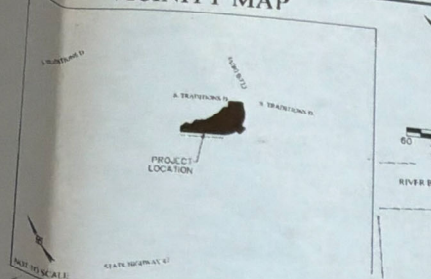
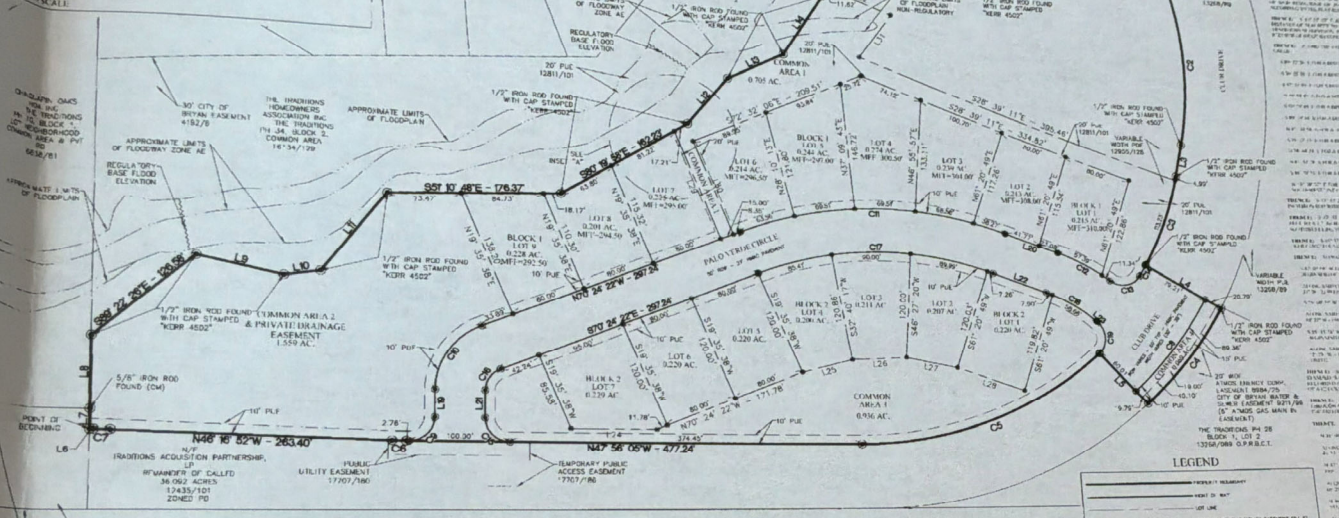
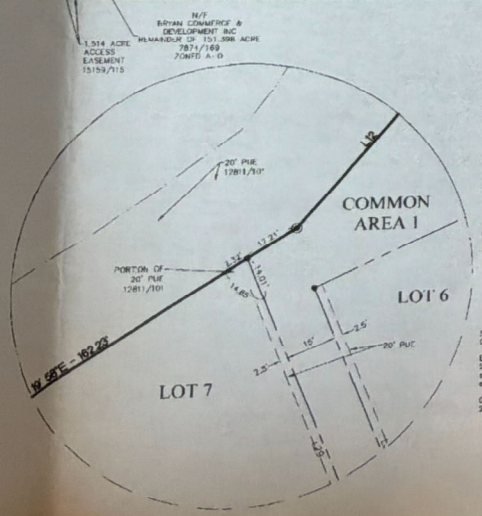
VICINITY MAP







FINAL PLAT

THE TRADITIONS SUBDIVISION PHASE 35

10.62 ACRE PORTION OF THE REMAINDER OF CALLED 36.092 ACRE TRACT 12435/101

J.H. JONES SURVEY LEAGUE, A 26

BRYAN, BRAZOS, TEXAS

17 LOTS

BLOCK 1, LOTS 1-16

BLOCK 2, LOTS 1-7

COMMON AREAS 1, 2, 3 & 4

SCALE 1" = 60'

MAY 2022

SURVEYOR:

Nathan Paul Kerr, RPLS Nov. 6834

OWNER/DEVELOPER:

Traditions Acquisition Partnership LP

ENGINEER:

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements Jr., 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 12435 and Page 101, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places thereon shown for the purpose identified.

Traditions Acquisition Partnership, LP
by Traditions Acquisition Partnership GP, LLC, its General Partner by
W. Spencer Clements, Jr. Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., 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 31 day of May 2022.

Notary Public, Brazos County, Texas

KATE Chatham
Notary ID 131901-98
My Commission Expires
February 11, 2023

APPROVAL OF THE CITY ENGINEER

I, Michael Lowther, 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 8th day of June 2022.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, 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 8th day of June 2022.

City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Leo Gonzalez, Chair 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 and Zoning Commission of the City of Bryan on the 8th day of September 2022 and same was duly approved on the 18th day of September 2022 by said Commission.

Chair
Planning & Zoning Commission
Bryan, Texas

Filed for Record
Official Public Records Of
Brazos County Clerk
On: 9/8/2022 2:52:12 PM
In the PLAT Records

Doc Number: 2022 - 1474188
Volume - Page: 18013 - 202
Number of Pages: 1
Amount: 73.00
Order#: 232206090001132
By: PD

County Clerk
Brazos County, Texas

county, de
authentication
ess, in volume

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 description and subdivision will describe a closed geometric form.

R.P.L.S. No. 6834

STATE OF TEXAS
NATHAN PAUL KERR
6834
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Curve #	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	74.28'	250.00'	17°01'11"	37.41'	73.99'	S33°31'31"E
C2	220.62'	566.00'	22°21'03"	111.71'	219.21'	S49°09'07"W
C3	118.84'	850.00'	07°58'33"	59.53'	118.17'	S64°12'39"W
C4	150.13'	480.00'	01°29'38"	75.11'	149.56'	N80°57'07"E
C5	303.56'	616.13'	04°14'42"	152.00'	298.06'	N68°49'05"E
C6	13.56'	470.00'	00°39'47"	6.78'	13.56'	N47°08'26"E
C7	13.20'	530.00'	00°34'12"	6.60'	13.20'	N47°06'19"E
C8	143.83'	476.19'	01°43'15"	72.45'	143.26'	N81°43'14"E
C9	28.33'	25.00'	065°00'00"	25.00'	26.80'	N87°03'53"E
C10	39.27'	25.00'	090°00'00"	25.00'	35.36'	N42°56'05"E
C11	309.71'	436.00'	040°42'10"	161.68'	303.30'	N67°21'47"E
C12	88.00'	235.00'	01°43'04"	44.17'	88.42'	N49°54'55"E
C13	40.74'	25.00'	093°37'28"	26.37'	36.36'	N6°11'54"E
C14	15.44'	280.00'	003°13'38"	7.72'	15.44'	S74°09'03"E
C15	39.27'	25.00'	090°00'00"	25.00'	35.36'	N52°56'05"E
C16	25.96'	275.00'	054°07'43"	13.11'	25.95'	N75°01'47"E
C17	273.27'	325.00'	048°16'12"	144.80'	265.27'	N69°31'47"E
C18	88.83'	275.00'	018°30'04"	44.87'	88.47'	S47°44'38"W
C19	43.24'	25.00'	099°06'31"	28.39'	37.48'	S47°44'38"W

Line #	Length	Direction
L1	13.47'	N1° 02' 07"E
L2	18.68'	N87° 00' 38"W
L3	45.68'	N00° 00' 00"E
L4	130.00'	N46° 00' 00"E
L5	74.00'	N1° 00' 00"E
L6	5.00'	N47° 56' 05"W
L7	20.54'	N46° 16' 52"E
L8	15.40'	N47° 57' 00"E
L9	84.13'	S30° 03' 00"E
L10	26.00'	S47° 57' 00"E
L11	15.00'	N47° 57' 00"W
L12	15.00'	N47° 57' 00"W
L13	15.00'	N47° 57' 00"W
L14	15.00'	N47° 57' 00"W
L15	15.00'	N47° 57' 00"W
L16	15.00'	N47° 57' 00"W
L17	15.00'	N47° 57' 00"W
L18	15.00'	N47° 57' 00"W
L19	15.00'	N47° 57' 00"W
L20	15.00'	N47° 57' 00"W
L21	15.00'	N47° 57' 00"W
L22	15.00'	N47° 57' 00"W
L23	15.00'	N47° 57' 00"W

Line #	Length	Direction
L24	15.00'	N1° 02' 07"E
L25	20.67'	N1° 02' 07"E
L26	40.00'	N47° 57' 00"W
L27	15.00'	N47° 57' 00"W
L28	15.00'	N47° 57' 00"W
L29	15.00'	N47° 57' 00"W
L30	15.00'	N47° 57' 00"W
L31	15.00'	N47° 57' 00"W
L32	15.00'	N47° 57' 00"W
L33	15.00'	N47° 57' 00"W
L34	15.00'	N47° 57' 00"W
L35	15.00'	N47° 57' 00"W
L36	15.00'	N47° 57' 00"W