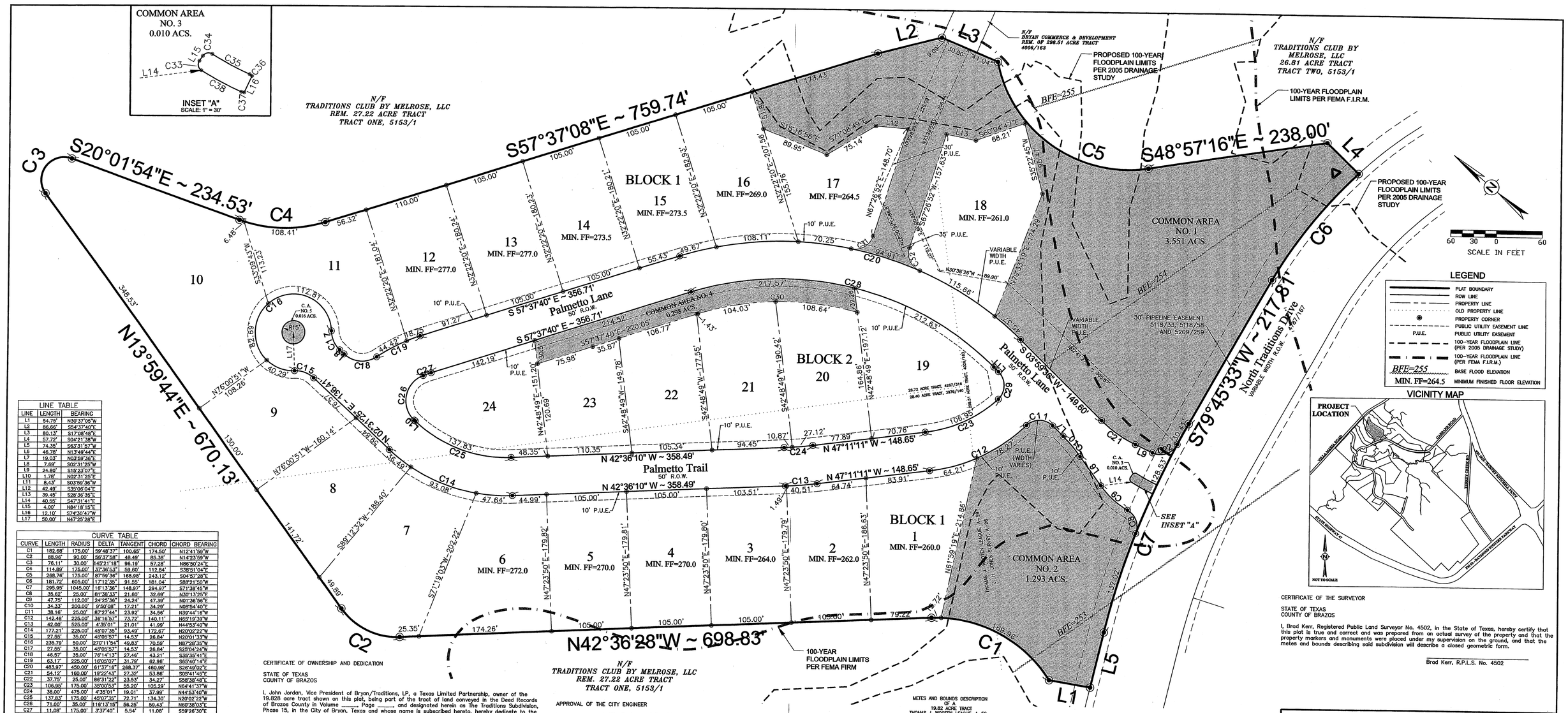

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.75'	N30°37'05"W
L2	86.66'	S54°37'40"E
L3	80.13'	S17°08'48"E
L4	57.72'	S04°21'38"W
L5	74.35'	S63°31'57"W
L6	46.78'	N13°49'44"E
L7	19.03'	N03°59'36"E
L8	7.69'	S02°31'25"W
L9	24.80'	S15°23'07"E
L10	1.78'	N02°31'25"E
L11	8.43'	S03°59'36"W
L12	42.49'	S35°06'04"E
L13	39.45'	S28°36'35"E
L14	40.55'	S47°31'41"E
L15	4.00'	N84°18'15"E
L16	12.10'	S74°30'47"W
L17	50.00'	N47°25'28"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	182.68'	175.00'	59°48'37"	100.65'	174.50'	N12°41'59"W
C2	88.98'	90.00'	56°37'56"	48.49'	85.38'	N14°23'59"W
C3	76.11'	30.00'	145°21'18"	96.19'	57.08'	N86°50'24"E
C4	114.89'	175.00'	37°36'53"	59.60'	112.84'	S38°51'04"E
C5	268.76'	175.00'	87°59'36"	168.98'	243.12'	S04°57'28"E
C6	181.72'	605.00'	17°12'35"	91.55'	181.04'	S88°21'50"W
C7	295.95'	1045.00'	16°13'36"	148.97'	294.97'	S71°38'45"W
C8	35.62'	25.00'	81°38'33"	21.60'	32.69'	N33°13'25"E
C9	47.75'	112.00'	24°25'36"	24.24'	47.39'	N01°36'56"E
C10	34.33'	200.00'	9°50'08"	17.21'	34.29'	N08°54'40"E
C11	38.16'	25.00'	87°27'44"	23.92'	34.56'	N39°44'16"W
C12	142.48'	225.00'	36°16'57"	73.72'	140.11'	N65°19'39"W
C13	42.00'	525.00'	4°35'01"	21.01'	41.99'	N44°53'40"W
C14	177.21'	225.00'	45°07'35"	93.49'	172.67'	N20°02'22"W
C15	27.56'	35.00'	45°05'57"	14.53'	26.84'	N20°01'33"W
C16	235.79'	50.00'	270°11'54"	49.83'	70.59'	N87°28'35"W
C17	27.55'	35.00'	45°05'57"	14.53'	26.84'	S20°04'24"W
C18	46.57'	35.00'	76°14'13"	27.46'	43.21'	S35°35'41"E
C19	63.17'	225.00'	16°05'07"	31.79'	62.95'	S60°40'14"E
C20	483.97'	450.00'	61°37'16"	268.37'	460.98'	S26°49'02"E
C21	54.19'	160.00'	19°22'43"	27.32'	53.86'	S05°41'45"E
C22	37.75'	25.00'	86°31'25"	23.53'	34.27'	S58°36'48"E
C23	106.95'	175.00'	35°00'53"	55.20'	105.29'	N64°41'37"W
C24	38.00'	475.00'	4°35'01"	19.01'	37.99'	N44°53'40"W
C25	137.83'	175.00'	45°07'35"	72.71'	134.30'	N20°02'22"W
C26	71.00'	35.00'	116°13'15"	56.25'	59.43'	N60°38'03"E
C27	11.08'	175.00'	3°37'40"	5.54'	11.08'	S59°28'30"E
C28	430.20'	400.00'	61°37'16"	238.55'	409.76'	S26°49'02"E
C29	39.82'	25.00'	91°15'00"	25.55'	35.74'	S49°37'06"W
C30	212.67'	370.00'	32°55'58"	109.36'	209.75'	N41°09'41"W
C31	36.63'	25.00'	83°57'28"	22.49'	33.44'	S70°34'24"E
C32	36.63'	25.00'	83°57'28"	22.49'	33.44'	S23°28'08"W
C33	7.19'	4.50'	91°33'27"	4.62'	6.45'	N38°31'27"E
C34	6.94'	4.50'	88°24'30"	4.38'	6.27'	S51°29'30"E
C35	28.01'	193.50'	8°17'37"	14.03'	27.99'	S11°26'04"E
C36	2.03'	4.50'	25°54'33"	1.04'	2.02'	S02°37'36"E
C37	2.03'	4.50'	25°49'17"	1.03'	2.01'	N28°29'18"W
C38	29.99'	206.50'	8°19'17"	15.02'	29.96'	N11°25'00"W

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 LOT CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.

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 2005 DRAINAGE STUDY IS ALSO SHOWN ON THIS PLAN.

5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE 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. _____, PG. _____, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 7A ON THE MASTER PLAN.

8. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED 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 PLAN.

10. PER DEED RESTRICTIONS 5901/1 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 WALKWAY AND STREET MAINTENANCE.

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 19.828 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume _____, Page _____, and designated herein as The Traditions Subdivision, Phase 15, 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 purpose 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 filed for approval with 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 PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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____.

_____
Planning Administrator, 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 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 _____

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

_____
County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF A
19.82 ACRE TRACT
THOMAS J. WOOTEN LEAGUE, A-59
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOTEN LEAGUE, ABSTRACT NO. 59, AND THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS; SAID TRACT BEING THE REMAINDER OF A CALLED 28.40 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 3976, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF THE REMAINDER OF A CALLED 26.72 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 4287, PAGE 316 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 298.51 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 4006, PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF NORTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W. , 4787/167) MARKING A SOUTHEASTERLY CORNER OF THE REMAINDER OF A CALLED 27.22 ACRE TRACT DESCRIBED AS TRACT ONE BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A SOUTHWESTERLY CORNER OF SAID PORTION OF REMAINDER OF 298.51 ACRE TRACT;

THENCE: N 30° 37' 05" W THROUGH SAID 298.51 ACRE TRACT AND ALONG A NORTHEAST LINE OF SAID REMAINDER OF 27.22 ACRE TRACT FOR A DISTANCE OF 54.75 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59° 48' 37" FOR AN ARC DISTANCE OF 182.68 FEET (CHORD BEARS: N 12° 41' 59" W – 174.50 FEET) TO A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID REMAINDER OF 28.40 ACRE TRACT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 42° 36' 28" W ALONG THE COMMON LINE OF SAID REMAINDER OF 28.40 ACRE TRACT AND SAID REMAINDER OF 27.22 ACRE TRACT FOR A DISTANCE OF 698.83 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 30.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 37' 58" FOR AN ARC DISTANCE OF 88.96 FEET (CHORD BEARS: N 14° 23' 59" W – 85.38 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 13° 59' 44" E CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 28.40 ACRE TRACT, SAID REMAINDER OF 27.22 ACRE TRACT AND SAID PORTION OF REMAINDER OF 26.72 ACRE TRACT FOR A DISTANCE OF 670.13 FEET TO A ½ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID PORTION OF REMAINDER OF 26.72 ACRE TRACT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 30.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID PORTION OF REMAINDER OF 26.72 ACRE TRACT AND SAID REMAINDER OF 27.22 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 145° 21' 18" FOR AN ARC DISTANCE OF 76.11 FEET (CHORD BEARS: N 86° 50' 24" E – 57.28 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

METES AND BOUNDS, CONT.

S 20° 01' 54" E FOR A DISTANCE OF 234.53 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 36' 53" FOR AN ARC DISTANCE OF 114.89 FEET (CHORD BEARS: S 38° 51' 04" E – 112.84 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 57° 37' 08" E FOR A DISTANCE OF 759.74 FEET TO A ½ INCH IRON ROD FOUND;

S 54° 37' 40" E FOR A DISTANCE OF 86.66 FEET TO A ½ INCH IRON ROD FOUND MARKING A SOUTHWESTERLY CORNER OF SAID REMAINDER OF 27.22 ACRE TRACT, SAID IRON ROD FOUND MARKING AN ANGLE POINT IN A NORTHERLY LINE OF SAID REMAINDER OF 298.51 ACRE TRACT;

THENCE: S 17° 08' 48" E THROUGH SAID 298.51 ACRE TRACT, AT 49.75 FEET PASS A ½ INCH IRON ROD FOUND MARKING A WESTERLY CORNER OF A CALLED 28.81 ACRE TRACT DESCRIBED AS TRACT TWO BY SAID DEED TO TRADITION CLUB BY MELROSE, LLC (5153/1). CONTINUE ON ALONG THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID 26.81 ACRE TRACT FOR A TOTAL DISTANCE OF 80.13 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID PORTION OF REMAINDER OF 298.51 ACRE TRACT AND SAID 26.81 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 59' 36" FOR AN ARC DISTANCE OF 268.76 FEET (CHORD BEARS: S 04° 57' 28" E – 243.12 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 48° 57' 16" E FOR A DISTANCE OF 238.00 FEET TO A ½ INCH IRON ROD FOUND;

S 04° 21' 38" W FOR A DISTANCE OF 57.72 FEET TO A POINT ON THE NORTH LINE OF NORTH TRADITIONS DRIVE MARKING THE SOUTHWEST CORNER OF SAID 26.81 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 605.00 FEET;

THENCE: ALONG THE NORTH LINE OF NORTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 12' 35" FOR AN ARC DISTANCE OF 181.72 FEET (CHORD BEARS: S 88° 21' 50" W – 181.04 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 79° 45' 33" W FOR A DISTANCE OF 217.81 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1045.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 13' 36" FOR AN ARC DISTANCE OF 295.95 FEET (CHORD BEARS: S 71° 38' 45" W – 294.97 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 63° 31' 57" W FOR A DISTANCE OF 74.35 FEET TO THE POINT OF BEGINNING CONTAINING 19.82 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JANUARY, 2006. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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.

_____
Brad Kerr, R.P.L.S. No. 4502

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 15
19.828 ACRES

BLOCK 1, LOTS 1 THRU 18
BLOCK 2, LOTS 19 THRU 24

THOMAS J. WOOTEN LEAGUE, A-59
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60'

MAY, 2006
REVISED JUNE, 2006

Received
JUN 06 2006
Development & Engineering Services

OWNER:
Bryan Commerce & Development, Inc.
P.O. Box 1000
Bryan, Texas 77805
(979) 209-5119

DEVELOPER:
Bryan/Traditions, LP
2100 Traditions Blvd.
Bryan, Texas 77807
(979) 821-2582

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

ENGINEER:
☆ CIVIL DEVELOPMENT, Ltd. ☆
CIVIL ENGINEERING & DESIGN-BUILD SERVICES
Ginger L. Urso, P.E.
2900 Longmire Drive, Suite K
College Station, Texas 77845
•••
P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759
Prepared for Texcon General Contractors