


Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C11	44.16'	25.00'	10°11'25.8"	30.44'	38.64'	N58°14'40"W
C12	46.02'	25.00'	10°52'7.51"	32.86'	39.79'	N18°24'56"E
C13	74.58'	150.00'	28°29'13"	38.08'	73.81'	N56°54'15"E
C14	39.27'	25.00'	9°00'00"00"	25.00'	35.36'	N87°39'38"E
C15	39.27'	25.00'	9°00'00"00"	25.00'	35.36'	S02°20'22"E
C16	38.64'	25.00'	88°33'09"	24.38'	34.91'	S86°56'13"W
C17	62.15'	125.00'	28°29'13"	31.73'	61.51'	S86°54'15"W
C18	62.83'	40.00'	9°00'00"00"	40.00'	56.57'	N57°39'38"E
C19	62.83'	40.00'	9°00'00"00"	40.00'	56.57'	S02°20'22"E

PHASE	BLOCK	LOT	AREA (SF)
39	1	14	5,502
39	1	15	3,184
39	1	16	2,625
39	1	17	3,203
39	1	18	3,203
39	1	19	2,625
39	1	20	3,202
39	1	21	3,112
39	1	22	2,601
39	1	23	5,934
39	1	24	5,896
39	1	25	2,521
39	1	26	3,188

PHASE	BLOCK	LOT	AREA (SF)
39	2	40	3,050
39	2	41	2,500
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

FINAL PLAT
OF
THE TRADITIONS SUBDIVISION
PHASE 39
12.58 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
AND A PORTION OF A 12.45 ACRE TRACT
VOLUME 19756, PAGE 131
J.H. JONES SURVEY LEAGUE, A-26
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1"= 50'
SEPTEMBER 2025
SURVEYOR:

Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500
SURVEYS@KERRSURVEYING.NET
Kerr, Inc. is a
OWNER/DEVELOPER:
BT RESIDENTIAL, LP
3131 Club Drive
Bryan, TX 77807
ENGINEER:

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911 SOUTHWEST PKWY E.
College Station, Texas 77840

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