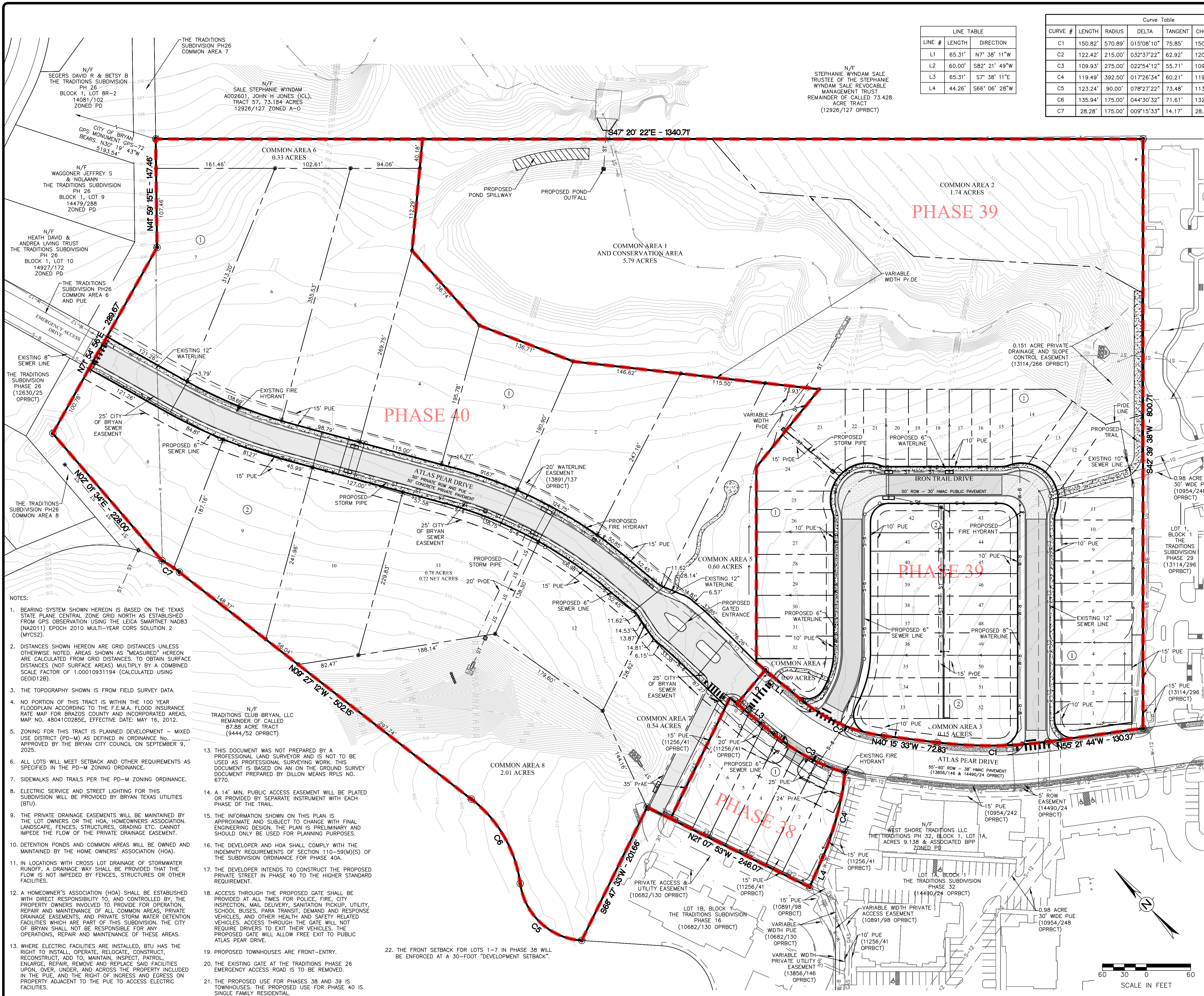
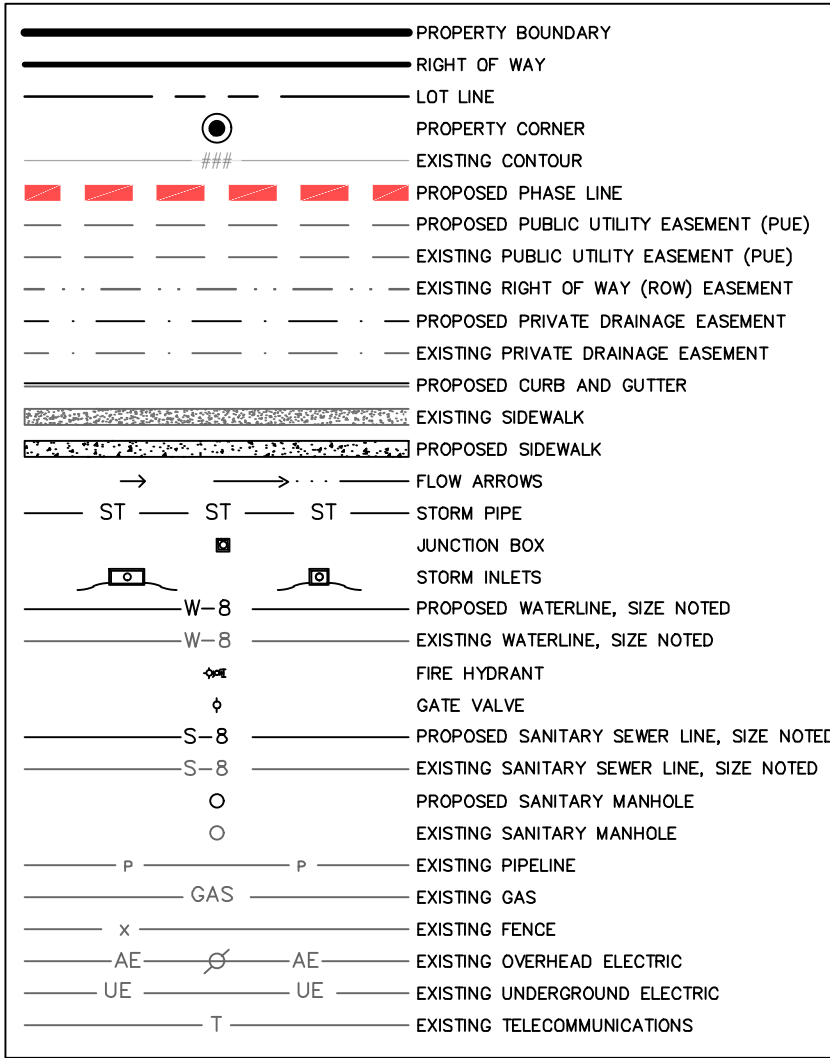




LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	65.31'	N7° 38' 11"W
L2	60.00'	S82° 21' 49"W
L3	65.31'	S7° 38' 11"E
L4	44.26'	S66° 06' 28"W

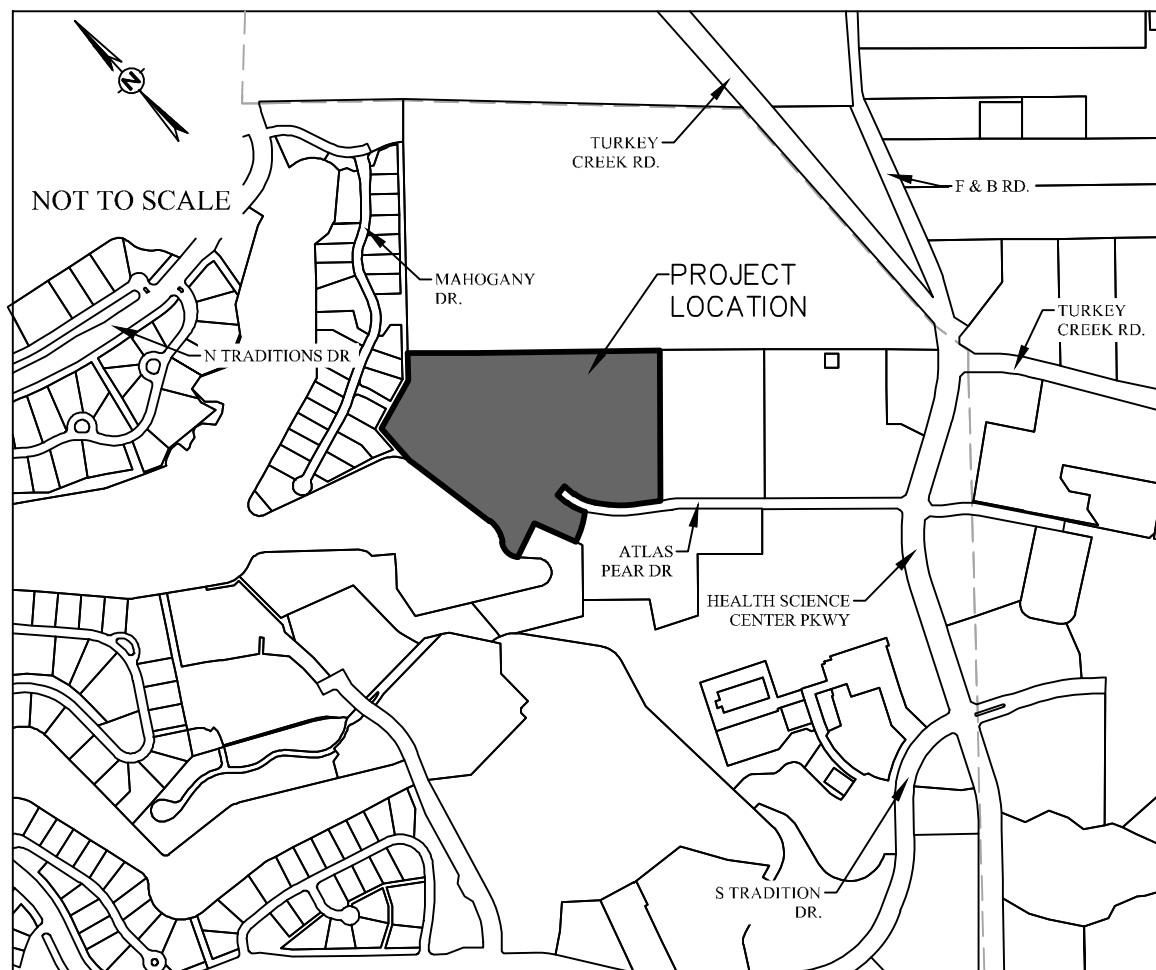
Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	150.82'	570.89'	015°08'10"	75.85'	150.38'
C2	122.42'	215.00'	032°37'22"	62.92'	120.77'
C3	109.93'	275.00'	022°54'12"	55.71'	109.20'
C4	119.49'	392.50'	017°26'34"	60.21'	119.03'
C5	123.24'	90.00'	078°27'22"	73.48'	113.83'
C6	135.94'	175.00'	044°30'32"	71.61'	132.55'
C7	28.28'	175.00'	009°15'33"	14.17'	28.25'

LEGEND



- SEE SHEET 2 FOR PHASE 38 AND PHASE 39 DETAILS
- SIDEWALKS BOTH SIDES OF STREET = 19,045 SF
- SIDEWALKS AND TRAILS SHOWN = 19,058 SF

VICINITY MAP



PRELIMINARY PLAN NOT FOR RECORD

PRELIMINARY PLAN THE TRADITIONS SUBDIVISION PHASES 38-40

26.65 ACRES - 71 LOTS

BEING THE REMAINDER OF A CALLED 298.51 ACRE TRACT
VOLUME 4006, PAGE 195 OPRBCT

THE REMAINDER OF A CALLED 87.20 ACRE TRACT
VOLUME 4023, PAGE 71 OPRBCT

AND THE REMAINDER OF A CALLED 323.56 ACRE TRACT
VOLUME 4023, PAGE 91 OPRBCT

JOHN H JONES LEAGUE SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

PHASE 38: 0.766 ACRES - 7 LOTS (0.000 ACRES COMMON AREA)

PHASE 39: 12.575 ACRES - 52 LOTS (7.772 ACRES COMMON AREA)

PHASE 40: 13.308 ACRES - 12 LOTS (3.507 ACRES COMMON AREA)

SCALE: AS SHOWN

SEPTEMBER 2025

SURVEYOR: ENGINEER:

J. Dillon Means, RPLS No. 6770

KERR SURVEYING, LLC

9111 SOUTHWEST PKWY E.

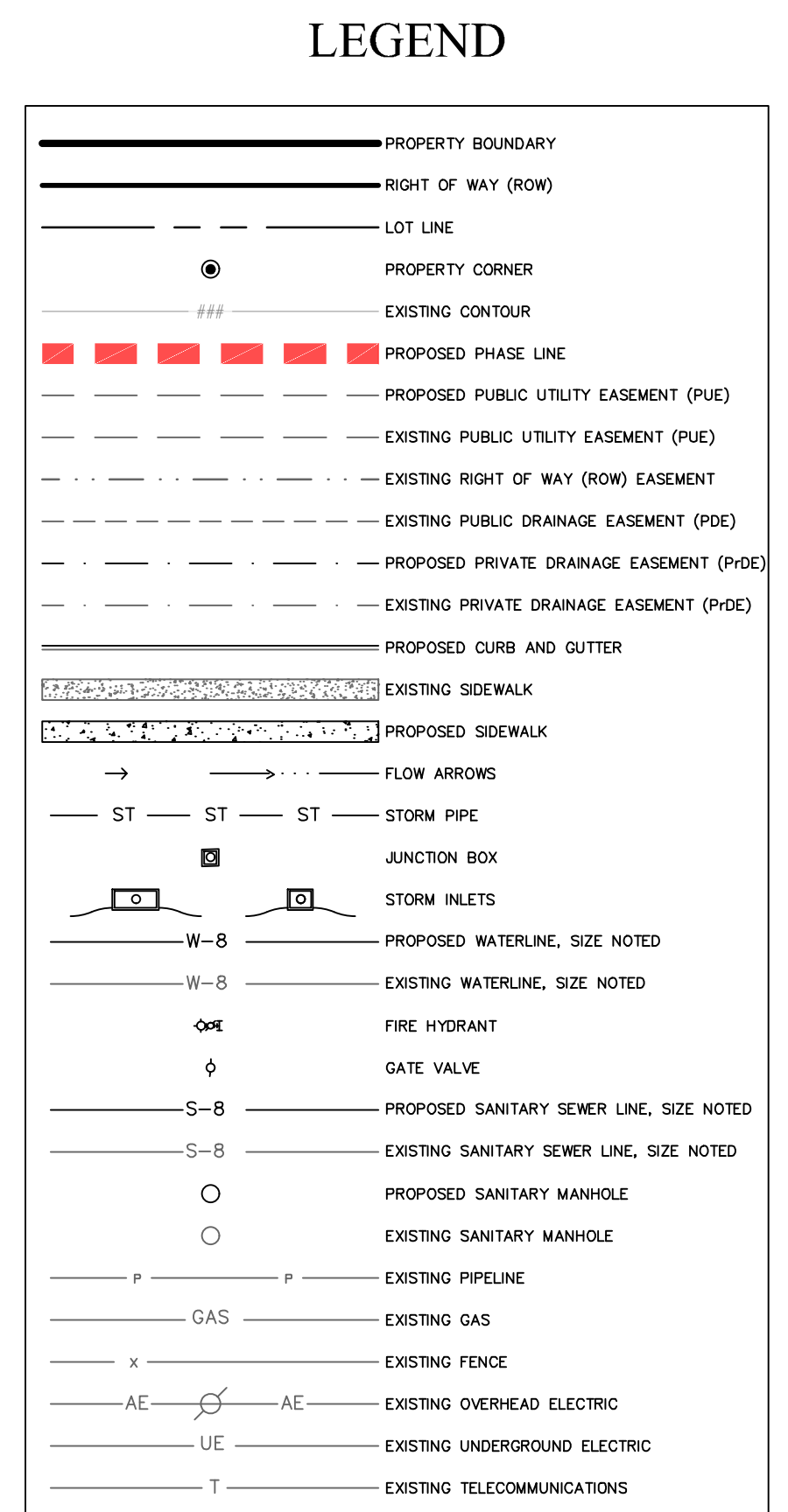
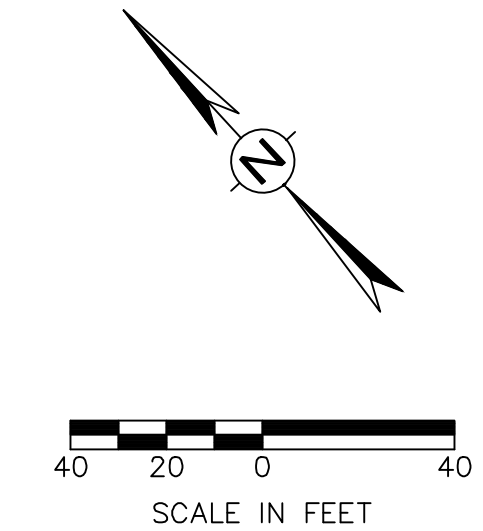
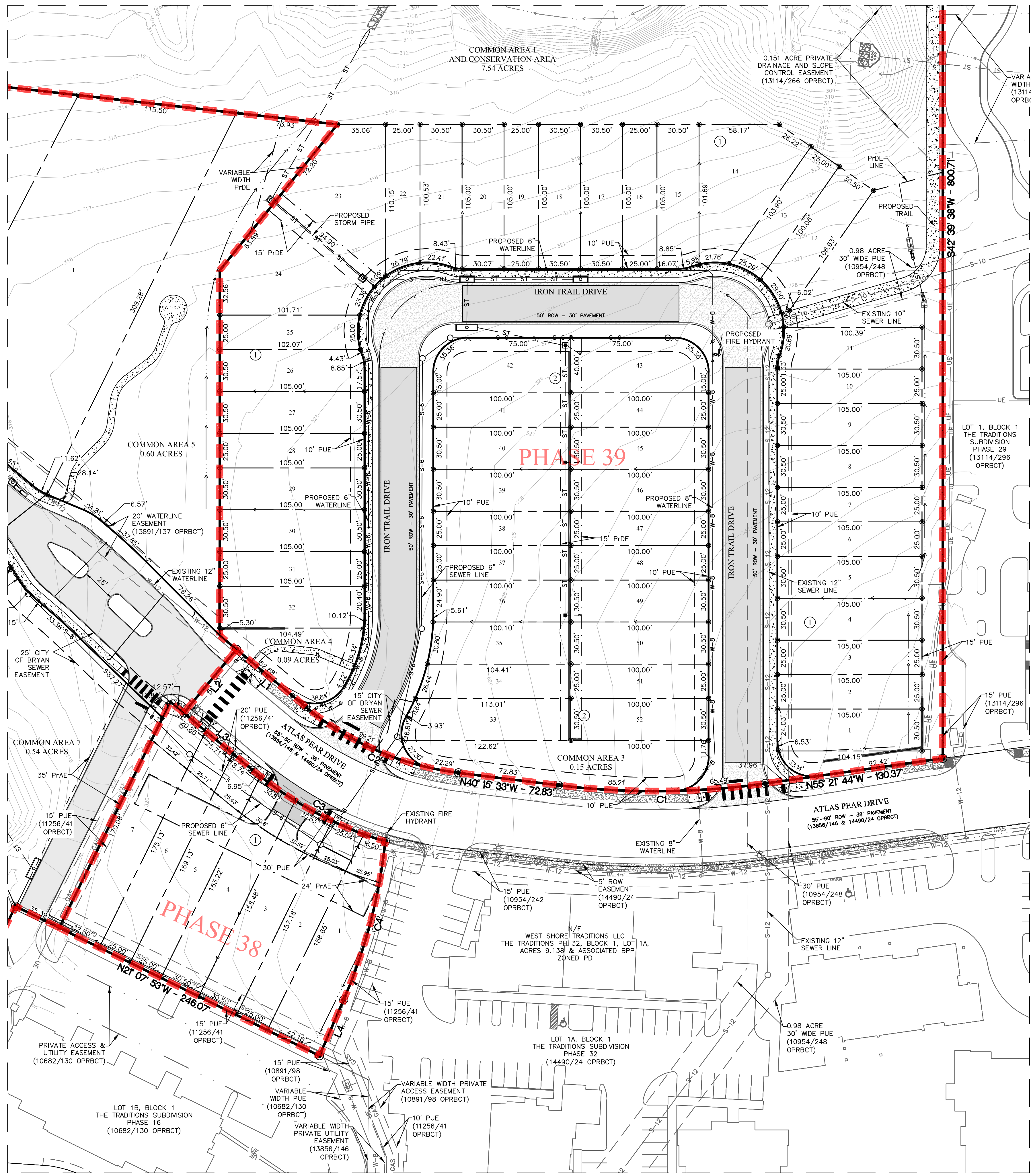
College Station, Texas 77840

(979) 764-3900

TBPELS FIRM # 10018500

SHEET 1 OF 2

- 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 CORRS SOLUTION 2 (MYCS2).
 2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOID12B).
 3. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
 4. 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.
 5. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. 2025. 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. SIDEWALKS AND TRAILS PER THE PD-M ZONING ORDINANCE.
 8. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 9. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
 10. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 11. IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
 12. 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.
 13. 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.
 13. THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY DILLON MEANS RPLS NO. 6770.
 14. A 14' MIN. PUBLIC ACCESS EASEMENT WILL BE PLATED OR PROVIDED BY SEPARATE INSTRUMENT WITH EACH PHASE OF THE TRAIL.
 15. THE INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN. THE PLAN IS PRELIMINARY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES.
 16. THE DEVELOPER AND HOA SHALL COMPLY WITH THE INDEMNITY REQUIREMENTS OF SECTION 110-59(M)(S) OF THE SUBDIVISION ORDINANCE FOR PHASE 40A.
 17. THE DEVELOPER INTENDS TO CONSTRUCT THE PROPOSED PRIVATE STREET IN PHASE 40 TO THE HIGHER STANDARD REQUIREMENT.
 18. ACCESS THROUGH THE PROPOSED GATE SHALL BE PROVIDED AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, SANITATION 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 VEHICLES. THE PROPOSED GATE WILL ALLOW FREE EXIT TO PUBLIC ATLAS PEAR DRIVE.
 19. PROPOSED TOWNHOUSES ARE FRONT-ENTRY.
 20. THE EXISTING GATE AT THE TRADITIONS PHASE 26 EMERGENCY ACCESS ROAD IS TO BE REMOVED.
 21. THE PROPOSED USE FOR PHASES 38 AND 39 IS TOWNHOUSES. THE PROPOSED USE FOR PHASE 40 IS SINGLE FAMILY RESIDENTIAL.
 22. THE FRONT SETBACK FOR LOTS 1-7 IN PHASE 38 WILL BE ENFORCED AT A 30-FOOT "DEVELOPMENT SETBACK".



PHASE	BLOCK	LOT	AREA (SF)
38	1	1	5,448
38	1	2	3,943
38	1	3	4,805
38	1	4	4,897
38	1	5	4,193
38	1	6	4,303
38	1	7	5,818
39	1	1	3,201
39	1	2	2,625
39	1	3	2,625
39	1	4	3,203
39	1	5	3,203
39	1	6	2,625
39	1	7	2,625
39	1	8	3,203
39	1	9	3,202
39	1	10	2,625
39	1	11	3,120
39	1	12	3,194
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

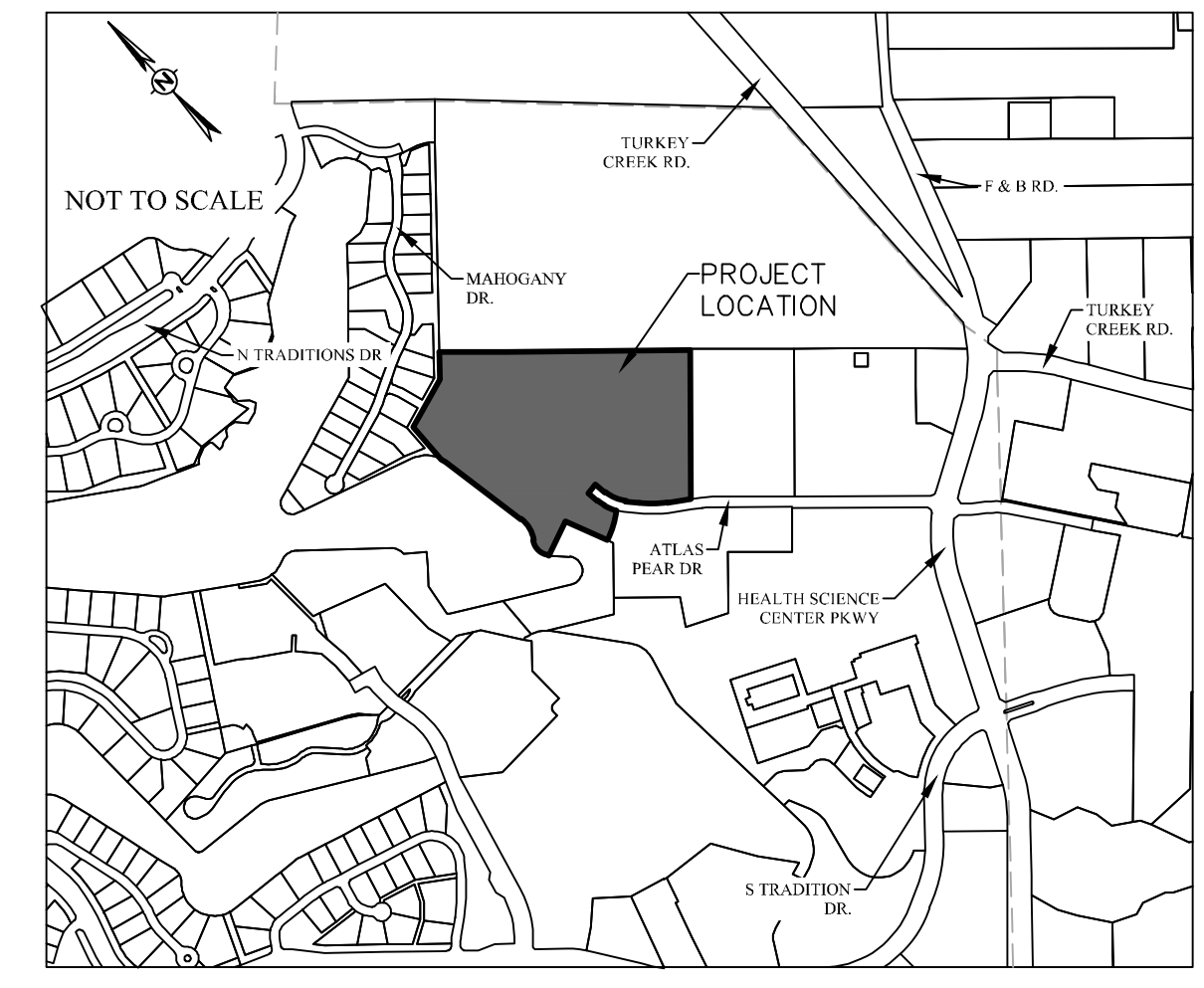
PHASE	BLOCK	LOT	AREA (SF)
39	1	18	3,202
39	1	19	2,825
39	1	20	3,202
39	1	21	3,112
39	1	22	2,801
39	1	23	5,934
39	1	24	5,896
39	1	25	2,521
39	1	26	3,188
39	1	27	3,202
39	1	28	2,825
39	1	29	3,202
39	1	30	3,202
39	1	31	2,825
39	1	32	3,201
39	2	33	3,848
39	2	34	2,707
39	2	35	3,103
39	2	36	3,050
39	2	37	2,500
39	2	38	2,500
39	2	39	3,050
39	2	40	3,050
39	2	41	2,500

PHASE	BLOCK	LOT	AREA (SF)
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
40	1	1	30,788
40	1	2	28,518
40	1	3	23,468
40	1	4	26,768
40	1	5	39,653
40	1	6	39,670
40	1	7	34,175
40	2	8	31,101
40	2	9	29,357
40	2	10	31,842
40	2	11	34,106
40	2	12	24,852

PHASE	BLOCK	LOT	AREA (SF)	AREA (AC)	NET ACRES
39	1	COMMON AREA 1 AND CONSERVATION AREA	252,369	5.79	0.34
39	1	COMMON AREA 2	75,880	1.74	1.74
39	2	COMMON AREA 3	6,567	0.15	0.15
39	1	COMMON AREA 4	3,759	0.09	0.09
40	1	COMMON AREA 5	26,116	0.60	0.57
40	1	COMMON AREA 6	14,410	0.33	0.33
40	2	COMMON AREA 7	23,384	0.54	0.54
40	2	COMMON AREA 8	87,461	2.01	2.01

PHASE 38 & 39 DETAILS

VICINITY MAP



PRELIMINARY PLAN
THE TRADITIONS SUBDIVISION
PHASES 38-40
26.65 ACRES - 71 LOTS
BEING THE REMAINDER OF A CALLED 298.51 ACRE TRACT
VOLUME 4006, PAGE 195 OPRBCT
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BLOCK 1, LOTS 1-7
BLOCK 2, LOTS 8-12
SCALE: AS SHOWN
SEPTEMBER 2025

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

DEVELOPER:
BRYAN TRADITIONS, LP
3131 Club Drive
Bryan, TX 77807

SURVEYOR:
KERR
J. Dillon Means, RPLS No. 6770
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
(979) 268-3195
TBPELS FIRM # 10018500

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

SHEET 2 OF 2