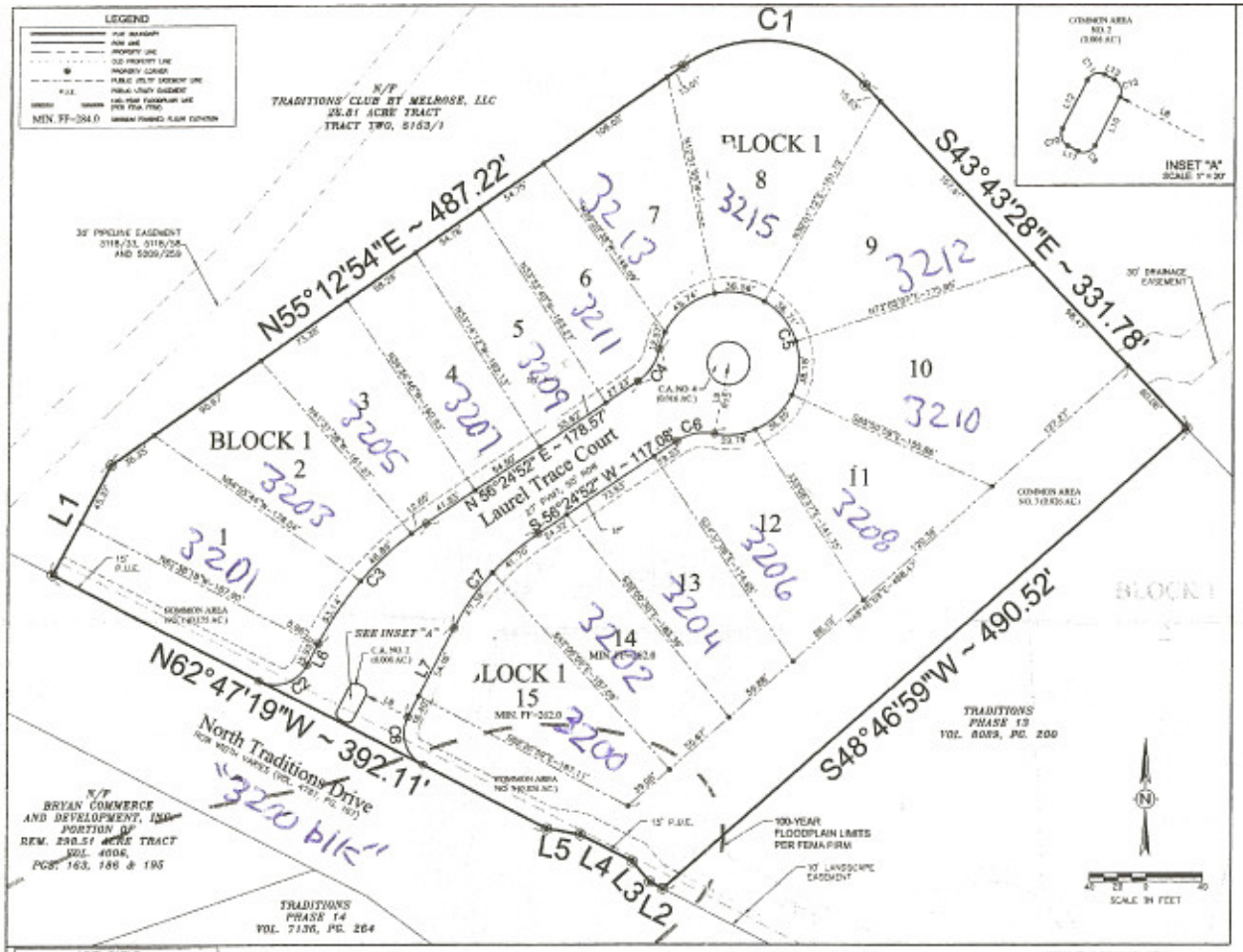


NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.

2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).

3. IRON RODS WILL BE SET AT ALL ANGLE POINTS AND LOT CORNERS, UNLESS STATED OTHERWISE.

4. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE 07-02-1992. THE PROPOSED 100-YEAR FLOODPLAIN LIMITS PER THE DRAINAGE STUDY DOES NOT LIE ON THIS TRACT.

5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW DIRECTIVES NO. 1412 FOR SF-6 ZONING DISTRICT, HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.

6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.

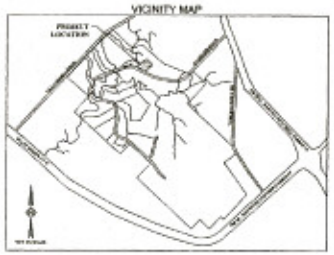
7. OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 7123, PG. 183, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 7 ON THE MASTER PLAN.

8. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE OF THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER IMPROVEMENTS PROVIDED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.

9. ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT.

10. PER DEED RESTRICTIONS 5861/1 THERE IS RESERVED THE RIGHT TO CREATE A 5' UTILITY EASEMENT ALONG ALL LOT LINES CREATED IN THE FUTURE, AND THE RIGHT TO CREATE A 10' EASEMENT ALONG ALL STREETS FOR MAILBOXES AND STREET MAINTENANCE.

VICINITY MAP



LINE TABLE		
LINE	LENGTH	BEARING
L1	88.82'	S32°08'24"E
L2	18.33'	N82°47'19"W
L3	18.33'	N82°47'19"W
L4	61.22'	N82°47'19"W
L5	24.12'	N82°08'24"W
L6	18.88'	S27°12'44"E
L7	72.56'	S27°12'44"W
L8	33.50'	N62°36'15"W
L9	28.00'	N11°36'45"E
L10	19.00'	S27°12'44"W
L11	8.00'	N62°47'16"W
L12	13.00'	N27°12'44"E
L13	4.00'	S62°47'16"E

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	141.48'	908.00'	8°55'46"	88.56'	139.07'	S84°16'17"E
C2	39.27'	25.00'	90°00'00"	25.00'	35.36'	N72°12'43"E
C3	114.88'	225.00'	29°15'20"	58.61'	113.64'	N41°48'45"E
C4	27.88'	15.00'	106°56'37"	24.02'	24.04'	N33°50'53"E
C5	239.79'	60.00'	229°11'54"	69.81'	113.88'	S41°38'08"E
C6	23.55'	15.00'	90°00'00"	15.00'	21.21'	S27°12'44"E
C7	89.18'	175.00'	29°12'21"	45.54'	88.23'	S41°46'48"W
C8	39.27'	25.00'	90°00'00"	25.00'	35.36'	S17°47'17"E
C9	7.07'	4.50'	90°00'00"	4.50'	6.36'	N72°12'44"W
C10	7.07'	4.50'	90°00'00"	4.50'	6.36'	N17°47'16"W
C11	7.07'	4.50'	90°00'00"	4.50'	6.36'	N72°12'44"E
C12	7.07'	4.50'	90°00'00"	4.50'	6.36'	S17°47'16"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John Jordan, Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of the 5.857 acre tract shown on this plat, being part of the land conveyed in the Deed Records of Brazos County in Volume 7123, Page 183, and designated herein as the Traditions Subdivision, Phase 12, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

John Jordan, Vice President
Bryan/Traditions, LP, a Texas Limited Partnership

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Jordan known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20__.

Notary Public in and for the State of Texas

Printed Name _____
My Commission Expires _____

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly approved by the Planning & 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.

Chairman, Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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

CERTIFICATE 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 certification of authorization was filed for record in my office the _____ day of _____, 20__, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

WITNESS my hand and official seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Land Surveyor No. 4903, 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.

Brad Kerr, RPLS No. 4903

Received
2/15/2007
Development Services

FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE 12

5.857 ACRES

BLOCK 1, LOTS 1 THRU 15

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

SCALE: 1"=40' AUGUST, 2007

OWNER/DEVELOPER:
Bryan/Traditions, LP
2180 Traditions Blvd.
Bryan, Texas 77807
(979) 821-2580

SURVEYOR:
Brad Kerr, RPLS No. 4903
Kerr Surveying, LLC
P.O. Box 289
College Station, Texas 77841
(979) 268-3185

ENGINEER:
☆ CIVIL DEVELOPMENT, LLC ☆
CIVIL ENGINEERING & DESIGN AND SURVEYING
Gregor L. Uher, P.E.
2633 Harvey Mitchell Parkway South
College Station, Texas 77840
P.O. Box 11928, College Station, Texas 77842
(979) 693-7743 Fax (979) 693-7758