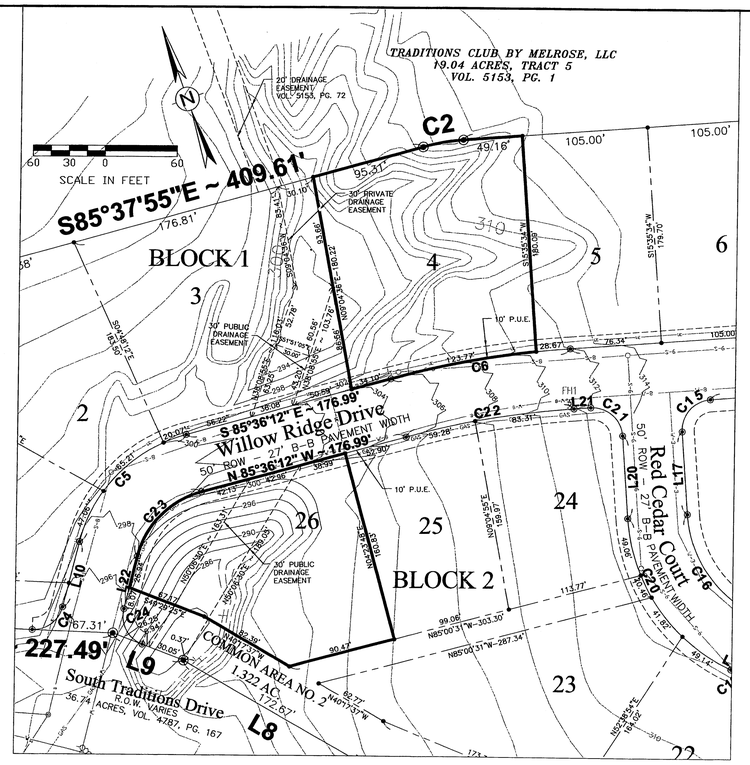


LINE TABLE		
LINE	LENGTH	BEARING
L22	45.02'	S33°44'16"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2	34.28'	175.00'	11°13'29"	17.20'	34.23'	S80°01'11"E
C6	152.43'	775.00'	11°16'10"	76.46'	152.19'	S79°58'07"E
C23	79.40'	75.00'	60°39'33"	43.88'	75.75'	S64°04'02"W

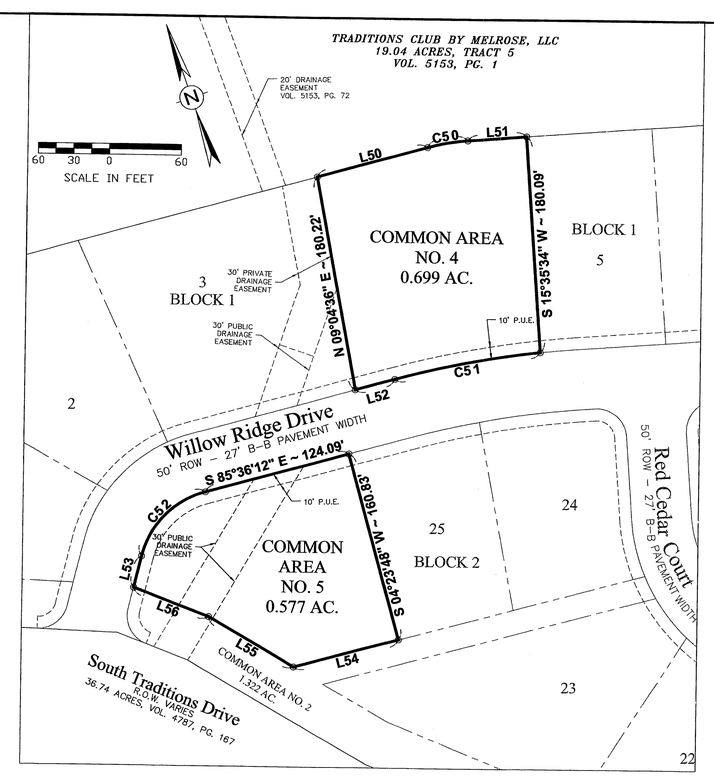
ORIGINAL PLAT

BLOCK 1, LOT 4 AND BLOCK 2, LOT 26

OF THE

TRADITIONS SUBDIVISION - PHASE 7

VOL. 6181, PG. 282



LINE TABLE		
LINE	LENGTH	BEARING
L50	95.31'	S85°37'55"E
L51	49.16'	S74°24'26"E
L52	34.10'	N85°36'12"W
L53	26.94'	N33°44'16"E
L54	90.47'	N85°00'31"W
L55	82.39'	N40°17'37"W
L56	67.17'	N49°29'25"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C50	34.28'	175.00'	11°13'29"	17.20'	34.23'	S80°01'11"E
C51	123.77'	775.00'	9°09'00"	62.01'	123.63'	N81°01'42"W
C52	79.40'	75.00'	60°39'33"	43.88'	75.75'	N64°04'02"E

AMENDING PLAT

COMMON AREA NO. 4 AND

COMMON AREA NO. 5

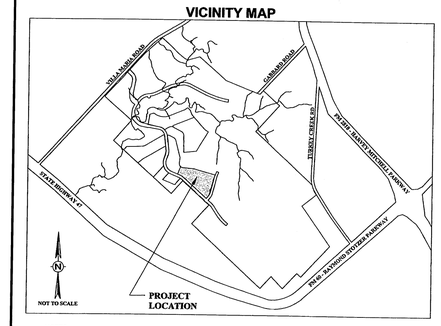
OF THE

TRADITIONS SUBDIVISION - PHASE 7

LEGEND

	REPLAT BOUNDARY
	PROPERTY LINE
	PROPERTY CORNER
	PUBLIC UTILITY EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

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. THIS TRACT DOES NOT LIE 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.

4. 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.

5. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT–OF–WAY LINES ARE ARC LENGTHS.

6. OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 6174, PG. 45, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 28 ON THE MASTER PLAN.

7. 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.

8. MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE LOT OWNER OR THE HOMEOWNER'S ASSOCIATION.

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. NO PRIVATE DRIVE ACCESS IS ALLOWED OFF OF SOUTH TRADITIONS DRIVE OR CLUB DRIVE.

11. NO FILL MATERIAL CAN BE PLACED IN THE EXISTING DRAINAGES LOCATED IN COMMON AREA NO. 3 WITHOUT APPROVAL FROM THE U.S. ARMY CORPS OF ENGINEERS BECAUSE IT IS CONSIDERED AN EPHEMERAL STREAM.

12. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS AMENDING PLAT IS TO CHANGE LOT 4, BLOCK 1, AND LOT 26, BLOCK 2 INTO COMMON AREA NOS. 4 & 5, RESPECTIVELY. NO OTHER INFORMATION HAS CHANGED FROM THE ORIGINAL FINAL PLAT FOR THIS PHASE OF THE SUBDIVISION.

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 0.699 acre tract (Lot 4, Block 1) and the 0.577 acre tract (Lot 26, Block 2) shown on this replat, being a portion of the 20.032 acres of Phase 7 of the Traditions Subdivision Final Plat found in Volume 6181, Page 282, of the official records of Brazos County, and designated herein as Common Area No. 4 and Common Area No. 5, of the Traditions Subdivision, Phase 7, 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

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional 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

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

RECEIVED
MAR 8 2006
Bryan Texas Utilities
Surveying

AMENDING PLAT

THE TRADITIONS SUBDIVISION - PHASE 7

COMMON AREA NO. 4 - 0.699 ACRES
AND
COMMON AREA NO. 5 - 0.577 ACRES

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

SCALE: 1'=60'

FEBRUARY, 2006
REVISED MARCH, 2006

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

AP06-05 #2