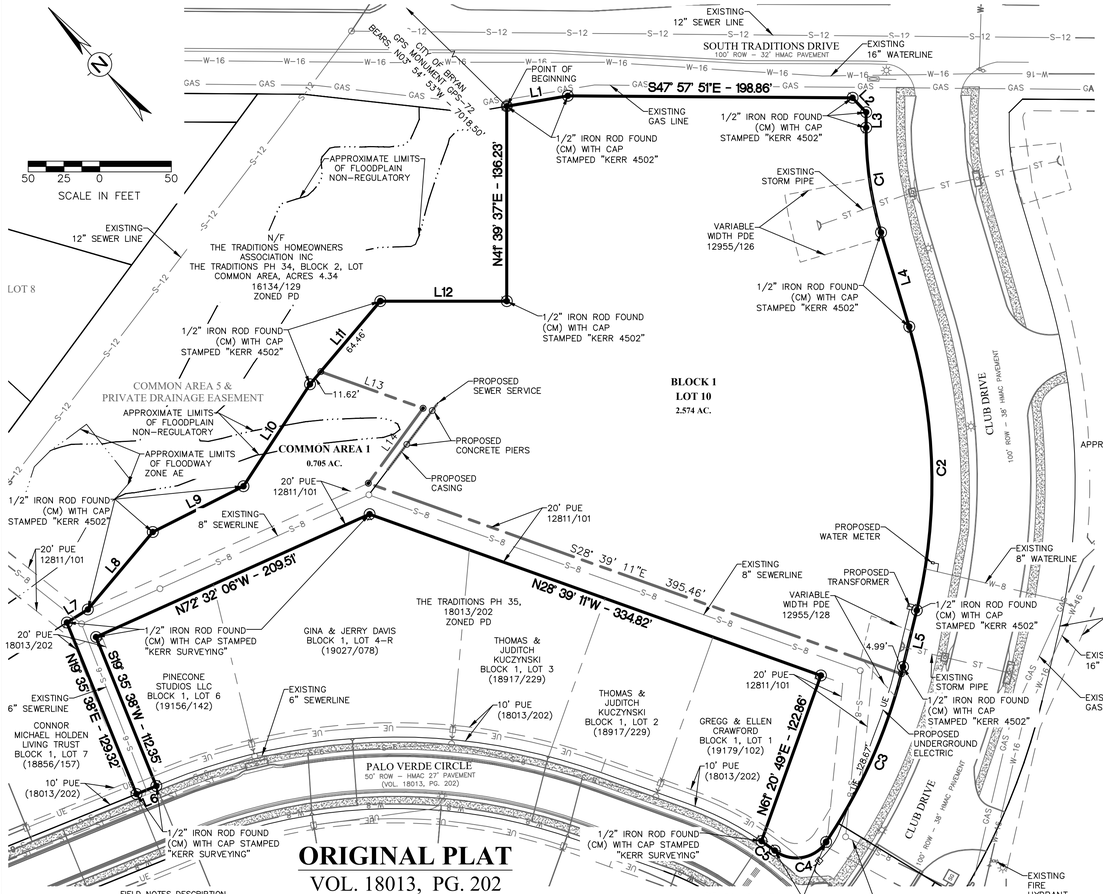


ORIGINAL PLAT

VOL. 18013, PG. 202

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

A FIELD NOTES DESCRIPTION OF 3.279 ACRES IN THE J.H. JONES SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 10 AND COMMON AREA 1, BLOCK 1, THE TRADITIONS SUBDIVISION PHASE 35, FILED IN VOLUME 18013, PAGE 202 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 3.279 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2 inch rod found with yellow plastic cap stamped "KERR 4502" on the southwest right-of-way of South Traditions Drive (100' wide right-of-way, 4787/167 OPRBCT) marking the east corner of Common Area 5, Block 2, The Traditions Subdivision Phase 34 (15575/85 OPRBCT) and the north corner of said Lot 10, Block 1, Traditions Phase 35; for reference the City of Bryan GPS Monument GPS–72 bears N 03° 54' 53" W a distance of 7,018.50 feet;

THENCE, with said southwest right-of-way of South Traditions Drive for the following two (2) courses and distances:

1) S 57° 57' 21" E a distance of 43.22 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
2) S 47° 57' 51" E a distance of 198.86 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";

THENCE, with a transition from said right-of-way to the northwest right-of-way of Club Drive (100' wide right-of-way, 13268/89 OPRBCT), S 01° 37' 12" E a distance of 13.95 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";

THENCE, with said northwest right-of-way of Club Drive and the southeast boundary of said Lot 10, Block 1 for the following five (5) courses and distances:

1) S 42° 02' 06" W a distance of 10.77 feet to 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
2) With a tangent curve to the left having a radius of 250.00 feet, an arc length of 74.26 feet, a delta angle of 17° 01' 11", and a chord which bears S 33° 31' 31" W a distance of 73.99 feet to 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
3) S 25° 00' 55" W a distance of 68.68 feet to 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
4) With a tangent curve to the right having a radius of 380.00 feet, an arc length of 200.63 feet, a delta angle of 30° 15' 03", and a chord which bears S 40° 08' 27" W a distance of 198.31 feet to 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502;
5) S 55° 15' 58" W a distance of 40.68 feet to 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";

THENCE, with said right-of-way of Club Drive, partly with a southeast curve of said Lot 10, Block 1, partly with a southeast curve of said Common Area 1, with a tangent curve to the right having a radius of 380.00 feet, an arc length of 134.29 feet, a delta angle of 20° 14' 51", and a chord which bears S 65° 23' 24" W a distance of 133.59 feet to 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";

THENCE, with the north right-of-way of Palo Verde Circle (50' wide right-of-way, 18013/202 OPRBCT) and a south curve of said Common Area 1 for the following two (2) courses and distances:

1) With a compound curve to the right having a radius of 25.00 feet, an arc length of 40.74 feet, a delta angle of 93° 22' 33", and a chord which bears N 57° 47' 54" W a distance of 36.38 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
2) With a reverse curve to the left having a radius of 225.00 feet, an arc length of 11.34 feet, a delta angle of 02° 53' 19", and a chord which bears N 12° 33' 17" W a distance of 11.34 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" marking the south corner of Lot 1, Block 1, Phase 35 and a west corner of said Common Area 1;

THENCE, with the common lines Lots 1–6, Block 1 with said Common Area 1 for the following four (4) courses and distances:

1) N 61° 20' 49" E a distance of 122.86 feet to 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" marking the east corner of said Lot 1, Block 1;
2) N 28° 39' 11" W a distance of 334.82 feet to 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" marking the north corner of Lot 4, Block 1;
3) N 72° 32' 06" W a distance of 209.51 feet to 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" marking the west corner of Lot 6, Block 1;
4) S 19° 35' 38" W a distance of 112.35 feet to 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" on said north right-of-way of Palo Verde Circle marking the south corner of Lot 6, Block 1;

THENCE, with said north right-of-way of Palo Verde Circle, N 70° 24' 22" W a distance of 15.00 feet to a 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" marking the southeast corner of Lot 7, Block 1, Phase 35;

THENCE, with the southeast line of said Lot 7, Block 1, N 19° 35' 38" E a distance of 129.32 feet to a 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" on a southwest line of said Common Area 5, Block 2, Phase 34 marking the east corner of said Lot 7, Block 1 and the northwest corner of said Common Area 1, Block 1, Phase 35;

THENCE, with the common lines of said Common Area 5, Block 2 and Common Area 1, Block 1 for the following four (4) courses and distances:

1) S 80° 19' 58" E a distance of 17.21 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
2) N 81° 39' 58" E a distance of 70.62 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
3) S 75° 07' 15" E a distance of 70.96 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
4) N 74° 44' 34" E a distance of 85.06 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";

THENCE, with a south line of said Common Area 5, Block 2, partly with said north line of Common Area 1, Block 1 and partly with said Lot 10, Block 1, N 81° 52' 28" E a distance of 76.08 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";

THENCE, with the common lines of said Common Area 5, Block 2 and said Lot 10, Block 1 for the following two (2) courses and distances:

1) S 48° 20' 23" E a distance of 88.40 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
2) N 41° 39' 37" E a distance of 136.23 feet to the POINT OF BEGINNING hereof and containing 3.279 acres of land, more or less. Surveyed on the ground in 2022 and 2024 by this professional land surveying firm and under my supervision.

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	74.26'	250.00'	017°01'11"	37.41'	73.99'	S33°31'31"W
C2	200.63'	380.00'	030°15'03"	102.71'	198.31'	S40°08'27"W
C3	134.29'	380.00'	020°14'51"	67.85'	133.59'	S65°23'24"W
C4	40.74'	25.00'	093°22'33"	26.52'	36.38'	N57°47'54"W
C5	11.34'	225.00'	002°53'19"	5.67'	11.34'	N12°33'17"W

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 tracts of land as conveyed to us in the Official Public Records of Brazos County in Volume 18013 and 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.

_____
Traditions Acquisition Partnership, L.P.
by Traditions Acquisition Partnership GP, LLC, Its General Partner by
John William Slade, Vice President

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John William Slade, _____ of The Traditions Homeowners Association, Inc., the owner and developer of the land shown on this plat, being the tracts of land as conveyed to us in the Official Public Records of Brazos County in Volume 18013 and 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.

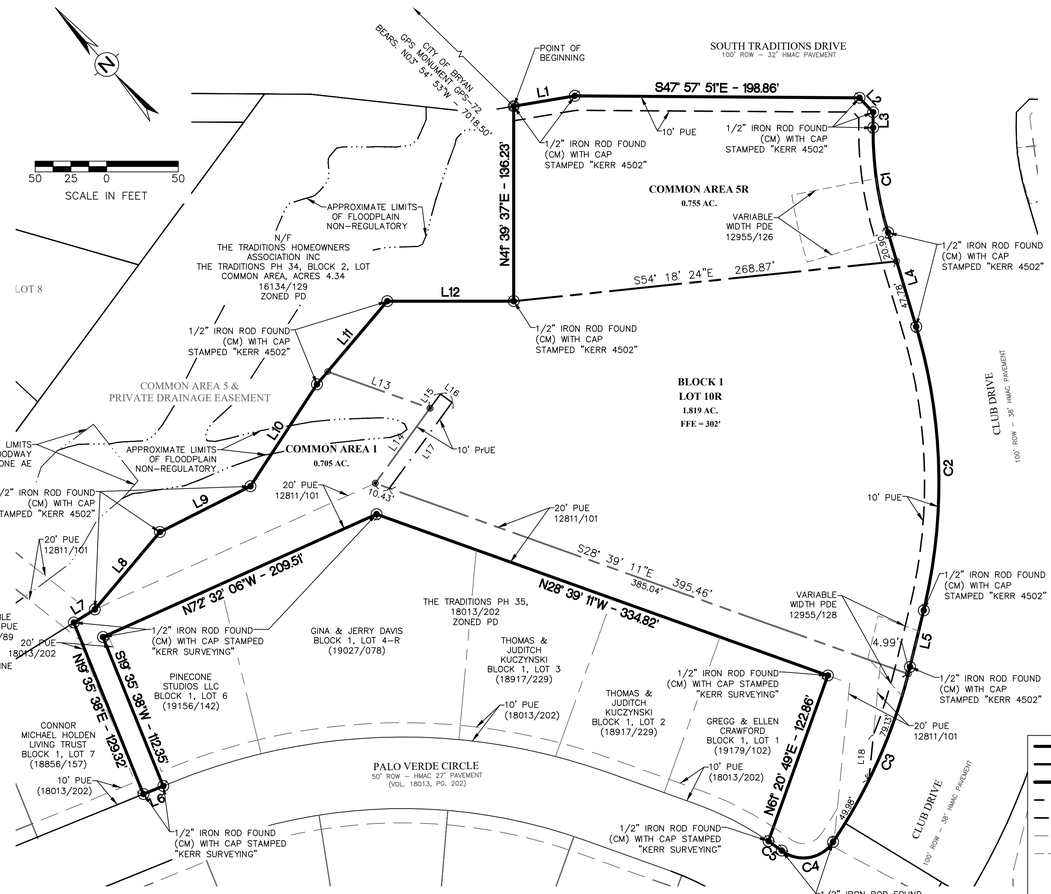
_____
The Traditions Homeowners Association, Inc.
_____, _____

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



REPLAT

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

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

CERTIFICATION 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____, R.P.L.S. No. 6531

APPROVAL OF THE CITY ENGINEER

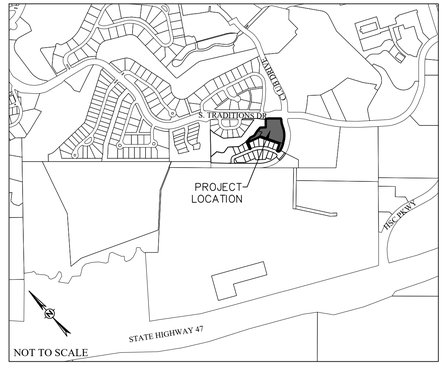
I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

_____
City Engineer, Bryan, Texas

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.22'	S57° 57' 21"E
L2	13.95'	S1° 37' 12"E
L3	10.77'	S42° 02' 06"W
L4	68.68'	S25° 00' 55"W
L5	40.68'	S55° 15' 58"W
L6	15.00'	N70° 24' 22"W
L7	17.21'	S80° 19' 58"E
L8	70.62'	N81° 39' 58"E
L9	70.96'	S75° 07' 15"E
L10	85.06'	N74° 44' 34"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	76.08'	N81° 52' 28"E
L12	88.40'	S48° 20' 23"E
L13	75.96'	S28° 39' 11"E
L14	64.90'	S77° 47' 16"W
L15	12.37'	N77° 47' 16"E
L16	10.00'	S12° 12' 44"E
L17	74.32'	S77° 47' 16"W
L18	31.67'	N47° 17' 08"E

VICINITY MAP



NOTES:

1. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT CS94–164 (Y: 10207269.050; X: 3541253.110) AND AS ESTABLISHED BY GPS OBSERVATION.
2. 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).
3. 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE
4. 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.
5. A PORTION OF THE TRACT LIES WITHIN A CALCULATED 100 YEAR FLOODPLAIN.
6. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
7. 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.
8. 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.
9. DISTANCES SHOWN ON CURVES ARE CHORD LENGTH.
10. ALL MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
11. LOTS WITH 2 FEET OR MORE OF PROPOSED FILL AT A BUILDING FOOTPRINT LOCATION WILL REQUIRE ONE OF THE FOLLOWING:
    a. A SOILS REPORT SHOWING THAT THE COMPACTION REQUIREMENT OF 95% STANDARD PROCTOR IS MET, OR
    b. ENGINEERED FOUNDATION DRAWINGS.
12. 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.
13. 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.

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PRIVATE UTILITY EASEMENT (Pr.U.E)
- PUBLIC UTILITY EASEMENT (P.U.E)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.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

FINAL PLAT

THE TRADITIONS SUBDIVISION PHASE 35

3.279 ACRES
BLOCK 1, LOT 10R
COMMON AREA 1 & 5R
BEING A
REPLAT
OF
THE TRADITIONS SUBDIVISION PHASE 35

BLOCK 1, LOT 10
COMMON AREA 1
VOL. 18013 PG. 202
J.H. JONES SURVEY LEAGUE, A-26
BRYAN, BRAZOS, TEXAS

SCALE AS SHOWN
NOVEMBER 2026

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

OWNER:
THE TRADITIONS HOMEOWNERS ASSOCIATION, INC.
3891 S Traditions Dr.
Bryan, TX 77807

SURVEYOR:
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, Tx 77802
(979) 268-3195
TBPELS FIRM # 10018500
SURVEYS@KERRSURVEYING.NET
Kerr Job # 24-885

ENGINEER:
SCHULTZ Engineering LLC
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
•••
(979) 764-3900