Curve Table

Curve #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	123.24'	90.00'	078°27'22"	73.48'	113.83'	N04°32'11"W
C2	135.94'	175.00'	044°30'32"	71.61'	132.55'	N12°35'20"E
C3	28.28'	175.00'	009°15'33"	14.17'	28.25'	N14°02'07"W
C4	37.87'	400.00'	005°25'27"	18.95'	37.85'	N04°55'28"W
C5	14.86'	51.00'	016°41'57"	7.49'	14.81'	N15°59'10"W
C6	11.66'	40.00'	016°41'57"	5.87'	11.62'	N15°59'10"W
C7	267.57'	627.00'	024°27'01"	135.85'	265.54'	N19°51'42"W
C8	153.96'	630.00'	014°00'09"	77.37'	153.58'	N25°05'08"W
C9	166.18'	680.00'	014°00'09"	83.51'	165.77'	S25°05'08"E
C10	246.23'	577.00'	024°27'01"	125.02'	244.36'	S19°51'42"E
C11	11.66'	40.00'	016°41'57"	5.87'	11.62'	S00°42'47"W
C12	14.86'	51.00'	016°41'57"	7.49'	14.81'	S00°42'47"W
C13	33.39'	463.00'	004°07'53"	16.70'	33.38'	S05°34'15"E
C14	160.07'	655.00'	014°00'09"	80.44'	159.68'	S25°05'08"W
C15	256.90'	602.00'	024°27'01"	130.43'	254.95'	N19°51'42"W
C16	36.05'	500.00'	004°07'53"	18.03'	36.05'	N05°34'15"W
C17	36.05'	500.00'	004°07'53"	18.03'	36.05'	N05°34'15"W
C18	38.94'	540.00'	004°07'53"	19.48'	38.93'	S05°34'15"E
C19	32.30'	448.00'	004°07'53"	16.16'	32.30'	S05°34'15"E
C20	19.24'	66.00'	016°41'57"	9.69'	19.17'	S00°42'47"W

Line Table

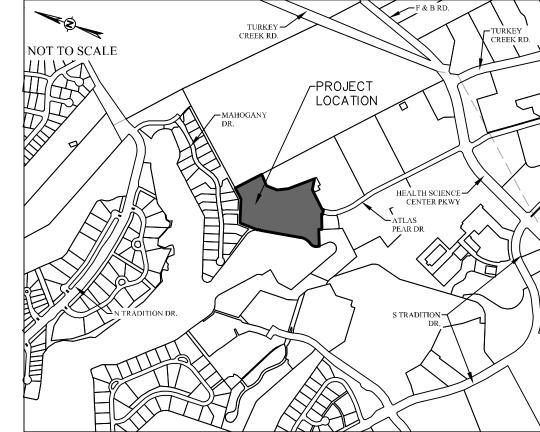| LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	15.81'	S7° 38' 11"E	L11	6.15'	S7° 38' 11"E
L2	60.00'	S82° 21' 49"W	L12	10.98'	S3° 30' 18"W
L3	12.57'	N7° 38' 11"W	L13	46.97'	N7° 38' 11"W
L4	35.39'	N21° 07' 53"W	L14	58.68'	N7° 38' 11"W
L5	76.26'	N2° 12' 44"W	L15	8.28'	N3° 30' 18"W
L6	6.57'	N7° 38' 11"W	L16	50.90'	N7° 38' 11"W
L7	28.41'	N24° 20' 08"W	L17	38.02'	S7° 38' 11"E
L8	52.45'	N7° 38' 11"E	L18	53.24'	S3° 30' 18"E
L9	52.45'	S7° 38' 11"E	L19	6.15'	S7° 38' 11"E
L10	28.41'	S9° 03' 46"W	L20	5.68'	S9° 03' 46"W

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 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

2. 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.

3. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.

4. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

5. 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.

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

7. 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.

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

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

10. THE DEVELOPER AND HOA WILL COMPLY WITH THE INDEMNITY REQUIREMENTS OF SECTION 110—59(m)(5) OF THE SUBDIVISION ORDINANCE.

11. THE DEVELOPER INTENDS TO CONSTRUCT THE PROPOSED PRIVATE STREET TO THE HIGHER STANDARD REQUIRED.

12. THE MAINTENANCE OF THE PRIVATE STREET WILL BE THE RESPONSIBILITY OF THE HOA.

13. ACCESS THROUGH THE PROPOSED GATE WILL BE PROVIDED AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE PICKUP, UTILITY, SCHOOL BUSES, PARA TRANSIT, DEMAND AND RESPONSE VEHICLES, AND OTHER HEALTH AND SAFETY RELATED VEHICLES. ACCESS THROUGH THE GATE WILL NOT REQUIRE DRIVERS TO EXIT THEIR VEHICLE.

14. 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.

15. 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.

VICINITY MAP

NOT TO SCALE

PROJECT LOCATION

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PRIVATE ACCESS EASEMENT (Pr.A.E.)
- ● LOT CORNER — 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED
- ⊗ RIGHT OF WAY CENTERLINE "X" SET IN CONCRETE
- (#) BLOCK LABEL
- (CM) CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
- OPRBCT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- ( ) RECORDING INFORMATION
- ROW RIGHT-OF-WAY

Map Labels (selected)

N/F STEPHANIE WYNDAM SALE TRUSTEE OF THE STEPHANIE WYNDAM SALE REVOCABLE MANAGEMENT TRUST REMAINDER OF CALLED 73.428 ACRE TRACT (12926/127 OPRBCT)

N/F BRYAN COMMERCE AND DEVELOPMENT, INC. REMAINDER OF CALLED 323.56 ACRE TRACT (4023/91 OPRBCT)

THE TRADITIONS SUBDIVISION PHASE 26 COMMON AREA 7 (12630/25 OPRBCT)

N/F GERS DAVID R & BETSY B THE TRADITIONS PH 26 BLOCK 1, LOT BR—2 14081/102 ZONED PD

N/F WAGGONER JEFFREY S & NOLAANN THE TRADITIONS PH 26 BLOCK 1, LOT 9 14479/288 ZONED PD

N/F HEATH DAVID & ANDREA LIVING TRUST THE TRADITIONS PH 26 BLOCK 1, LOT 10 14927/172 ZONED PD

N/F NANCY W OTTO THE TRADITIONS PH 26 BLOCK 1, LOT 11 19259/177 ZONED PD

N/F AARON & JENNIFER W POOL THE TRADITIONS PH 26 BLOCK 1, LOT 12 15659/064 ZONED PD

THE TRADITIONS SUBDIVISION PH26 COMMON AREA 6 AND PUE (12630/25 OPRBCT)

CITY OF BRYAN GPS MONUMENT GPS-72 BEARS: N25° 39' 04"W 5194.20'

THE TRADITIONS SUBDIVISION PHASE 26 COMMON AREA 8 (12630/25 OPRBCT)

N/F TRADITIONS CLUB BRYAN, LLC REMAINDER OF CALLED 87.88 ACRE TRACT (9444/52 OPRBCT)

N/F BRYAN COMMERCE AND DEVELOPMENT, INC. REMAINDER OF CALLED 323.56 ACRE TRACT (4023/91 OPRBCT)

N/F BRYAN—COMMERCE AND DEVELOPMENT, INC. REMAINDER OF CALLED 323.56 ACRE TRACT (4023/91 OPRBCT)

N/F BRYAN COMMERCE AND DEVELOPMENT, INC. REMAINDER OF CALLED 87.20 ACRE TRACT (4023/71 OPRBCT)

LOT 1B, BLOCK 1 THE TRADITIONS SUBDIVISION PHASE 16 (10682/130 OPRBCT)

PRIVATE ACCESS AND UTILITY EASEMENT (10682/130 OPRBCT)

ATLAS PEAR DRIVE — 50' PRIVATE ROW AND PUE — 30' PAVEMENT

ATLAS PEAR DRIVE — 55'—60' ROW — 38' PAVEMENT (13858/146 & 14490/24 OPRBCT)

20' CITY OF BRYAN WATERLINE EASEMENT (13891/137 OPRBCT)

25' CITY OF BRYAN SEWER EASEMENTS

COMMON AREA 5 — 0.60 AC.
COMMON AREA 6 — 0.33 AC.
COMMON AREA 7 — 0.54 AC.
COMMON AREA 8 — 2.01 AC.

Lot areas: 1 - 0.71 AC.; 2 - 0.65 AC.; 3 - 0.54 AC.; 4 - 0.61 AC.; 5 - 0.91 AC.; 6 - 0.91 AC.; 7 - 0.78 AC.; 8 - 0.71 AC.; 9 - 0.67 AC.; 10 - 0.73 AC.; 11 - 0.78 AC.; 12 - 0.57 AC.

SCALE IN FEET 50 25 0 50

FINAL PLAT
OF
THE TRADITIONS SUBDIVISION PHASE 40
13.308 ACRES

12 LOTS
BLOCK 1, LOTS 1-7
BLOCK 2, LOTS 8-12
COMMON AREAS 5-8 - 3.51 AC.
BEING A PORTION OF A REMAINDER OF CALLED 323.56 ACRE TRACT
VOL. 4023 PG. 91 OPRBCT
AND A PORTION OF A REMAINDER OF CALLED 87.20 ACRE TRACT
VOL. 4023 PG. 71 OPRBCT
AND A THE REMAINDER OF CALLED 298.51 ACRE TRACT
VOL. 4006 PG. 195 OPRBCT
J.H. JONES SURVEY LEAGUE, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 50'
SEPTEMBER 2025

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

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

SURVEYOR:
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409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500
SURVEYS@KERRSURVEYING.NET

ENGINEER:
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911 SOUTHWEST PKWY E.
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(979) 764-3900