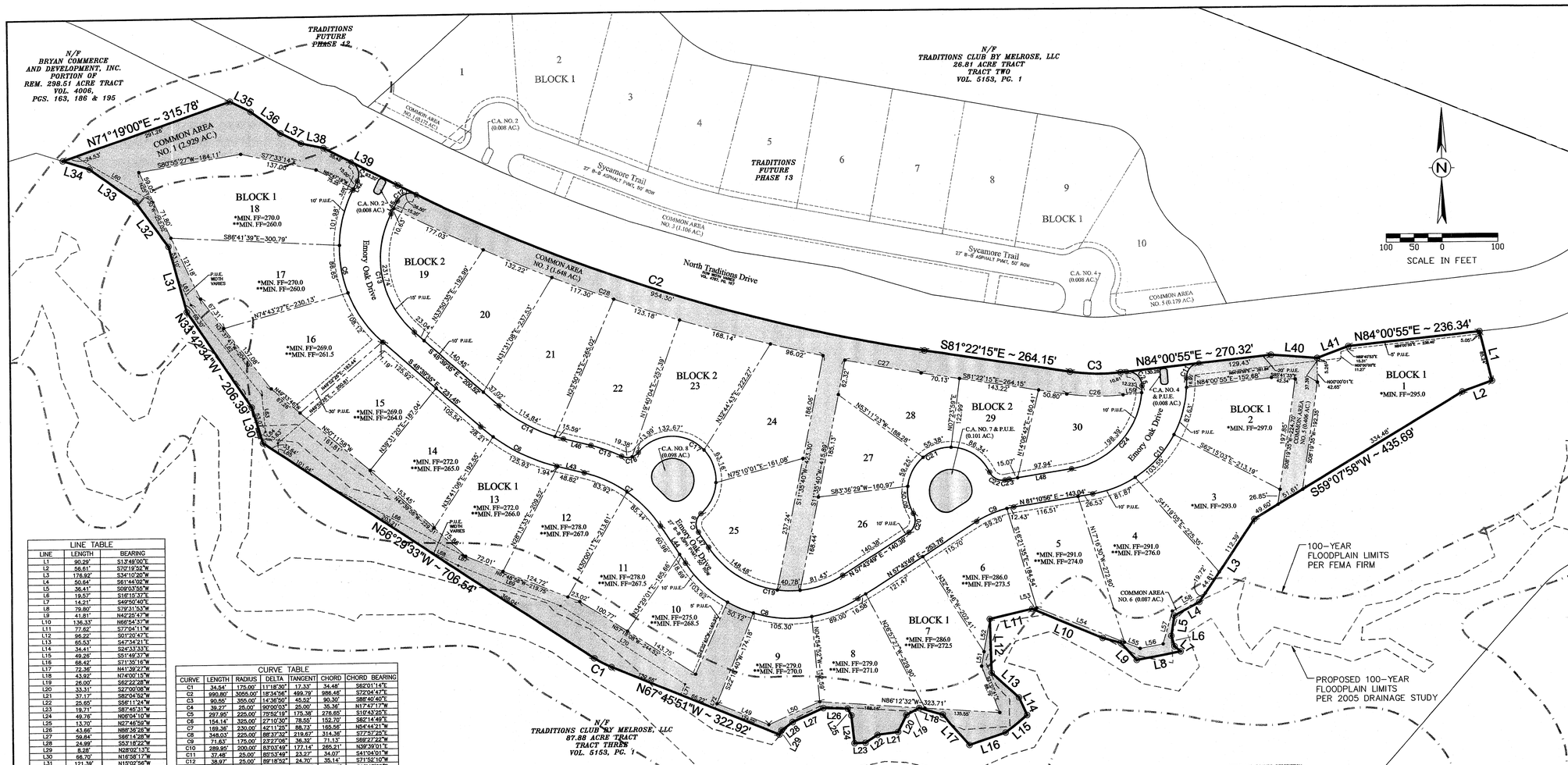
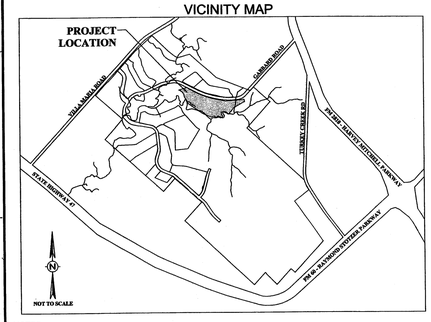


LEGEND

	PLAT BOUNDARY
	ROW LINE
	PROPERTY LINE
◉	PROPERTY CORNER
	PUBLIC UTILITY EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
	100-YEAR FLOODPLAIN LINE (PER FEMA FIRM)
	PROPOSED 100-YEAR FLOODPLAIN LINE (PER 2005 DRAINAGE STUDY)
*MIN. FF=284.0	MINIMUM FINISHED FLOOR ELEVATION FOR SANITARY SEWER SERVICE
**MIN. FF=284.0	MINIMUM FINISHED FLOOR ELEVATION (3' ABOVE BASE FLOOD ELEVATION)

VICINITY MAP



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.

5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 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 DEEDS, VOL. 4006, PG. 163, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 9 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. LOT 1, BLOCK 1 SHALL HAVE A CIRCULAR DRIVEWAY SO THAT VEHICLES LEAVING THE LOT WILL NOT HAVE TO BACK INTO NORTH TRADITIONS DRIVE.

LINE TABLE

LINE	LENGTH	BEARING
L1	90.29'	S13°48'00"E
L2	58.61'	S70°19'32"W
L3	176.92'	S34°10'20"W
L4	50.64'	S61°44'02"W
L5	36.41'	S09°03'55"W
L6	19.57'	S16°15'37"E
L7	14.21'	S49°50'40"E
L8	79.80'	S79°31'53"W
L9	41.81'	N42°25'47"W
L10	136.33'	N86°54'37"W
L11	77.62'	S77°04'11"W
L12	96.22'	S01°20'47"E
L13	65.53'	S47°34'21"E
L14	34.41'	S24°33'33"E
L15	49.26'	S51°49'37"W
L16	68.42'	S71°39'16"W
L17	72.35'	N41°39'27"W
L18	43.92'	N24°00'15"W
L19	26.00'	S62°22'28"W
L20	33.31'	S27°00'08"W
L21	37.17'	S82°04'52"W
L22	25.65'	S56°11'24"W
L23	19.71'	S87°45'31"W
L24	49.76'	N08°04'10"W
L25	13.70'	N27°46'59"W
L26	43.66'	N88°36'26"W
L27	59.84'	S66°14'28"W
L28	24.99'	S53°18'22"W
L29	8.28'	N28°02'13"E
L30	66.70'	N16°38'17"W
L31	121.39'	N13°02'56"W
L32	100.03'	N30°36'58"W
L33	99.98'	N54°06'33"W
L34	50.03'	N72°26'27"W
L35	41.11'	S62°47'19"E
L36	65.44'	S53°39'25"E
L37	41.03'	S62°47'19"E
L38	40.75'	S77°33'14"E
L39	148.63'	S62°47'19"E
L40	62.66'	S82°41'33"E
L41	59.65'	N69°40'53"E
L42	18.05'	N27°12'44"E
L43	50.77'	S72°59'04"E
L44	79.65'	S33°38'39"E
L45	25.82'	N27°12'44"E
L46	50.77'	S75°04'04"E
L47	32.45'	S33°38'39"E
L48	113.00'	N81°10'56"E
L49	99.80'	S67°44'38"E
L50	99.34'	N66°15'41"E
L51	26.15'	S10°31'45"W
L52	59.29'	S10°31'45"W
L53	8.40'	N77°04'11"E
L54	168.73'	S67°57'24"E
L55	29.89'	S67°57'24"E
L56	41.62'	N78°33'06"E
L57	61.06'	N18°08'10"E
L58	67.37'	N61°45'15"E
L59	33.51'	N84°00'55"E
L60	160.39'	N58°58'46"W
L61	59.14'	N82°19'30"W
L62	205.32'	N37°37'41"W
L63	65.36'	N04°59'12"W
L64	11.21'	N49°52'26"E
L65	18.12'	N04°59'12"W
L66	274.65'	N62°08'27"W
L67	5.29'	N67°48'58"W
L68	73.41'	N62°08'27"W
L69	186.79'	N67°48'58"W
L70	263.18'	N57°18'08"W
L71	20.25'	S24°20'40"W
L72	9.47'	S24°20'40"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	34.54'	175.00'	11°18'50"	17.33'	34.48'	S62°01'14"E
C2	990.80'	3055.00'	18°34'56"	499.79'	986.46'	S72°04'47"E
C3	90.55'	355.00'	14°36'50"	45.52'	90.30'	S88°40'40"E
C4	39.27'	25.00'	90°00'03"	25.00'	35.36'	N17°47'17"W
C5	297.95'	225.00'	75°52'18"	175.38'	276.65'	S16°43'25"E
C6	154.14'	325.00'	27°10'30"	78.55'	152.70'	S82°14'49"E
C7	169.38'	230.00'	42°11'25"	88.73'	165.56'	N54°44'21"W
C8	348.03'	225.00'	88°37'32"	219.65'	314.36'	S77°57'25"E
C9	71.63'	175.00'	23°27'06"	36.32'	71.13'	S69°27'22"W
C10	289.95'	200.00'	83°03'49"	177.14'	265.21'	N39°39'01"E
C11	37.48'	25.00'	85°53'49"	23.27'	34.07'	S41°04'01"W
C12	38.97'	25.00'	89°18'52"	24.70'	35.14'	S71°52'10"W
C13	231.74'	175.00'	75°52'18"	136.41'	215.17'	S16°43'25"E
C14	130.43'	275.00'	27°10'30"	66.47'	129.21'	S82°14'49"E
C15	58.25'	280.00'	11°55'12"	29.23'	58.15'	N86°52'26"E
C16	33.37'	25.00'	76°28'02"	19.70'	30.94'	N77°51'07"E
C17	258.78'	78.00'	190°05'27"	883.48'	155.40'	N45°20'10"W
C18	36.37'	25.00'	83°21'12"	22.26'	33.25'	S06°01'57"W
C19	270.69'	175.00'	88°37'32"	170.85'	244.50'	S77°57'25"E
C20	38.11'	25.00'	87°21'03"	23.87'	34.53'	N14°03'18"E
C21	251.06'	78.00'	184°26'13"	2021.11'	150.88'	S62°35'23"W
C22	32.96'	25.00'	75°32'36"	19.37'	30.63'	S82°58'19"E
C23	7.56'	225.00'	1°55'33"	3.78'	7.56'	S80°13'09"W
C24	210.62'	150.00'	80°27'10"	128.88'	193.74'	N42°57'21"E
C25	42.20'	25.00'	96°42'51"	28.12'	37.37'	N47°37'39"W
C26	100.75'	395.00'	14°36'50"	50.65'	100.48'	S88°40'40"E
C27	138.08'	3095.00'	2°33'22"	69.05'	138.07'	S87°05'34"E
C28	813.90'	3095.00'	15°04'02"	409.31'	811.55'	S70°32'28"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 28.432 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 4006, Page 163, and designated herein as The Traditions Subdivision, Phase 14, 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:_____

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

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 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

METES AND BOUNDS DESCRIPTION
OF A
28.432 ACRE TRACT
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 IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE 26.81 ACRE, OR CALLED 298.51 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC., 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 ½ INCH IRON ROD FOUND ON THE SOUTH LINE OF NORTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W. PER 4787/187) MARKING A NORTHWEST CORNER OF A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT THREE BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: THROUGH SAID 298.51 ACRE TRACT AND ALONG THE NORTHERLY LINE OF SAID 87.88 ACRE TRACT FOR THE FOLLOWING CALLS:

S 13° 49' 00" E FOR A DISTANCE OF 90.29 FEET TO A ½ INCH IRON ROD FOUND;

S 70° 19' 52" W FOR A DISTANCE OF 58.61 FEET TO A ½ INCH IRON ROD FOUND;

S 59° 07' 58" W FOR A DISTANCE OF 435.69 FEET TO A POINT;

S 34° 10' 20" W FOR A DISTANCE OF 176.92 FEET TO A POINT;

S 61° 44' 02" W FOR A DISTANCE OF 50.64 FEET TO A POINT;

S 09° 03' 55" W FOR A DISTANCE OF 36.41 FEET TO A POINT;

S 16° 15' 37" E FOR A DISTANCE OF 19.57 FEET TO A POINT;

S 49° 50' 40" E FOR A DISTANCE OF 14.21 FEET TO A POINT;

S 79° 31' 53" W FOR A DISTANCE OF 79.80 FEET TO A POINT;

N 42° 25' 47" W FOR A DISTANCE OF 41.81 FEET TO A POINT;

N 74° 31' 32" W FOR A DISTANCE OF 33.56 FEET TO A POINT;

N 66° 54' 37" W FOR A DISTANCE OF 136.33 FEET TO A POINT;

S 77° 04' 11" W FOR A DISTANCE OF 77.62 FEET TO A POINT;

S 01° 20' 47" E FOR A DISTANCE OF 96.22 FEET TO A POINT;

S 47° 34' 21" E FOR A DISTANCE OF 65.53 FEET TO A POINT;

S 24° 33' 33" E FOR A DISTANCE OF 34.41 FEET TO A POINT;

S 51° 49' 37" W FOR A DISTANCE OF 49.26 FEET TO A POINT;

S 71° 35' 16" W FOR A DISTANCE OF 68.42 FEET TO A POINT;

N 41° 39' 27" W FOR A DISTANCE OF 72.36 FEET TO A POINT;

N 74° 00' 15" W FOR A DISTANCE OF 43.92 FEET TO A POINT;

S 62° 22' 28" W FOR A DISTANCE OF 26.00 FEET TO A POINT;

S 27° 00' 08" W FOR A DISTANCE OF 33.31 FEET TO A POINT;

S 82° 04' 52" W FOR A DISTANCE OF 37.17 FEET TO A POINT;

S 56° 11' 24" W FOR A DISTANCE OF 25.65 FEET TO A POINT;

S 87° 45' 31" W FOR A DISTANCE OF 19.71 FEET TO A POINT;

N 08° 04' 10" W FOR A DISTANCE OF 49.76 FEET TO A POINT;

N 27° 46' 59" W FOR A DISTANCE OF 13.70 FEET TO A POINT;

N 88° 36' 26" W FOR A DISTANCE OF 43.66 FEET TO A POINT;

S 66° 14' 28" W FOR A DISTANCE OF 59.84 FEET TO A POINT;

S 53° 18' 22" W FOR A DISTANCE OF 24.99 FEET TO A POINT;

S 28° 02' 13" W FOR A DISTANCE OF 8.28 FEET TO A POINT;

N 67° 45' 51" W FOR A DISTANCE OF 322.92 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

METES AND BOUNDS, CONTINUED:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN ARC DISTANCE OF 34.54 FEET (CHORD BEARS: N 62° 01' 14" W – 34.48 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

N 56° 29' 33" W FOR A DISTANCE OF 706.54 FEET TO A ½ INCH IRON ROD FOUND;

N 18° 58' 17" W FOR A DISTANCE OF 66.70 FEET TO A POINT;

N 33° 42' 34" W FOR A DISTANCE OF 206.39 FEET TO A ½ INCH IRON ROD FOUND;

N 15° 02' 56" W FOR A DISTANCE OF 121.39 FEET TO A ½ INCH IRON ROD FOUND;

N 30° 36' 38" W FOR A DISTANCE OF 100.03 FEET TO A ½ INCH IRON ROD FOUND;

N 54° 06' 33" W FOR A DISTANCE OF 99.98 FEET TO A POINT;

N 72° 26' 27" W FOR A DISTANCE OF 50.03 FEET TO A POINT MARKING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, FOR REFERENCE A ½ INCH IRON ROD FOUND BEARS: N 72° 26' 27" W FOR A DISTANCE OF 50.00 FEET;

THENCE: N 71° 19' 00" E THROUGH SAID REMAINDER OF 298.51 ACRE TRACT FOR A DISTANCE OF 315.78 FEET TO A POINT ON THE SOUTH LINE OF NORTH TRADITIONS DRIVE;

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

S 62° 47' 19" E FOR A DISTANCE OF 41.11 FEET TO A POINT;

S 53° 39' 25" E FOR A DISTANCE OF 65.44 FEET TO A POINT;

S 62° 47' 19" E FOR A DISTANCE OF 41.03 FEET TO A POINT;

S 77° 33' 14" E FOR A DISTANCE OF 40.75 FEET TO A POINT;

S 62° 47' 19" E FOR A DISTANCE OF 148.62 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 3055.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 34' 56" FOR AN ARC DISTANCE OF 990.80 FEET (CHORD BEARS: S 72° 04' 47" E – 986.46 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 81° 22' 15" E FOR A DISTANCE OF 264.15 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 355.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 36' 50" FOR AN ARC DISTANCE OF 90.55 FEET (CHORD BEARS: S 88° 40' 40" E – 90.30 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

N 84° 00' 55" E FOR A DISTANCE OF 270.32 FEET TO A POINT;

S 89° 41' 33" E FOR A DISTANCE OF 62.66 FEET TO A POINT;

N 69° 40' 53" E FOR A DISTANCE OF 59.65 FEET TO A POINT;

N 84° 00' 55" E FOR A DISTANCE OF 236.34 FEET TO THE POINT OF BEGINNING CONTAINING 28.432 ACRES OF LAND, BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE 14

28.432 ACRES

BLOCK 1, LOTS 1 THRU 18
BLOCK 2, LOTS 19 THRU 30

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

SCALE: 1'=100'

DECEMBER, 2005 (REV.)

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

Received
DEC 22 2005
Development & Engineering Services

ENGINEER:
TEXCON
General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 764-7743

FP05-31 #2