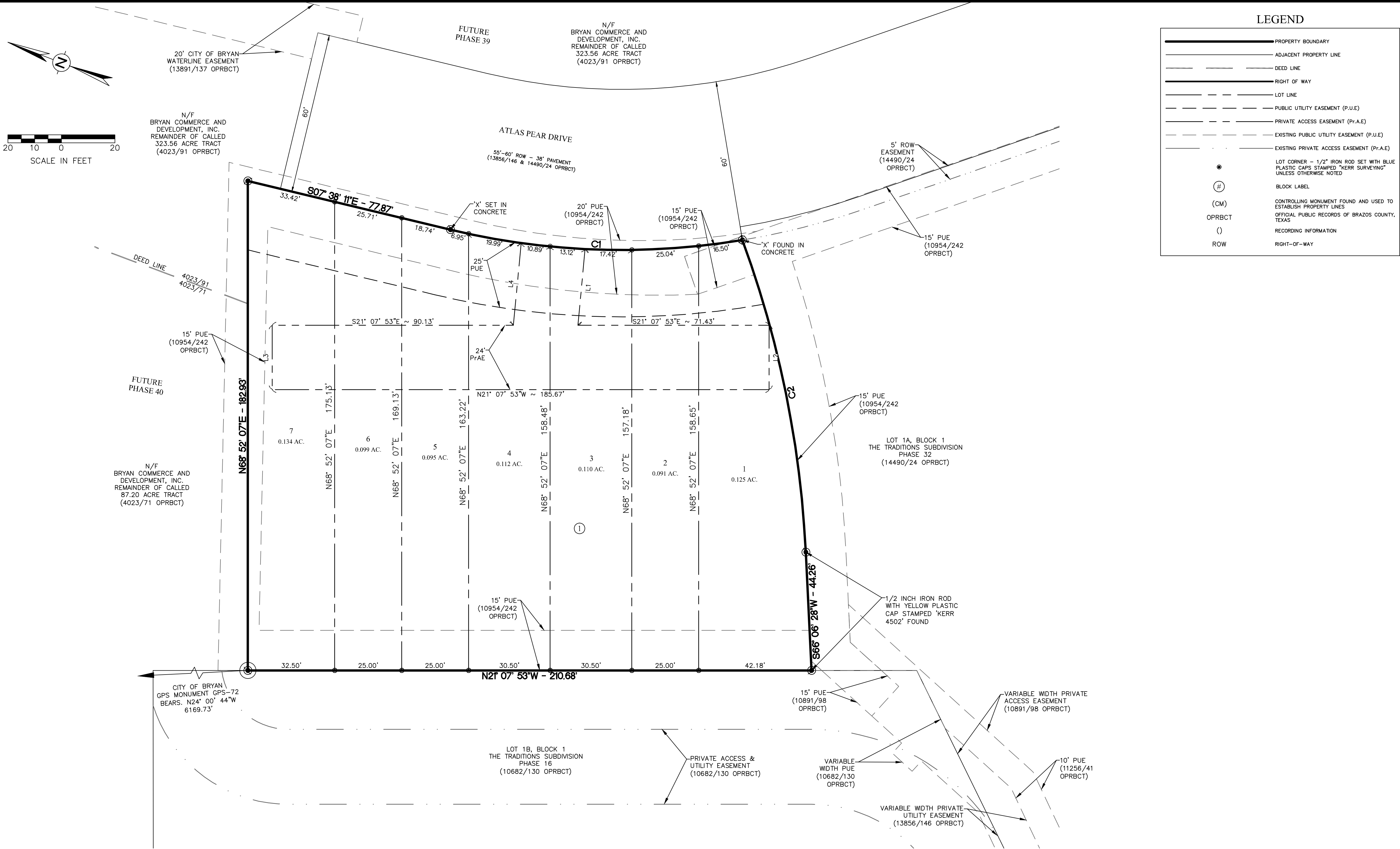
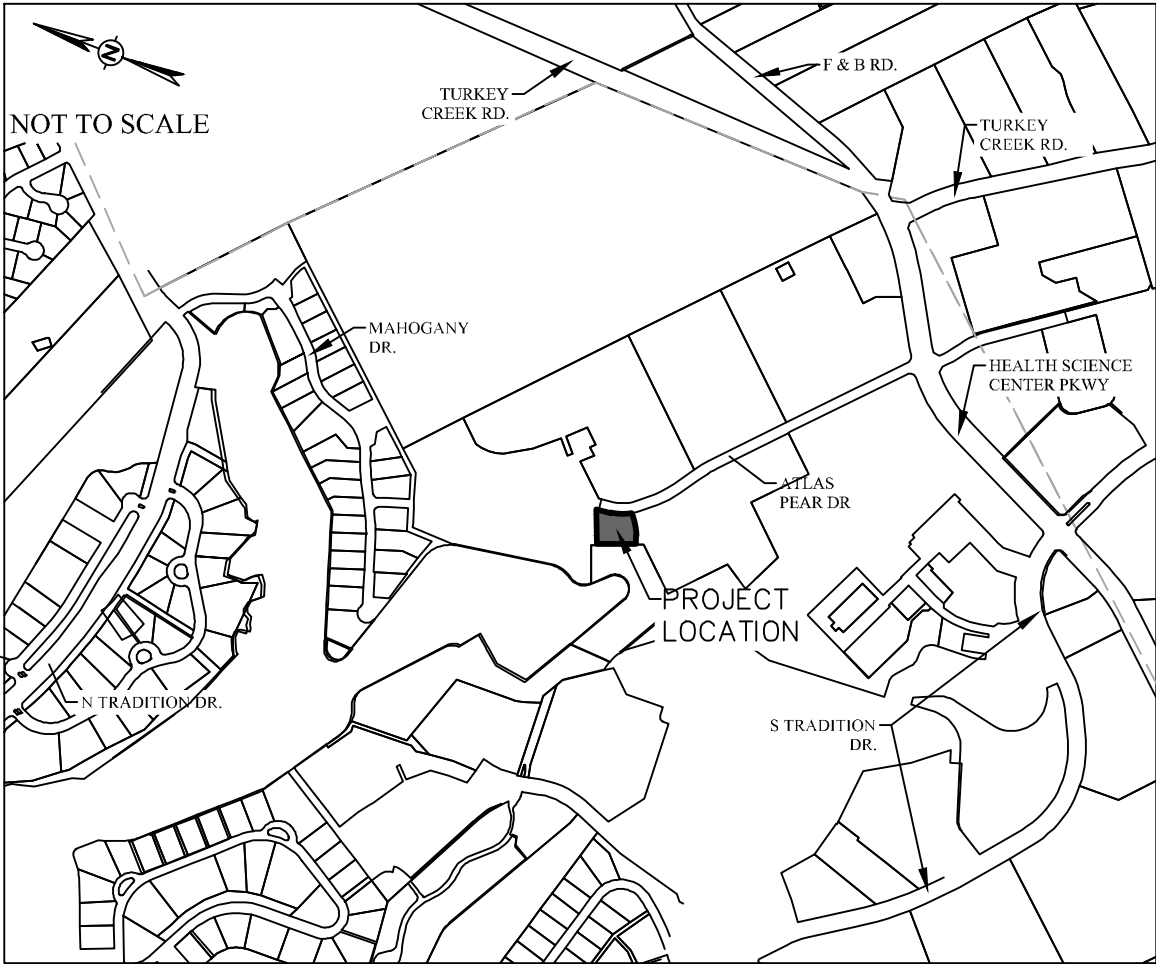




- LEGEND**
- PROPERTY BOUNDARY
 - ADJACENT PROPERTY LINE
 - DEED LINE
 - RIGHT OF WAY
 - LOT LINE
 - PUBLIC UTILITY EASEMENT (P.U.E.)
 - PRIVATE ACCESS EASEMENT (P.A.E.)
 - EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
 - EXISTING PRIVATE ACCESS EASEMENT (P.A.E.)
 - LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED
 - BLOCK LABEL
 - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
 - OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 - RECORDING INFORMATION
 - RIGHT-OF-WAY
- NOTES:**
- 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 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
 - NO 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. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE No. _____ APPROVED BY THE BRYAN CITY COUNCIL ON SEPTEMBER 9, 2025.
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PD-M ZONING ORDINANCE.
 - 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.
 - COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - 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.
 - 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.
 - THE PROPOSED USE FOR THESE LOTS IS FRONT-ENTRY TOWNHOMES.
 - THE PRIVATE ACCESS EASEMENT ALLOWS LOTS 1-7 ACCESS TO THE COMMON DRIVEWAY AND ACCESS DRIVE.
 - THE FRONT SETBACK FOR LOTS 1-7 WILL BE ENFORCED AT A 30-FOOT "DEVELOPMENT SETBACK".

VICINITY MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ of Traditions Acquisition Partnership GP, LLC, A Texas Limited Liability Company, The General Partner of Bryan/Traditions, 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 4023, Page 71 and Volume 4023, Page 91, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Bryan Traditions, LP by:
Traditions Acquisitions Partnership GP, Its General Partner by:

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are 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 _____ day of _____, 20____

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, J. Dillon Means, Registered Professional Land Surveyor No. 6770, 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. 6770

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 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

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

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	28.63'	S74° 14' 56"W	
L2	24.00'	S68° 52' 07"W	
L3	24.00'	N68° 52' 07"E	
L4	30.89'	N74° 14' 56"E	

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	109.93'	275.00'	022°54'12"	55.71'	109.20'
C2	119.49'	392.50'	017°26'34"	60.21'	119.03'

FINAL PLAT

OF

THE TRADITIONS SUBDIVISION

PHASE 38

0.766 ACRES

7 LOTS
BLOCK 1, LOTS 1-7
BEING A PORTION OF THE REMAINDER OF A CALLED 87.20 ACRE TRACT
VOLUME 4023, PAGE 71 OPRBCT
AND A PORTION OF A CALLED 323.56 ACRE TRACT
VOLUME 4023, PAGE 91 OPRBCT
JOHN H. JONES LEAGUE SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

OWNER:
BRYAN COMMERCE &
DEVELOPMENT
PO BOX 1000
Bryan, TX 77805

DEVELOPER:
BRYAN TRADITIONS, LP
4250 South Traditions Drive
Bryan, TX 77807

SCALE 1" = 20'
SEPTEMBER 2025

SURVEYOR:



Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
(979) 268-3195

TBPELS FIRM # 10018500
SURVEYS@KERRSURVEYING.NET

ENGINEER:



TBPE FIRM NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900