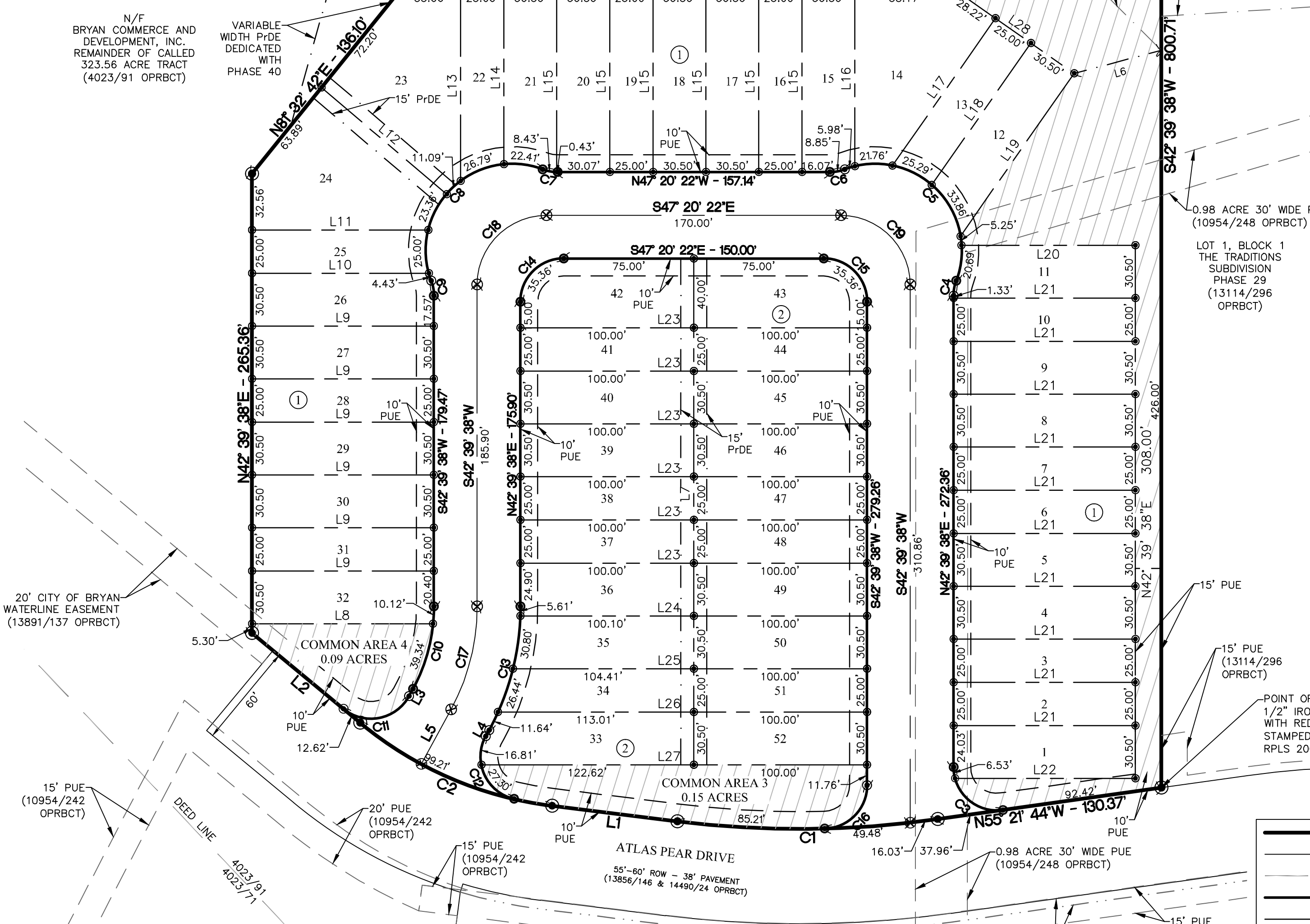
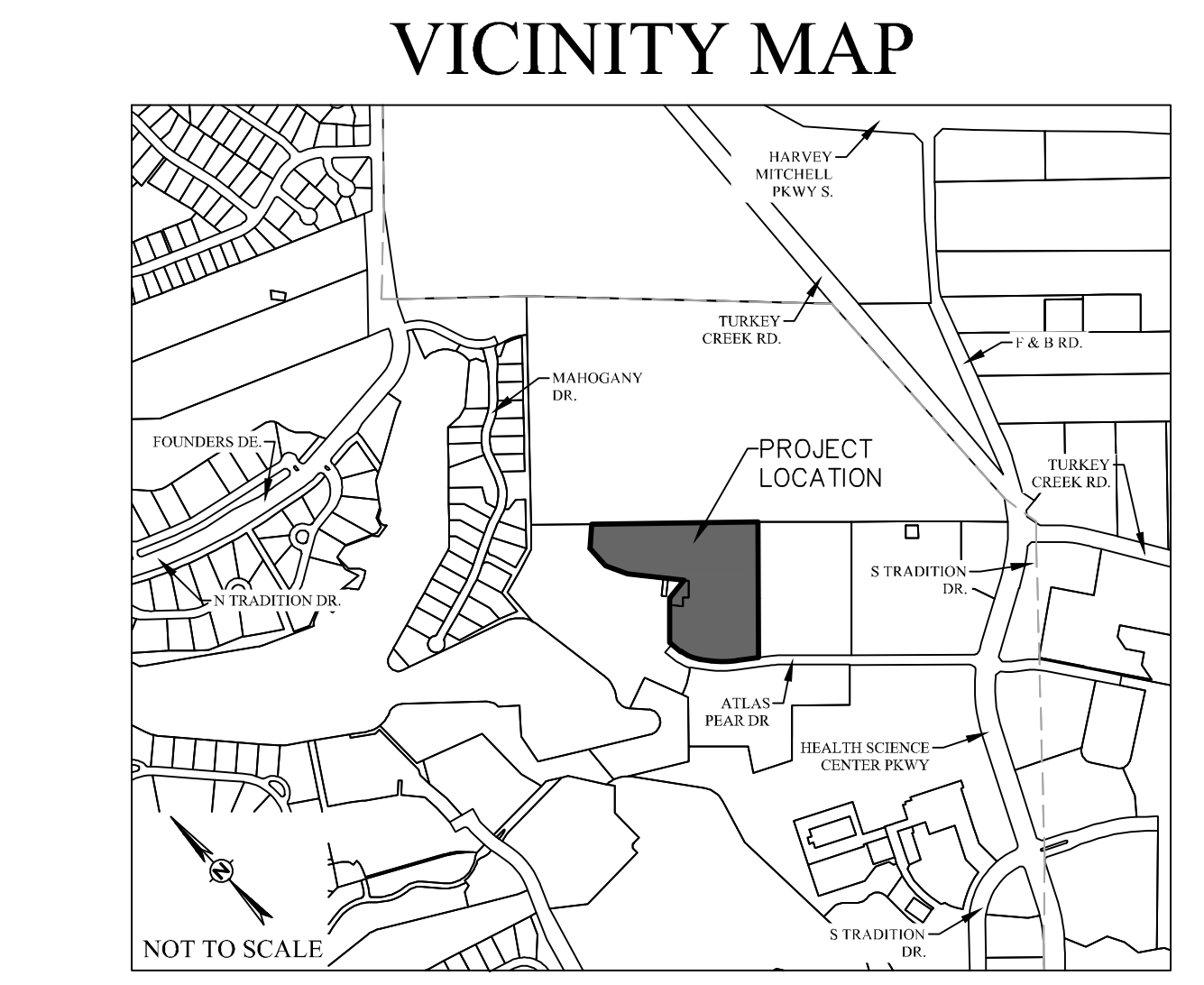


LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	72.83'	N40° 15' 33"W	L11	101.71'	N47° 20' 22"W	L21	105.00'	N47° 20' 22"W
L2	81.12'	N7° 38' 11"W	L12	94.90'	N6° 56' 22"W	L22	104.15'	N47° 20' 22"W
L3	4.72'	S71° 08' 51"W	L13	110.15'	N42° 39' 38"E	L23	200.00'	N47° 20' 22"W
L4	3.93'	N71° 08' 51"E	L14	100.53'	N42° 39' 38"E	L24	200.10'	N47° 20' 22"W
L5	35.80'	S71° 08' 51"W	L15	105.00'	N42° 39' 38"E	L25	204.41'	N47° 20' 22"W
L6	51.96'	N62° 12' 46"W	L16	101.69'	N42° 39' 38"E	L26	213.01'	N47° 20' 22"W
L7	292.50'	N42° 39' 38"E	L17	103.90'	N77° 37' 24"E	L27	222.62'	N47° 20' 22"W
L8	104.49'	N47° 20' 22"W	L18	100.08'	N77° 37' 24"E	L28	83.72'	N12° 22' 36"W
L9	105.00'	N47° 20' 22"W	L19	114.78'	N77° 37' 24"E	L29	95.98'	S1° 35' 55"W
L10	102.07'	N47° 20' 22"W	L20	100.39'	N47° 20' 22"W	L30	74.33'	S18° 13' 29"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	150.82'	570.89'	015°08'10"	75.85'	150.38'	N47°47'44"W
C2	122.42'	215.00'	032°37'22"	62.92'	120.77'	N23°56'52"W
C3	42.77'	25.00'	098°01'23"	28.77'	37.74'	N06°21'03"W
C4	8.90'	25.00'	020°23'18"	4.50'	8.85'	N52°51'17"E
C5	114.12'	50.00'	130°46'35"	109.15'	90.92'	N02°20'22"W
C6	8.90'	25.00'	020°23'18"	4.50'	8.85'	N57°32'01"W
C7	8.90'	25.00'	020°23'18"	4.50'	8.85'	N37°08'43"W
C8	114.12'	50.00'	130°46'35"	109.15'	90.92'	S87°39'38"W
C9	8.90'	25.00'	020°23'18"	4.50'	8.85'	S32°27'59"W
C10	49.72'	100.00'	028°29'13"	25.38'	49.21'	S56°54'15"W
C11	44.16'	25.00'	101°12'58"	30.44'	38.64'	N58°14'40"W
C12	46.02'	25.00'	105°27'51"	32.86'	39.79'	N18°24'56"E
C13	74.58'	150.00'	028°29'13"	38.08'	73.81'	N56°54'15"E
C14	39.27'	25.00'	090°00'00"	25.00'	35.36'	N87°39'38"E
C15	39.27'	25.00'	090°00'00"	25.00'	35.36'	S02°20'22"E
C16	38.64'	25.00'	088°33'09"	24.38'	34.91'	S86°56'13"W
C17	62.15'	125.00'	028°29'13"	31.73'	61.51'	S56°54'15"W
C18	62.83'	40.00'	090°00'00"	40.00'	56.57'	N87°39'38"E
C19	62.83'	40.00'	090°00'00"	40.00'	56.57'	S02°20'22"E



PHASE	BLOCK	LOT	AREA (SF)	PHASE	BLOCK	LOT	AREA (SF)	PHASE	BLOCK	LOT	AREA (SF)	PHASE	BLOCK	LOT	AREA (SF)
39	1	1	3,201	39	1	14	5,802	39	1	27	3,202	39	2	40	3,050
39	1	2	2,625	39	1	15	3,184	39	1	28	2,625	39	2	41	2,500
39	1	3	2,625	39	1	16	2,625	39	1	29	3,202	39	2	42	3,866
39	1	4	3,202	39	1	17	3,203	39	1	30	3,202	39	2	43	3,866
39	1	5	3,202	39	1	18	3,203	39	1	31	2,625	39	2	44	2,500
39	1	6	2,625	39	1	19	2,625	39	1	32	3,201	39	2	45	3,050
39	1	7	2,625	39	1	20	3,202	39	2	33	3,648	39	2	46	3,050
39	1	8	3,202	39	1	21	3,112	39	2	34	2,707	39	2	47	2,500
39	1	9	3,202	39	1	22	2,601	39	2	35	3,103	39	2	48	2,500
39	1	10	2,625	39	1	23	5,934	39	2	36	3,050	39	2	49	3,050
39	1	11	3,120	39	1	24	5,896	39	2	37	2,500	39	2	50	3,050
39	1	12	3,210	39	1	25	2,521	39	2	38	2,500	39	2	51	2,500
39	1	13	2,522	39	1	26	3,188	39	2	39	3,050	39	2	52	3,050

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 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:

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, J. 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 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 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

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 (NAD2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
- 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. 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 _____, 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.

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

FINAL PLAT

OF

THE TRADITIONS SUBDIVISION

PHASE 39

12.569 ACRES

52 LOTS

BLOCK 1, LOTS 1-32

BLOCK 2, LOTS 33-52

COMMON AREAS 1 - 4 - 7.77 ACRES

BEING A PORTION OF A CALLED 323.56 ACRE TRACT

VOLUME 4023, PAGE 91 OPRBCT

J.H. JONES SURVEY LEAGUE, 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" = 50'
SEPTEMBER 2025

SURVEYOR:
KERR SURVEYING, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 1001850
SURVEYS@KERRSURVEYING.NET

ENGINEER:
SCHULTZ ENGINEERS, P.C.
1000 S. 17th St.
Bryan, TX 77803
(979) 764-3900