.69' | N64° 59' 56"W |
| L25 | 38.17' | S81° 03' 53"W |
| L26 | 69.68' | S25° 07' 23"W |
| L27 | 26.31' | S77° 43' 02"W |
| L28 | 13.32' | S25° 00' 03"W |
| L29 | 44.46' | S12° 51' 28"E |
| L30 | 11.38' | N2° 03' 24"W |
| L31 | 17.76' | S85° 14' 34"W |
| L32 | 105.91' | S47° 35' 30"W |
| L33 | 72.77' | N3° 36' 15"W |
| L34 | 12.18' | N3° 33' 52"W |
| L35 | 7.63' | N3° 35' 54"W |
| L36 | 17.21' | S64° 59' 57"E |
| L37 | 56.99' | S42° 24' 30"E |
| L38 | 36.95' | S64° 59' 57"E |
| L39 | 100.86' | S42° 24' 30"E |
| L40 | 2.64' | S11° 02' 46"W |
| L41 | 4.00' | N25° 00' 03"E |
| L42 | 23.61' | S64° 59' 57"E |
| L43 | 0.86' | N19° 59' 57"W |
| L44 | 65.02' | N64° 59' 57"W |
| L45 | 15.00' | N25° 00' 03"E |
| L46 | 38.39' | S66° 42' 01"W |
| L47 | 26.76' | N64° 59' 56"W |
| L48 | 21.20' | N24° 59' 54"E |
| L49 | 18.08' | N81° 04' 38"E |
| L50 | 12.71' | N25° 00' 02"E |
| L51 | 15.00' | N64° 59' 57"W |
| L52 | 6.67' | N25° 00' 03"E |
| L53 | 41.80' | N25° 00' 03"E |
| L54 | 10.00' | S64° 59' 57"E |
| L55 | 41.80' | S25° 00' 03"W |
| L56 | 8.15' | N25° 00' 04"E |
| L57 | 31.83' | S64° 59' 56"E |
| L58 | 8.15' | S25° 00' 04"W |
| L59 | 15.75' | N64° 59' 56"W |
| L60 | 0.50' | S64° 59' 57"E |
| L61 | 20.22' | S64° 59' 57"E |
| L62 | 10.00' | N25° 00' 03"E |
| L63 | 20.22' | N64° 59' 57"W |
| L64 | 0.50' | N64° 59' 57"W |



FINAL PLAT

OF THE TRADITIONS SUBDIVISION

PHASE 33

9.820 ACRES
BLOCK 1, LOTS 2R-4R
COMMON AREAS 1R-2R

BEING A REPLAT

OF THE TRADITIONS SUBDIVISION, PHASE 27
COMMON AREA 1,
VOL. 12534 PG. 210
THE TRADITIONS SUBDIVISION, PHASE 33
BLOCK 1, COMMON AREA 1,
VOL. 15731 PG. 163
A PORTION OF A CALLED 8.176 ACRE TRACT,
VOL. 18300 PG. 115
A PORTION OF A CALLED 324.83 ACRE TRACT,
VOL. 4023 PG. 71
A PORTION OF A CALLED 324.83 ACRE TRACT
VOL. 4023 PG. 91

J.H. JONES LEAGUE, A-26
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
Biorridor Property Owners Association, Inc.
3989 North Shore Drive
Bryan, TX 77807

OWNER/DEVELOPER:
Bryan Commerce & Development, Inc.
P.O. Box 1000
Bryan, TX 77805

OWNER/DEVELOPER:
Bryan/Traditions, L.P.
3989 North Shore Drive
Bryan, TX 77807

SURVEYOR:

Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
(979) 268-3195
TBPES FIRM # 10018500
SURVEY@KERRSURVEYING.NET
JOB 24-921

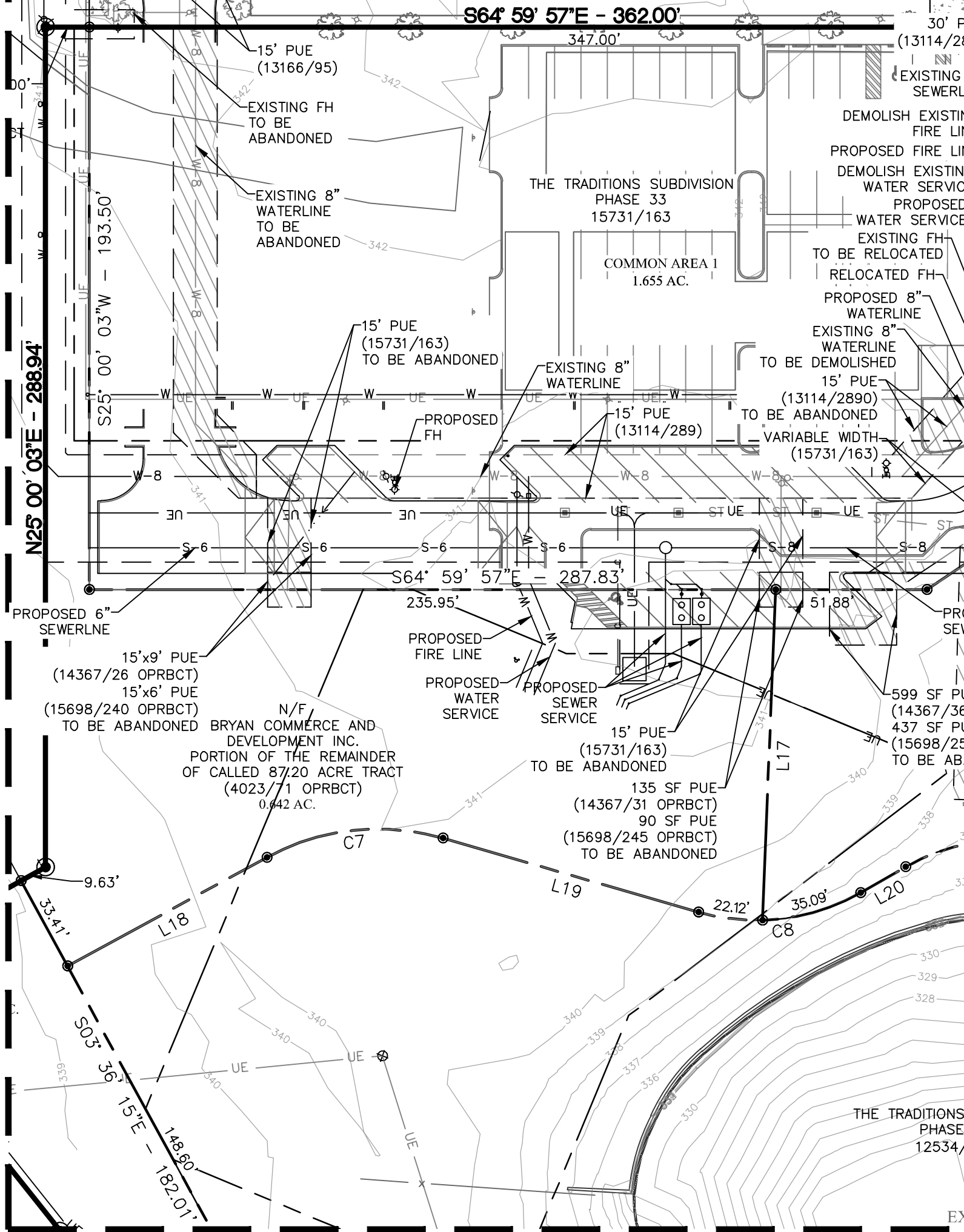
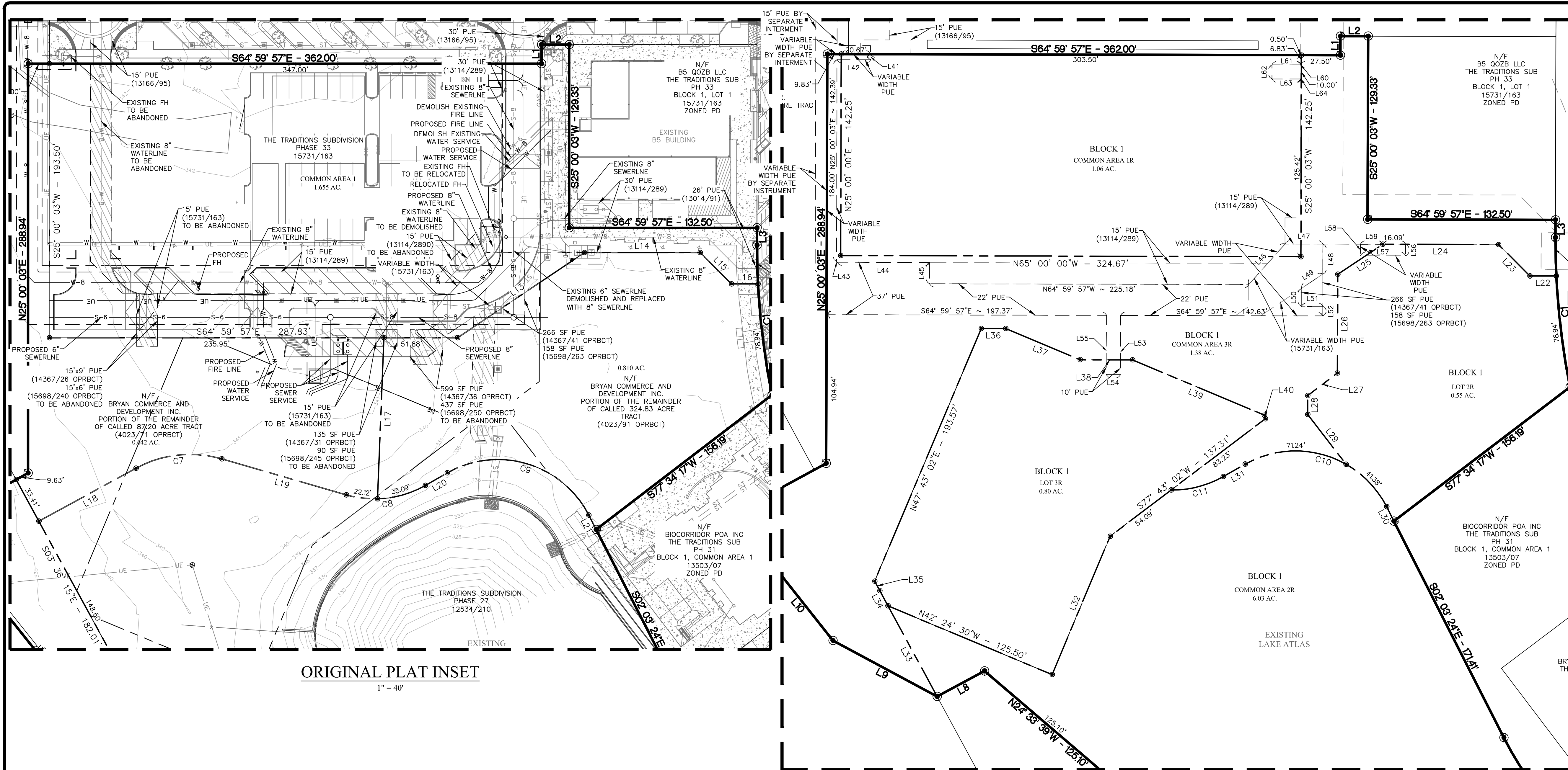
SCALE 1" = 60'
NOVEMBER, 2024
ENGINEER:

Schultz Engineering
11811 College Station, Texas 77840
(979) 764-3900

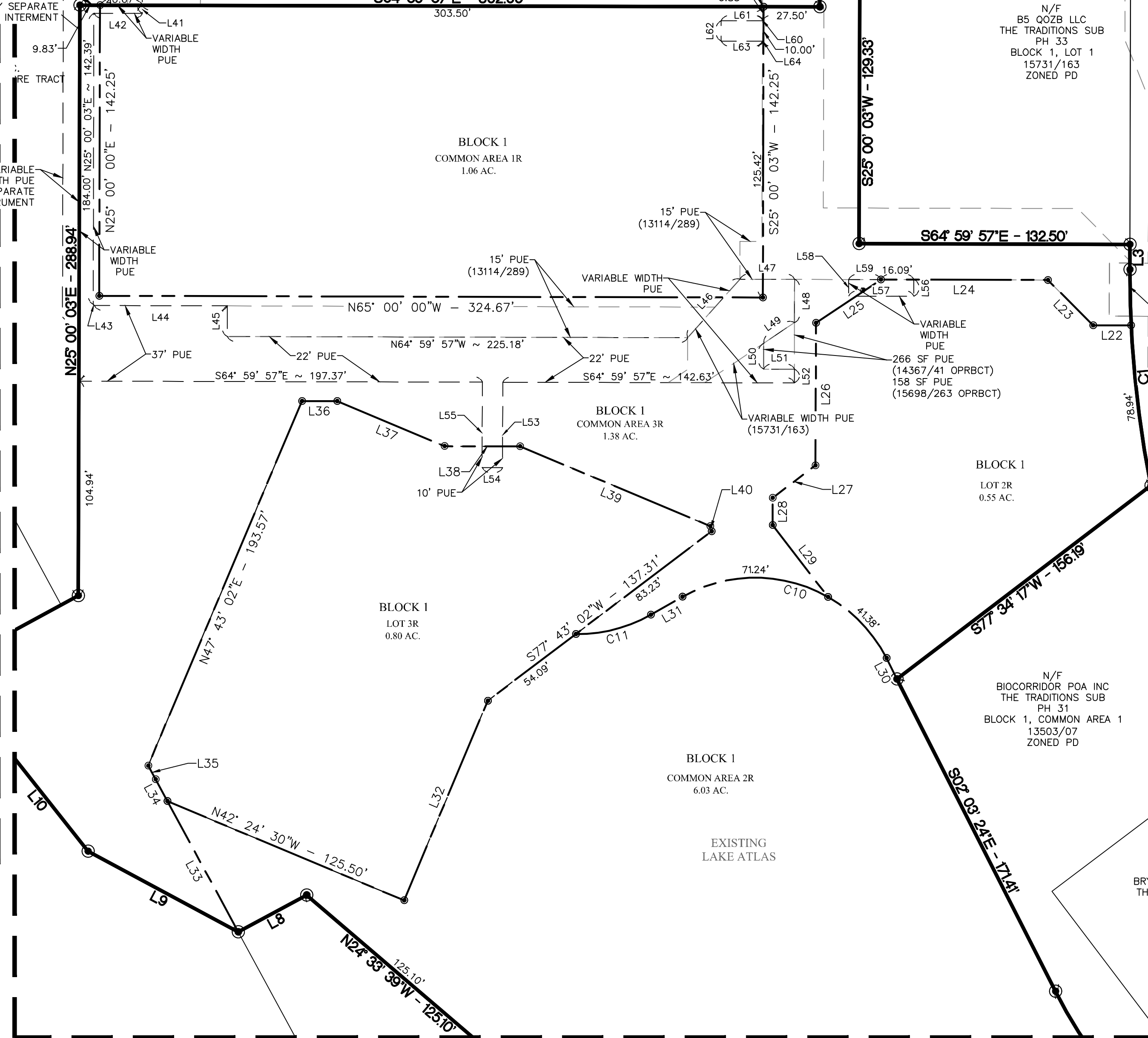
TBP# NO. 12327
911 SOUTHWEST PKWY E
College Station, Texas 77840
(979) 764-3900

SHEET 2 OF 3

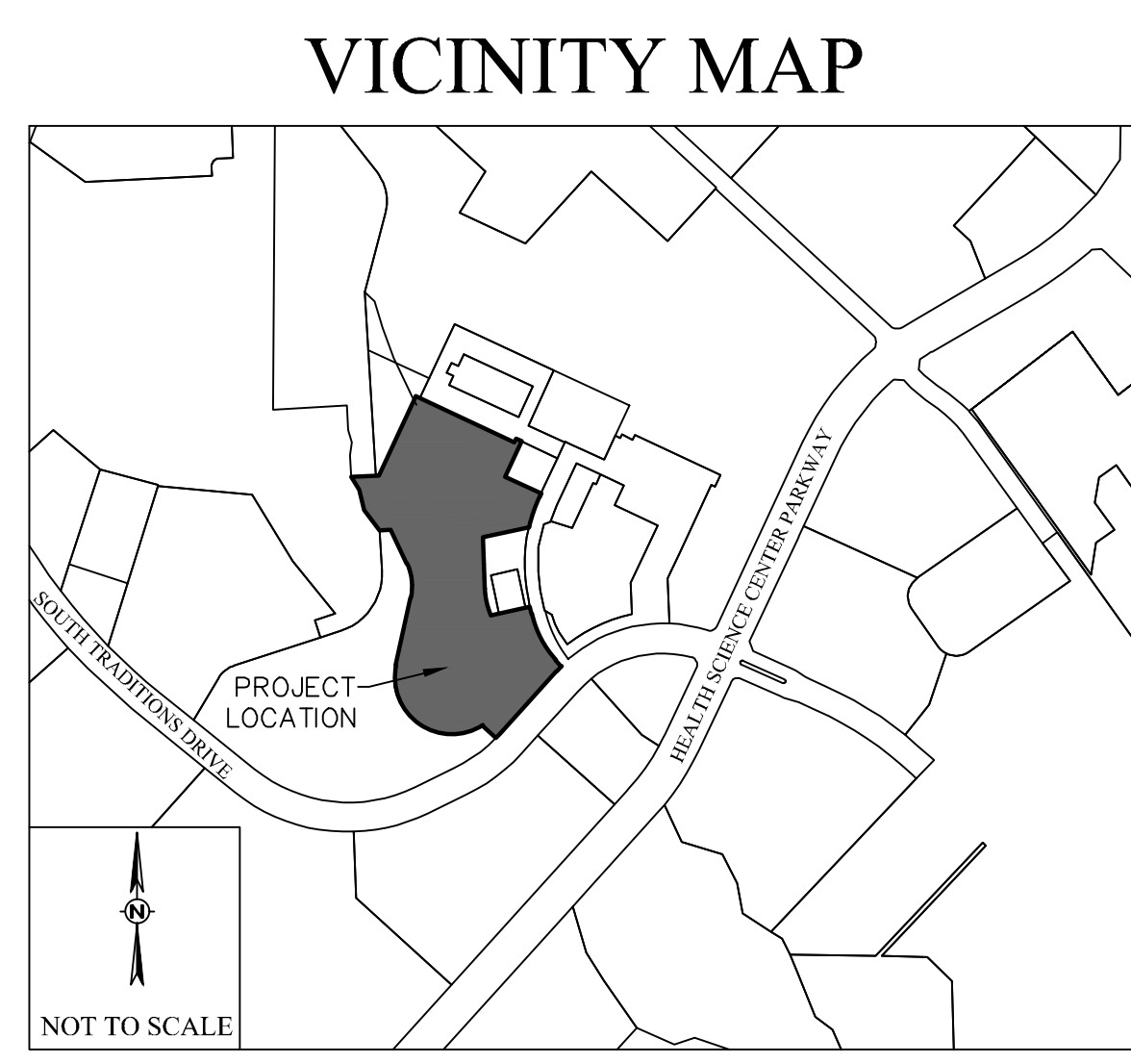
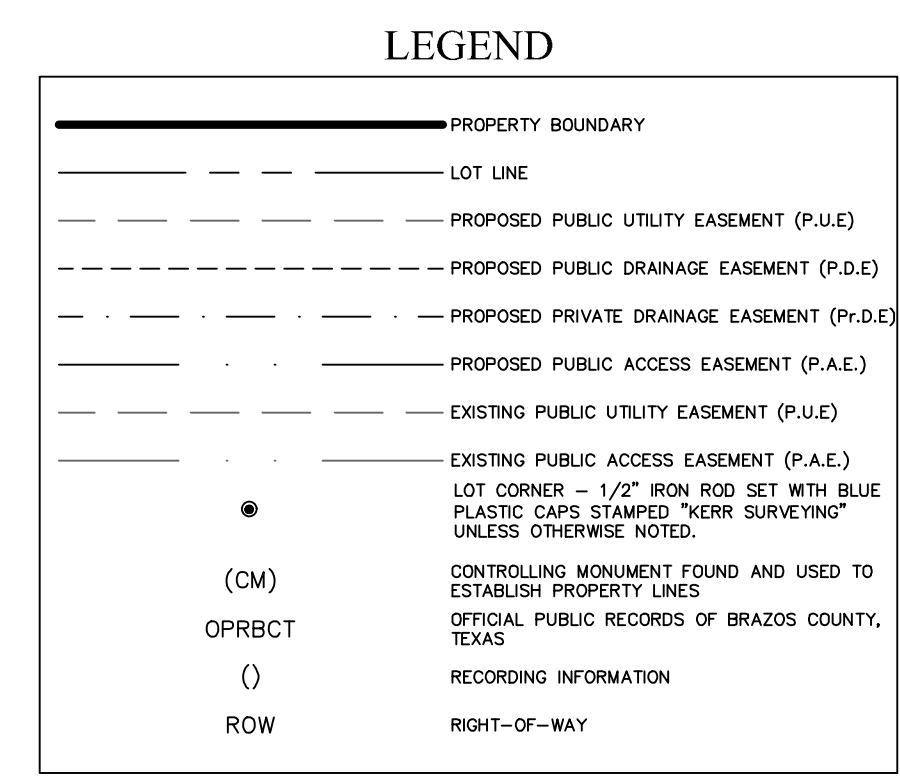
REPLAT



ORIGINAL PLAT INSET
1" = 40'



REPLAT EASEMENT INSET
1" = 40'



| LINE # | LENGTH | DIRECTION |
|--------|---------|---------------|
| L1 | 13.50' | N25° 00' 03"E |
| L2 | 19.50' | S64° 59' 57"W |
| L3 | 12.32' | S25° 00' 03"W |
| L4 | 26.06' | S12° 25' 46"E |
| L5 | 26.81' | S42° 27' 07"E |
| L6 | 19.37' | S42° 48' 53"W |
| L7 | 61.96' | N46° 23' 49"W |
| L8 | 37.97' | S86° 25' 20"W |
| L9 | 83.51' | N36° 54' 49"W |
| L10 | 69.11' | N13° 29' 58"W |
| L11 | 50.43' | N32° 21' 22"W |
| L12 | 91.63' | N86° 26' 49"E |
| L13 | 107.77' | N81° 03' 53"E |
| L14 | 81.69' | S64° 59' 56"E |
| L15 | 31.29' | S19° 59' 57"E |
| L16 | 18.65' | S64° 59' 57"E |
| L17 | 113.69' | S27° 19' 44"W |
| L18 | 77.99' | S86° 22' 47"W |
| L19 | 91.46' | N48° 52' 39"W |
| L20 | 17.76' | S85° 14' 34"W |
| L21 | 11.38' | N2° 03' 24"W |
| L22 | 18.65' | N64° 59' 57"W |
| L23 | 31.29' | N19° 59' 57"W |
| L24 | 81.69' | N64° 59' 56"W |
| L25 | 38.17' | S81° 03' 53"W |
| L26 | 69.68' | S25° 07' 23"W |
| L27 | 26.31' | S77° 43' 02"W |
| L28 | 13.32' | S25° 00' 03"W |
| L29 | 44.46' | S12° 51' 28"E |
| L30 | 11.38' | N2° 03' 24"W |
| L31 | 17.76' | S85° 14' 34"W |
| L32 | 105.91' | S47° 35' 30"W |

| LINE # | LENGTH | DIRECTION |
|--------|---------|---------------|
| L33 | 72.77' | N3° 36' 15"W |
| L34 | 12.18' | N3° 33' 52"W |
| L35 | 7.63' | N3° 35' 54"W |
| L36 | 17.21' | S64° 59' 57"E |
| L37 | 56.99' | S42° 24' 30"E |
| L38 | 36.95' | S64° 59' 57"E |
| L39 | 100.86' | S42° 24' 30"E |
| L40 | 2.64' | S11° 02' 46"W |
| L41 | 4.00' | N25° 00' 03"E |
| L42 | 23.61' | S64° 59' 57"E |
| L43 | 0.86' | N19° 59' 57"W |
| L44 | 65.02' | N64° 59' 57"W |
| L45 | 15.00' | N25° 00' 03"E |
| L46 | 38.39' | S66° 42' 01"W |
| L47 | 26.76' | N64° 59' 56"W |
| L48 | 21.20' | N24° 59' 54"E |
| L49 | 18.08' | N81° 04' 38"E |
| L50 | 12.71' | N25° 00' 02"E |
| L51 | 15.00' | N64° 59' 57"W |
| L52 | 6.67' | N25° 00' 03"E |
| L53 | 41.80' | N25° 00' 03"E |
| L54 | 10.00' | S64° 59' 57"E |
| L55 | 41.80' | S25° 00' 03"W |
| L56 | 8.15' | N25° 00' 04"E |
| L57 | 31.83' | S64° 59' 56"E |
| L58 | 8.15' | S25° 00' 04"W |
| L59 | 15.75' | N64° 59' 56"W |
| L60 | 0.50' | S64° 59' 57"E |
| L61 | 20.22' | S64° 59' 57"E |
| L62 | 10.00' | N25° 00' 03"E |
| L63 | 20.22' | N64° 59' 57"W |
| L64 | 0.50' | N64° 59' 57"W |

| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
|---------|---------|---------|------------|---------|---------|-----------------|
| C1 | 106.34' | 532.00' | 011°27'10" | 53.35' | 106.16' | S19°16'05"W |
| C2 | 90.72' | 250.00' | 020°47'26" | 45.86' | 90.22' | S12°27'06"E |
| C3 | 173.96' | 332.00' | 030°01'21" | 89.03' | 171.98' | S27°26'27"E |
| C4 | 23.37' | 480.00' | 002°47'20" | 11.68' | 23.36' | S43°21'20"W |
| C5 | 448.78' | 190.00' | 135°20'01" | 462.51' | 351.50' | N55°20'31"W |
| C6 | 115.88' | 180.00' | 036°53'09" | 60.03' | 113.89' | N06°07'05"W |
| C7 | 62.47' | 80.00' | 044°44'34" | 32.93' | 60.90' | N71°14'56"W |
| C8 | 57.65' | 72.00' | 045°52'48" | 30.47' | 56.13' | N71°49'03"W |
| C9 | 116.49' | 72.00' | 092°42'04" | 75.48' | 104.20' | N48°24'25"W |
| C10 | 116.49' | 72.00' | 092°42'04" | 75.48' | 104.20' | N48°24'25"W |
| C11 | 38.35' | 72.00' | 030°31'08" | 19.64' | 37.90' | S79°29'53"E |

FINAL PLAT

OF
THE TRADITIONS SUBDIVISION
PHASE 33
 9.820 ACRES
 BLOCK 1, LOTS 2R-4R
 COMMON AREAS 1R-2R

BEING A REPLAT

OF
 THE TRADITIONS SUBDIVISION, PHASE 27
 COMMON AREA 1,
 VOL. 12534 PG. 210
 THE TRADITIONS SUBDIVISION, PHASE 33
 BLOCK 1, COMMON AREA 1,
 VOL. 15731 PG. 163
 A PORTION OF A CALLED 8.176 ACRE TRACT,
 VOL. 18300 PG. 115
 A PORTION OF A CALLED 87.20 ACRE TRACT,
 VOL. 4023 PG. 71
 A PORTION OF A CALLED 324.83 ACRE TRACT
 VOL. 4023 PG. 91
 J.H. JONES LEAGUE, A-26
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 60'
 NOVEMBER, 2024

| | | | |
|--|---|---|--|
| OWNER/ DEVELOPER: | OWNER/ DEVELOPER: | OWNER/ DEVELOPER: | SURVEYOR: KERR |
| Biorridor Property Development, Inc. 3989 North Shore Drive Bryan, TX 77807 | Bryan Commerce & Development, Inc. P.O. Box 1100 Bryan, TX 77805 | Bryan/Traditions, L.P. 3989 North Shore Drive Bryan, TX 77807 | Kerr Surveying, LLC 1718 Briarcrest Dr. Bryan, TX 77802 (979) 268-3195 TBPELS FIRM # 10018500 SURVEYS@KERRSURVEYING.NET JOB 24-921 |

TBPE NO. 12327
 911 SOUTHWEST PKWY E.
 COLLEGE STATION, TEXAS 77840
 (979) 764-3900

ENGINEER:
SCHULTZ