

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY LINE
	DEED LINE
	RIGHT OF WAY
	LOT LINE
	PUBLIC UTILITY EASEMENT (P.U.E.)
	PRIVATE ACCESS EASEMENT (Pr.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
	BLOCK LABEL
	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
	RECORDING INFORMATION
	RIGHT-OF-WAY

FIELD NOTES DESCRIPTION
OF A
0.766 ACRE TRACT
JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.766 ACRE IN THE JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 87.20 ACRE TRACT DESCRIBED IN A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. IN VOLUME 4023, PAGE 71, OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND A PORTION OF THE REMAINDER OF A CALLED 323.56 ACRE TRACT OF LAND CONVEYED TO BRYAN COMMERCE AND DEVELOPMENT, INC. IN VOLUME 4023, PAGE 91 (OPRBCT); SAID 0.766 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND IN CONCRETE ON THE NORTHWEST LINE OF LOT 1A, BLOCK 1, TRADITIONS PHASE 32 (VOLUME 14490, PAGE 24 OPRBCT) MARKING AN ANGLE POINT IN THE SOUTHWEST RIGHT-OF-WAY OF ATLAS PEAR DRIVE (55' - 60' WIDE RIGHT-OF-WAY, 13856/146 & 14490/24 OPRBCT) AND AN EAST CORNER OF SAID REMAINDER OF CALLED 323.56 ACRE TRACT;

THENCE, WITH A NORTHWEST CURVE OF SAID LOT 1A, BLOCK 1, PHASE 32 COMMON WITH THE SAID REMAINDER OF 323.56 ACRE TRACT AND SAID REMAINDER OF 87.20 ACRE TRACT, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 392.50 FEET, AN ARC LENGTH OF 119.49 FEET, A DELTA ANGLE OF 17° 28' 34", AND A CHORD WHICH BEARS S 57° 23' 11" W A DISTANCE OF 119.03 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502";

THENCE, WITH A NORTHWEST LINE OF SAID LOT 1A, BLOCK 1, PHASE 32 COMMON WITH A SOUTHEAST LINE OF SAID REMAINDER OF 87.20 ACRE TRACT, S 66° 06' 28" W A DISTANCE OF 44.26 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502"; ON AN EAST LINE OF LOT 1B, BLOCK 1, THE TRADITIONS SUBDIVISION PHASE 16, FILED IN VOLUME 10682, PAGE 130 (OPRBCT) MARKING A NORTHWEST CORNER OF SAID LOT 1A, BLOCK 1, PHASE 32 AND A SOUTHWEST CORNER OF SAID REMAINDER OF CALLED 87.20 ACRE TRACT;

THENCE, WITH SAID LOT 1B, BLOCK 1, PHASE 16, COMMON WITH A SOUTHWEST LINE OF SAID REMAINDER OF CALLED 87.20 ACRE TRACT, N 21° 07' 53" W A DISTANCE OF 210.68 FEET TO A POINT FROM WHICH THE CITY OF BRYAN MONUMENT GPS-72 BEARS N 24° 00' 44" W A DISTANCE OF 6.169.73 FEET;

THENCE, THROUGH SAID REMAINDER OF CALLED 87.20 ACRE TRACT AND SAID REMAINDER OF CALLED 323.56 ACRE TRACT, N 68° 52' 07" E A DISTANCE OF 182.93 FEET;

THENCE, CONTINUING THROUGH SAID REMAINDER OF CALLED 323.56 ACRE TRACT AND PARTIALLY WITH SAID WEST RIGHT-OF-WAY OF ATLAS PEAR DRIVE, COMMON WITH AN EAST LINE OF SAID REMAINDER OF CALLED 323.56 ACRE TRACT, S 07° 38' 11" E A DISTANCE OF 77.87 FEET TO AN "X" FOUND IN CONCRETE;

THENCE, CONTINUING WITH SAID WEST RIGHT-OF-WAY OF ATLAS PEAR DRIVE COMMON WITH SAID REMAINDER OF CALLED 323.56 ACRE TRACT, WITH A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 109.93 FEET, A DELTA ANGLE OF 22° 54' 12", AND A CHORD WHICH BEARS S 19° 05' 17" E A DISTANCE OF 109.20 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.766 ACRE OF LAND, MORE OR LESS.

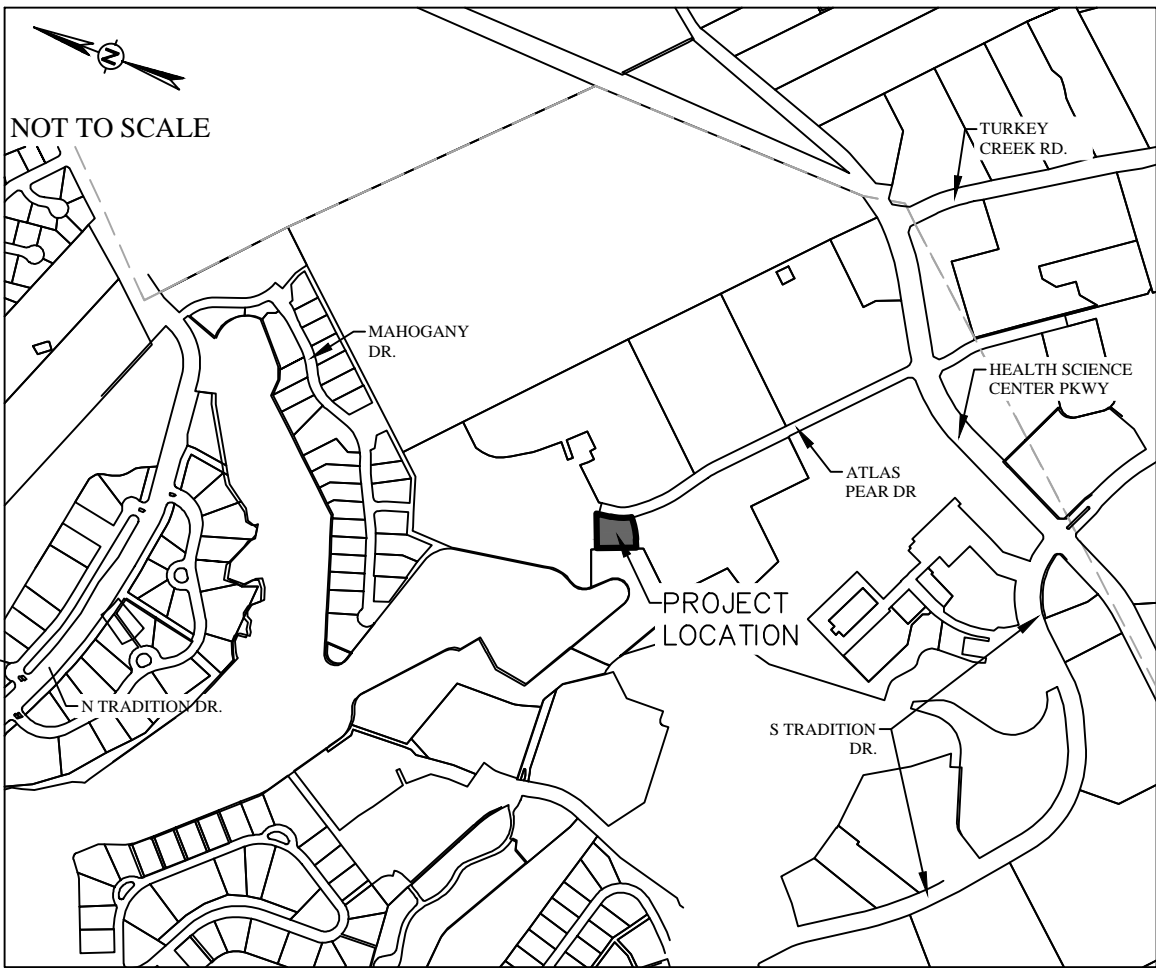
LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	28.63'	S74° 14' 56"W	
L2	24.00'	S68° 52' 07"W	
L3	24.00'	N68° 52' 07"E	
L4	30.89'	N74° 14' 56"E	

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD CHORD DIRECTION
C1	109.93'	275.00'	022°54'12"	55.71'	109.20' S19°05'17"E
C2	119.49'	392.50'	017°26'34"	60.21'	119.03' S57°23'11"W

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).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOD12B).
- 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 ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHER WISE NOTED.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- 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.
- 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



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

SCALE 1" = 20'
SEPTEMBER 2025

OWNER/DEVELOPER:
BT RESIDENTIAL LP
3131 Club Dr.
Bryan, TX 77807

SURVEYOR:

KERR SURVEYING

Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
(979) 268-3195
TBPES FIRM # 10018500
SURVEYS@KERRSURVEYING.NET
Kerr Job 25-1095

ENGINEER:

SCHULTZ ENGINEERING LLC

TBPE FIRM NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
www.schultz-engineering.com
(979) 764-3800

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mike D. Rupe, Vice President of Traditions Acquisition Partnership GP, LLC, A Texas Limited Liability Company, Sole General Partner of BT Residential, 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.

BT Residential, LP by:
Traditions Acquisitions Partnership GP, Its Sole General Partner by:

Mike D. Rupe
Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mike D. Rupe, 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, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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. 6531

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