

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

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	150.82'	570.89'	01°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	109.93'	375.50'	022°54'12"	65.71'	109.20'	S19°05'17"E
C4	119.49'	292.00'	01°26'34"	60.21'	119.03'	S57°23'11"W
C5	123.24'	90.00'	078°27'22"	73.48'	113.63'	N04°32'11"W
C6	135.94'	175.00'	044°30'32"	71.61'	132.55'	N12°35'20"W
C7	28.28'	175.00'	009°15'33"	14.17'	28.25'	N14°02'07"E

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPERTY CORNER
	EXISTING CONTOUR
	PROPOSED PHASE LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	EXISTING RIGHT OF WAY (ROW) EASEMENT
	PROPOSED PRIVATE DRAINAGE EASEMENT
	EXISTING PRIVATE DRAINAGE EASEMENT
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	FLOW ARROWS
	ST ST ST
	STORM PIPE
	JUNCTION BOX
	STORM INLETS
	W-B
	W-B
	FIRE HYDRANT
	GATE VALVE
	S-B
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	S-B
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	O
	PROPOSED SANITARY MANHOLE
	O
	EXISTING SANITARY MANHOLE
	p p
	EXISTING PIPELINE
	GAS
	x
	EXISTING FENCE
	AE AE
	EXISTING OVERHEAD ELECTRIC
	UE UE
	EXISTING UNDERGROUND ELECTRIC
	T
	EXISTING TELECOMMUNICATIONS

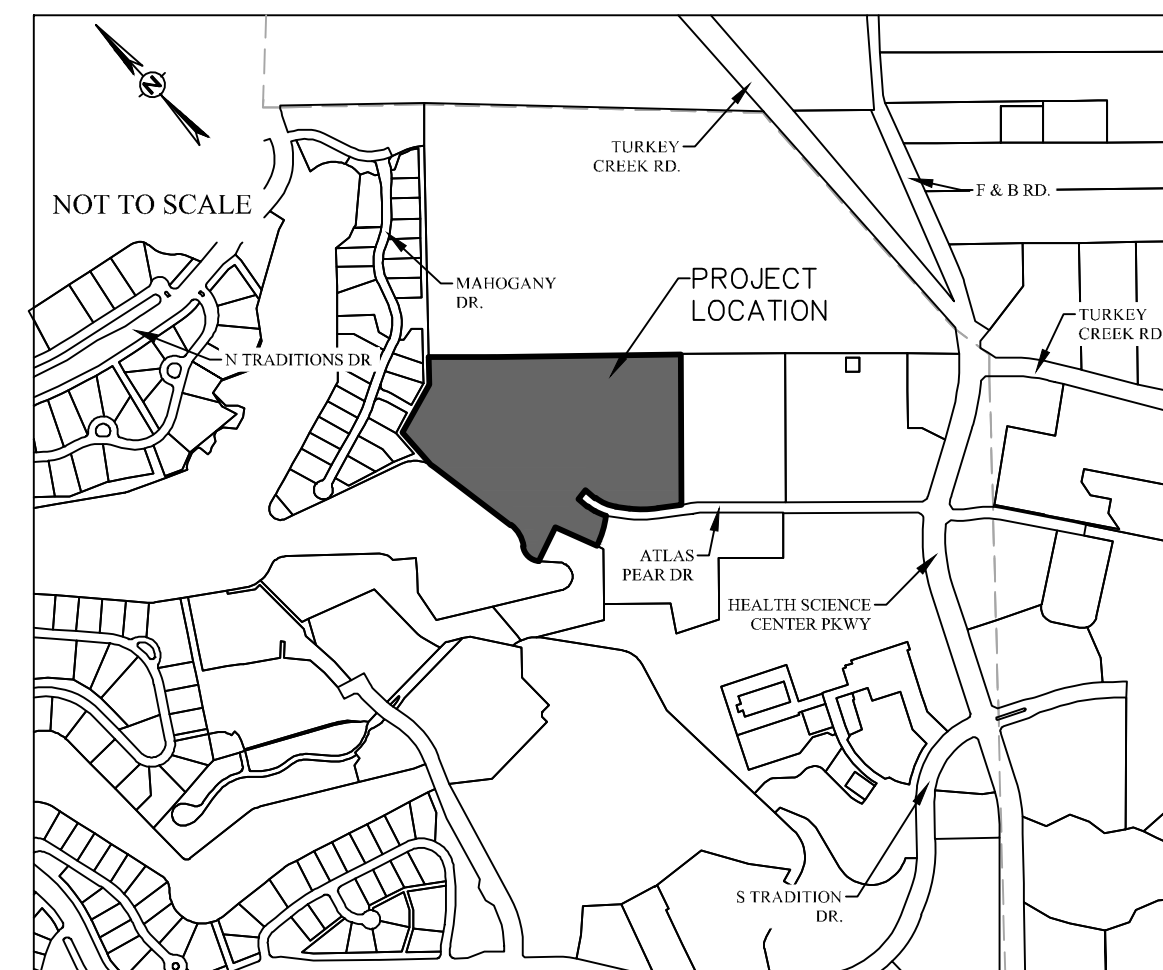
- VICINITY MAP

PRELIMINARY PLAN
THE TRADITIONS SUBDIVISION
PHASES 38-40

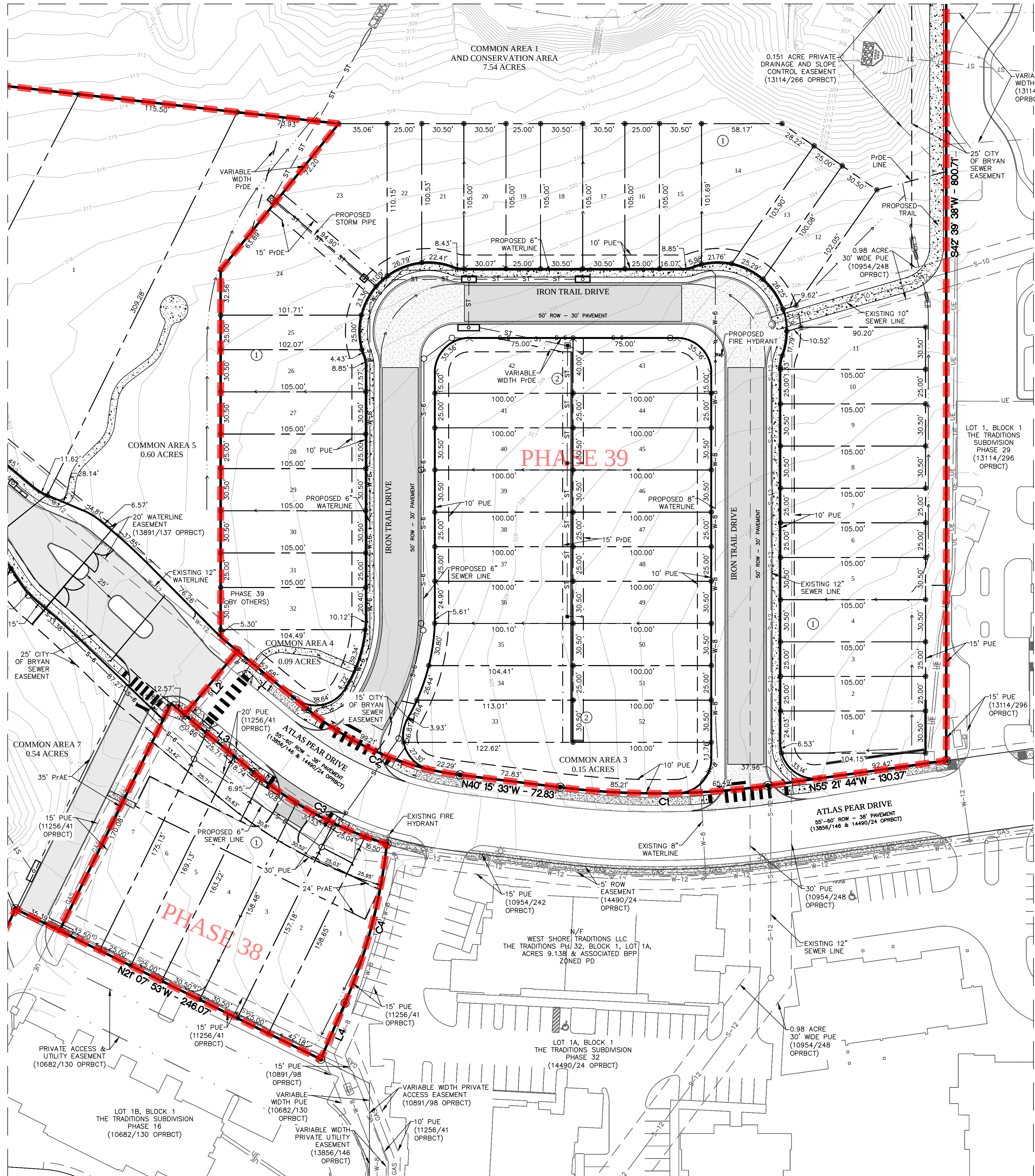
ADDITIONS
Kerr Surveying, LLC
1710 B. Rd.
College

TBPE NO. 12327
 911 SOUTHWEST PKW
 College Station, Texas 7

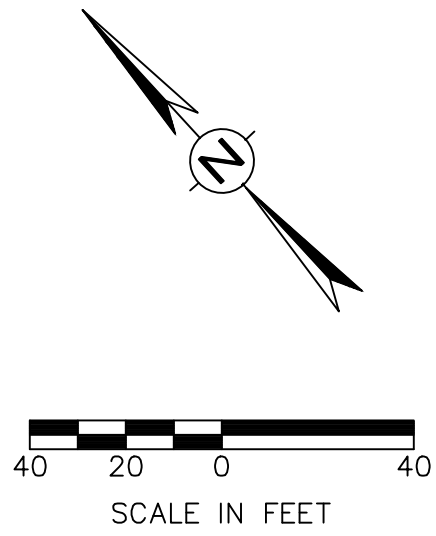
 (979) 764-3900
 SHEET 1 OF



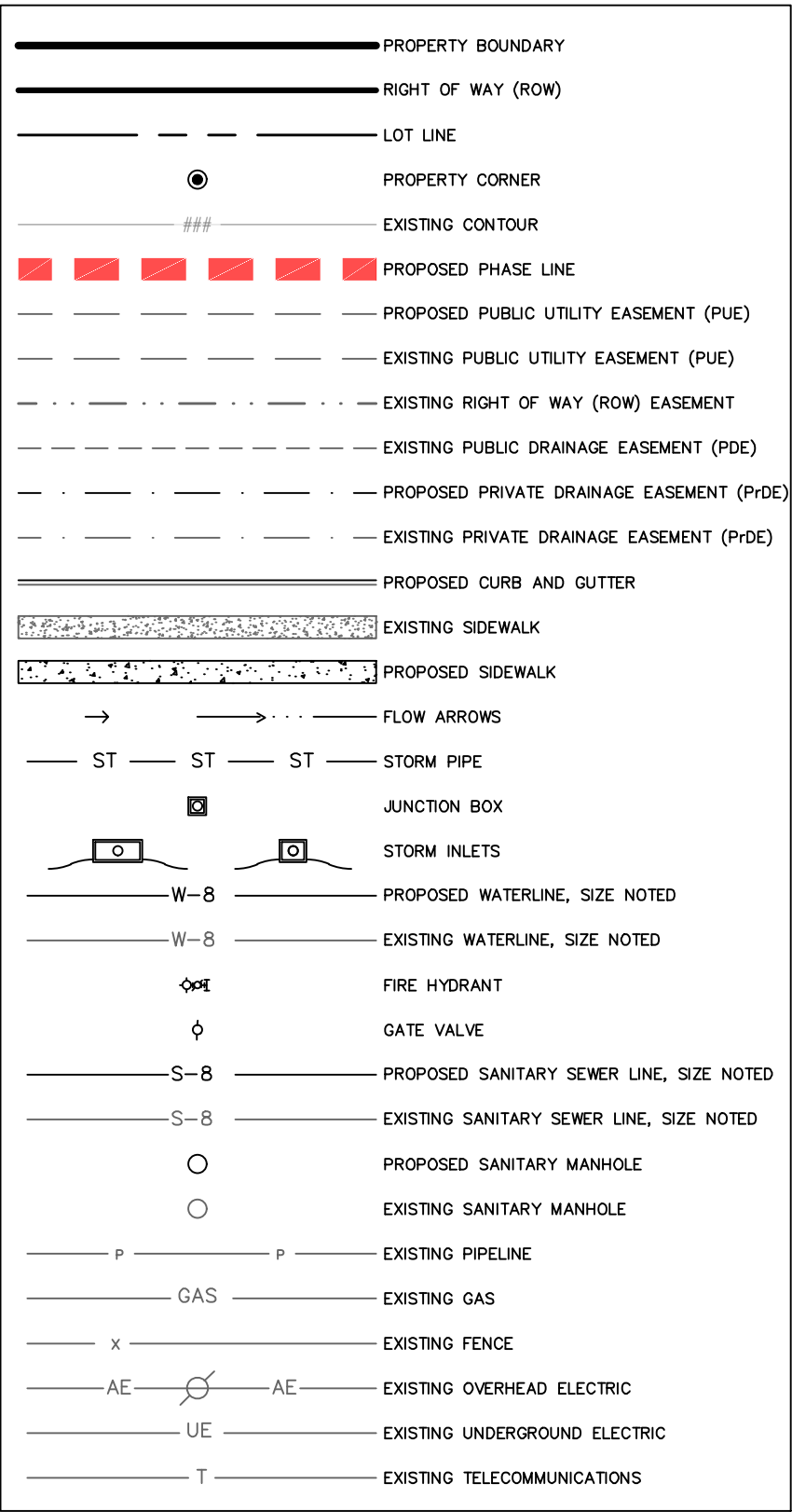
1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES TO 0.0130% SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOD112B).
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. 2745, 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 OR REMOVAL OF CONSTRUCTED FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
12. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, MAINTENANCE 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, REPAIR, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES AT ANY TIME, 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.
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PHASE 38 & 39 DETAILS



LEGEND



PHASE	BLOCK	LOT	AREA (SF)	PHASE	BLOCK	LOT	AREA (SF)	PHASE	BLOCK	LOT	AREA (SF)
38	1	1	5,448	39	1	18	3,202	39	2	42	3,866
38	1	2	3,943	39	1	19	2,625	39	2	43	3,866
38	1	3	4,805	39	1	20	3,202	39	2	44	2,500
38	1	4	4,897	39	1	21	3,112	39	2	45	3,050
38	1	5	4,153	39	1	22	2,601	39	2	46	3,050
38	1	6	4,303	39	1	23	5,934	39	2	47	2,500
38	1	7	5,818	39	1	24	5,896	39	2	48	2,500
39	1	1	3,201	39	1	25	2,521	39	2	49	3,050
39	1	2	2,625	39	1	26	3,188	39	2	50	3,050
39	1	3	2,625	39	1	27	3,202	39	2	51	2,500
39	1	4	3,203	39	1	28	2,625	39	2	52	3,050
39	1	5	3,203	39	1	29	3,202	40	1	1	30,788
39	1	6	2,625	39	1	30	3,202	40	1	2	28,518
39	1	7	2,625	39	1	31	2,625	40	1	3	23,468
39	1	8	3,203	39	1	32	3,201	40	1	4	26,768
39	1	9	3,202	39	2	33	3,648	40	1	5	39,653
39	1	10	2,625	39	2	34	2,707	40	1	6	39,670
39	1	11	3,105	39	2	35	3,103	40	1	7	34,175
39	1	12	3,172	39	2	36	3,050	40	2	8	31,101
39	1	13	2,522	39	2	37	2,500	40	2	9	29,357
39	1	14	5,502	39	2	38	2,500	40	2	10	31,642
39	1	15	3,184	39	2	39	3,050	40	2	11	34,106
39	1	16	2,625	39	2	40	3,050	40	2	12	24,852
39	1	17	3,203	39	2	41	2,500				

PHASE	BLOCK	LOT	AREA (SF)	AREA (AC)	NET ACREAGE
39	1	COMMON AREA 1 AND CONSERVATION AREA	252,406	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

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)
BLOCK 1, LOTS 1-7
PHASE 39: 12.575 ACRES - 52 LOTS (7.772 ACRES COMMON AREA)
BLOCK 1, LOTS 1-32
BLOCK 2, LOTS 33-52
PHASE 40: 13.308 ACRES - 12 LOTS (3.507 ACRES COMMON AREA)
BLOCK 1, LOTS 1-7
BLOCK 2, LOTS 8-12

SCALE: AS SHOWN
SEPTEMBER 2025

SURVEYOR:



J. Dillon Means, RPLS No. 6770
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
(979) 268-3155
TBPELS FIRM # 10018500

ENGINEER:



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

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

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

VICINITY MAP

