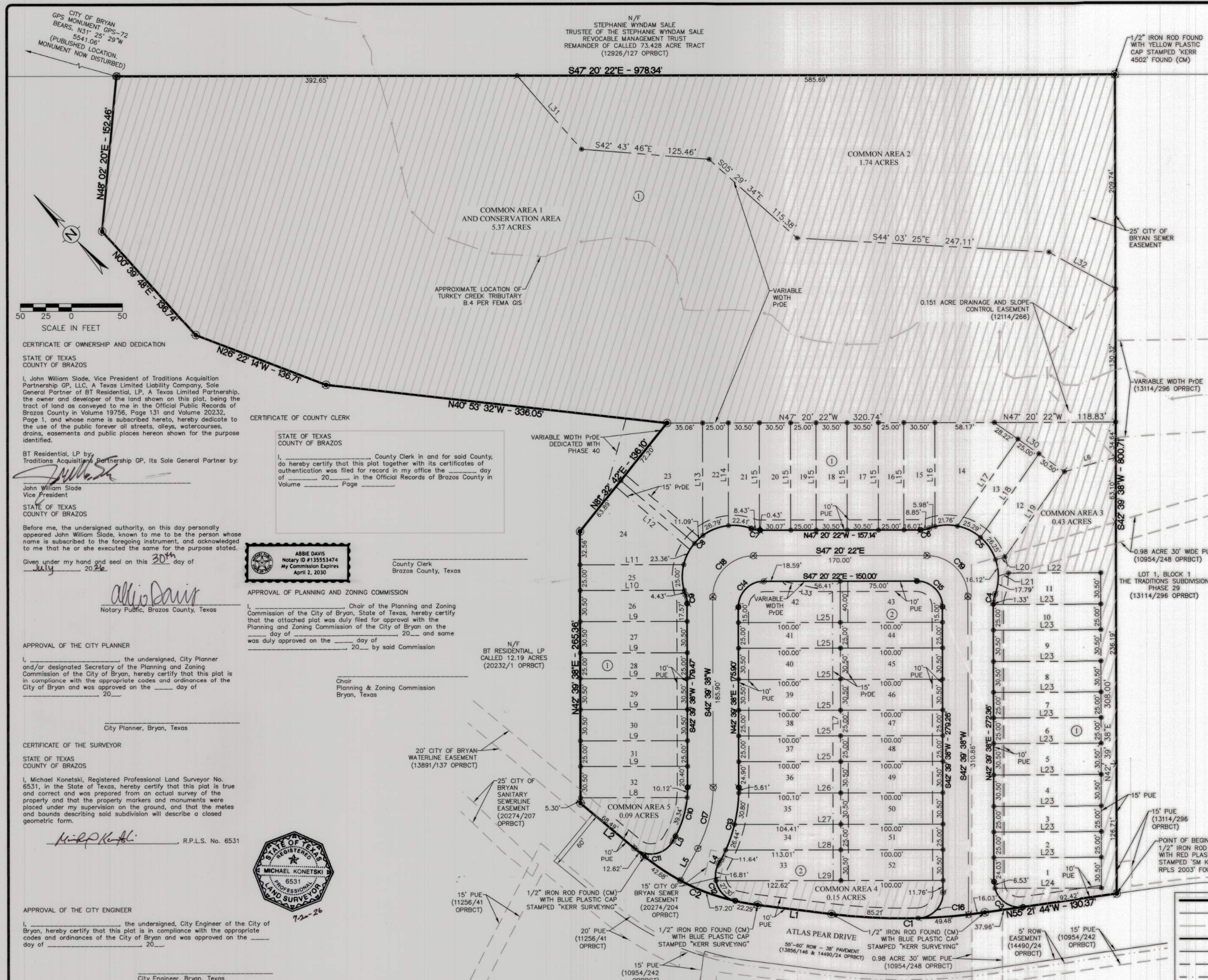




CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John William Slade, Vice President of Traditions Acquisition Partnership GP, LLC, A Texas Limited Liability Company, Sole General Partner of BT Residential, LP, A Texas Limited Partnership, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 19756, Page 131 and Volume 20232, Page 1, and whose name is subscribed hereto, hereby dedicate to the use of the public for all streets, alleys, water courses, drains, easements and public places hereon shown for the purpose identified.

BT Residential, LP by Traditions Acquisition Partnership GP, Its Sole General Partner by:

John William Slade
Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John William Slade, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 30th day of July, 2026.

Allie Davis
Notary Public, Brazos County, Texas

CERTIFICATE OF 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 in Volume _____, Page _____.

County Clerk
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ 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 _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____, by said Commission.

Chair
Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, _____ 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 _____ day of _____, 20____.

City Planner, Bryan, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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.

R.P.L.S. No. 6531

Michael Konetski
Professional Land Surveyor
7-26-26

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

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	150.82'	570.89'	15°08'10"	75.85'	150.38'
C2	122.42'	215.00'	32°37'22"	62.92'	120.77'
C3	42.77'	25.00'	98°01'23"	28.77'	37.74'
C4	8.90'	25.00'	20°23'18"	4.50'	8.85'
C5	114.12'	50.00'	130°46'35"	109.15'	90.92'
C6	8.90'	25.00'	20°23'18"	4.50'	8.85'
C7	8.90'	25.00'	20°23'18"	4.50'	8.85'
C8	114.12'	50.00'	130°46'35"	109.15'	90.92'
C9	8.90'	25.00'	20°23'18"	4.50'	8.85'
C10	49.72'	100.00'	28°29'13"	25.38'	49.21'

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C11	44.16'	25.00'	101°12'58"	30.44'	38.64'
C12	46.02'	25.00'	105°27'51"	32.86'	39.79'
C13	74.58'	150.00'	28°29'13"	38.08'	73.81'
C14	39.27'	25.00'	90°00'00"	25.00'	35.36'
C15	39.27'	25.00'	90°00'00"	25.00'	35.36'
C16	38.64'	25.00'	88°33'09"	24.38'	34.91'
C17	62.15'	125.00'	28°29'13"	31.73'	61.51'
C18	62.83'	40.00'	90°00'00"	40.00'	56.57'
C19	62.83'	40.00'	90°00'00"	40.00'	56.57'

PHASE	BLOCK	LOT	AREA (SF)
39	1	1	3,201
39	1	2	2,625
39	1	3	2,625
39	1	4	3,202
39	1	5	3,202
39	1	6	2,625
39	1	7	2,625
39	1	8	3,202
39	1	9	3,202
39	1	10	2,625
39	1	11	3,105
39	1	12	3,172
39	1	13	2,522
39	1	14	5,502
39	1	15	3,184
39	1	16	2,625
39	1	17	3,203
39	1	18	3,203
39	1	19	2,625
39	1	20	3,202
39	1	21	3,112
39	1	22	2,601
39	1	23	5,934
39	1	24	5,896
39	1	25	2,521
39	1	26	3,188
39	1	27	3,202
39	1	28	2,625
39	1	29	3,202
39	1	30	3,202
39	1	31	2,625
39	1	32	3,201
39	2	33	3,648
39	2	34	2,707
39	2	35	3,103
39	2	36	3,050
39	2	37	2,500
39	2	38	2,500
39	2	39	3,050
39	2	40	3,050
39	2	41	2,500
39	2	42	3,866
39	2	43	3,866
39	2	44	2,500
39	2	45	3,050
39	2	46	3,050
39	2	47	2,500
39	2	48	2,500
39	2	49	3,050
39	2	50	3,050
39	2	51	2,500
39	2	52	3,050

FIELD NOTES DESCRIPTION

OF A
12.58 ACRE TRACT
JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 12.58 ACRES IN THE JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 12.45 ACRE TRACT DESCRIBED IN A DEED TO BT RESIDENTIAL, LP IN VOLUME 19756, PAGE 131 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND PORTIONS OF A CALLED 12.19 ACRE TRACT CONVEYED TO BT RESIDENTIAL, LP IN VOLUME 20232, PAGE 1 (OPRBCT); SAID 12.58 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH RED PLASTIC CAP STAMPED "SM KLING RPLS 2003" FOUND ON THE NORTHEAST LINE OF ATLAS PEAR DRIVE (55' - 60' WIDE RIGHT-OF-WAY, 13856/146 & 14490/24 OPRBCT); AT THE WEST CORNER OF LOT 1, BLOCK 1 OF THE TRADITIONS SUBDIVISION, PHASE 29, RECORDED IN VOLUME 13114, PAGE 296 (OPRBCT) MARKING THE SOUTH CORNER OF SAID 12.45 ACRE TRACT (19756/131 OPRBCT);

THENCE, WITH THE NORTHEAST LINE OF THE ATLAS PEAR DRIVE RIGHT-OF-WAY COMMON WITH SAID 12.45 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) N 55° 21' 44" W, A DISTANCE OF 130.37 FEET TO A 1/2" IRON ROD FOUND (ALL 1/2" IRON RODS FOUND WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING") FOR A POINT OF CURVATURE;
2) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.89 FEET, AN ARC LENGTH OF 150.82 FEET, A DELTA ANGLE OF 15° 08' 10", AND A CHORD WHICH BEARS N 47° 47' 44" W, A DISTANCE OF 150.38 FEET TO A 1/2" IRON ROD FOUND FOR THE END POINT OF SAID CURVE;
3) N 40° 15' 33" W, A DISTANCE OF 72.83 FEET TO A 1/2" IRON ROD FOUND FOR A POINT OF CURVATURE;
4) WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 215.00 FEET, AN ARC LENGTH OF 122.42 FEET, A DELTA ANGLE OF 32° 37' 22", AND A CHORD WHICH BEARS N 23° 56' 52" W, A DISTANCE OF 120.77 FEET TO A 1/2" IRON ROD FOUND FOR THE POINT OF TANGENCY;

THENCE, PARTLY WITH SAID NORTHEAST LINE OF THE ATLAS PEAR DRIVE RIGHT-OF-WAY, N 07° 38' 11" W, PASSING AT A DISTANCE OF 65.31 FEET A 1/2" IRON ROD FOUND MARKING THE NORTH CORNER OF SAID CORNER OF SAID RIGHT-OF-WAY, AND CONTINUING ON WITH AN EAST LINE OF SAID 12.19 ACRE TRACT COMMON WITH A WEST LINE OF SAID 12.45 ACRE TRACT, A TOTAL DISTANCE OF 81.12 FEET TO A POINT FOR CORNER;

THENCE, PARTLY WITH A NORTHWEST LINE OF SAID 12.45 ACRE TRACT, COMMON WITH A SOUTHWEST LINE OF SAID 12.19 ACRE TRACT, AND PARTLY THROUGH SAID 12.19 ACRE TRACT, N 81° 32' 42" E A DISTANCE OF 136.10 FEET;

THENCE, PARTLY THROUGH SAID 12.45 ACRE TRACT AND PARTLY THROUGH SAID 12.19 ACRE TRACT, N 40° 53' 32" W A DISTANCE OF 336.05 FEET;

THENCE, PARTLY THROUGH SAID 12.19 ACRE TRACT, AND PARTLY THROUGH SAID 12.45 ACRE TRACT, N 26° 22' 14" W A DISTANCE OF 136.71 FEET;

THENCE, PARTLY THROUGH SAID 12.45 ACRE TRACT AND PARTLY THROUGH SAID 12.19 ACRE TRACT, N 00° 39' 48" E A DISTANCE OF 136.74 FEET;

THENCE, PARTLY THROUGH SAID 12.19 ACRE TRACT, AND PARTLY THROUGH SAID 12.45 ACRE TRACT, N 48° 02' 20" E A DISTANCE OF 152.46 FEET TO A POINT ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 73.428 ACRE TRACT OF LAND CONVEYED TO STEPHANIE WYNDAM SALE, TRUSTEE OF THE STEPHANIE WYNDAM SALE REVOCABLE MANAGEMENT TRUST IN VOLUME 12926, PAGE 127 (OPRBCT); AND IN THE NORTHEAST LINE OF SAID 12.45 ACRE TRACT, FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-72 (IS NOW DISTURBED) BEARS N 31° 25' 29" W A DISTANCE OF 5,541.06 FEET; AND THE CITY OF BRYAN CONTROL MONUMENT GPS-74 BEARS N 86° 44' 35" W A DISTANCE OF 8,799.03 FEET; ALSO FOR REFERENCE, THE NORTH CORNER OF SAID REMAINDER OF 323.58 ACRES (VOLUME 4023, PAGE 91 OPRBCT) BEARS N 47° 20' 22" W A DISTANCE OF 362.36 FEET, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 74° 04' 56" E A DISTANCE OF 0.14 FEET;

THENCE, WITH THE COMMON LINE OF SAID REMAINDER OF 73.428 ACRE TRACT AND SAID 12.45 ACRE TRACT, S 47° 20' 22" E A DISTANCE OF 978.34 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" MARKING THE NORTH CORNER OF SAID LOT 1, BLOCK 1 OF THE TRADITIONS SUBDIVISION, PHASE 29 (VOLUME 13114, PAGE 296 OPRBCT);

THENCE, WITH THE NORTHWEST LINE OF SAID LOT 1, S 42° 39' 38" W FOR A DISTANCE OF 800.71 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 12.58 ACRES OF LAND, MORE OR LESS, SURVEYED ON THE GROUND IN 2021 AND 2025 BY THIS PROFESSIONAL LAND SURVEYING FIRM.

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES (NOT AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOID12B).

3. A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100265E, EFFECTIVE DATE, MAY 18, 2012.

4. 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.

5. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

6. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. 2745, APPROVED BY THE BRYAN CITY COUNCIL ON SEPTEMBER 9, 2025.

7. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PD-M ZONING ORDINANCE.

8. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA. HOMEOWNERS ASSOCIATION, FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.

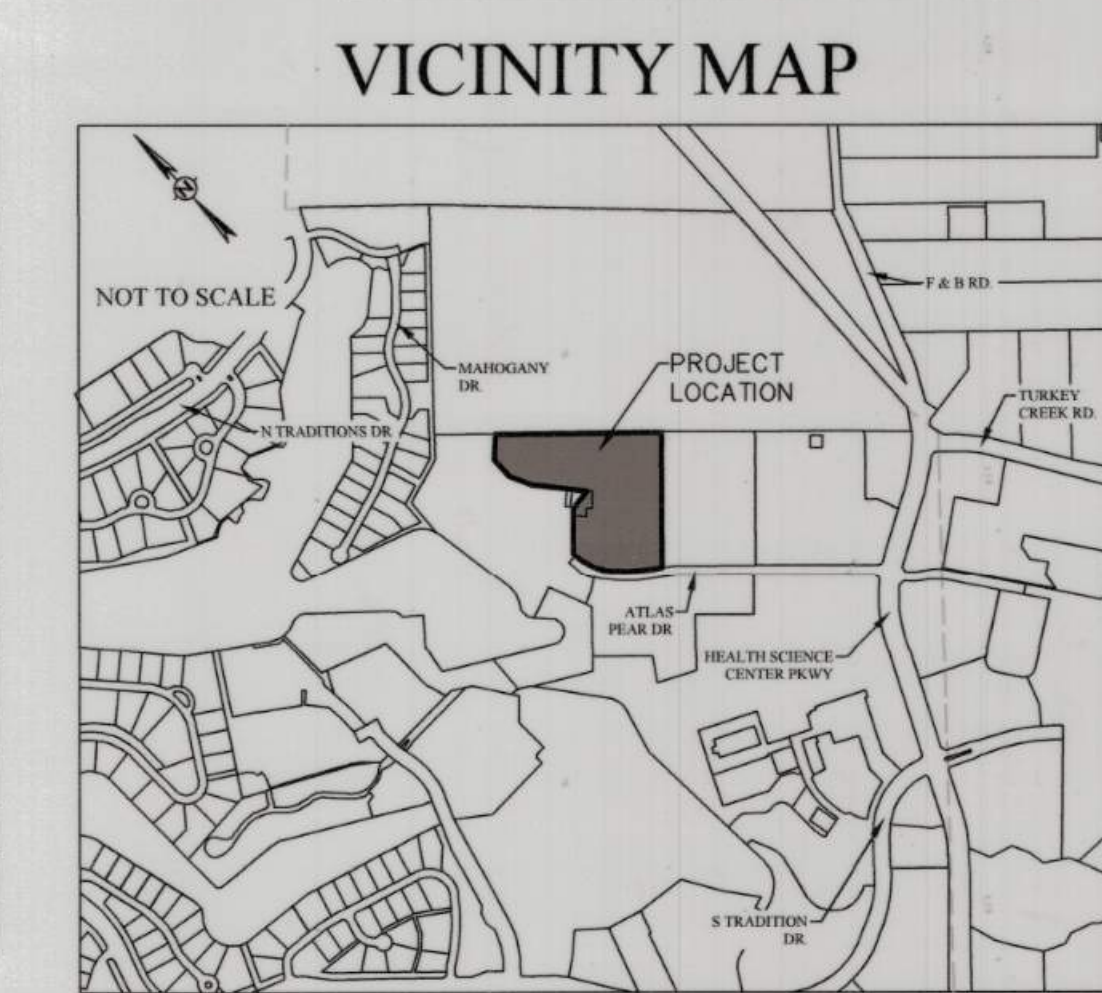
9. COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.

10. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).

11. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORM WATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATIONS, REPAIR AND MAINTENANCE OF THESE AREAS.

12. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

PHASE	BLOCK	LOT	AREA (ACRES)
39	1	COMMON AREA 1 AND CONSERVATION AREA	5.37
39	1	COMMON AREA 2	1.74
39	1	COMMON AREA 3	0.43
39	2	COMMON AREA 4	0.15
39	1	COMMON AREA 5	0.09



FINAL PLAT
OF
THE TRADITIONS SUBDIVISION
PHASE 39
12.58 ACRES
52 LOTS
BLOCK 1, LOTS 1-32
BLOCK 2, LOTS 33-52
COMMON AREAS 1 - 5 - 7.77 ACRES
BEING PORTIONS OF A CALLED 12.19 ACRE TRACT
VOLUME 20232, PAGE 1 OPRBCT
AND PORTION OF A CALLED 12.45 ACRE TRACT
VOLUME 19756, PAGE 131 OPRBCT
J.H. JONES SURVEY LEAGUE, A-26
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1" = 50'
JULY, 2026
SURVEYOR:
ENGINEER:
OWNER/DEVELOPER:
BT RESIDENTIAL, LP
3131 Club Drive
Bryan, TX 77807
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77803
(979) 268-3195
TBPEL'S FIRM # 10018500
SURVEY#SGKERRSURVEYING.NET
Kerr Job 25-1095
TBPE No. 2227
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900