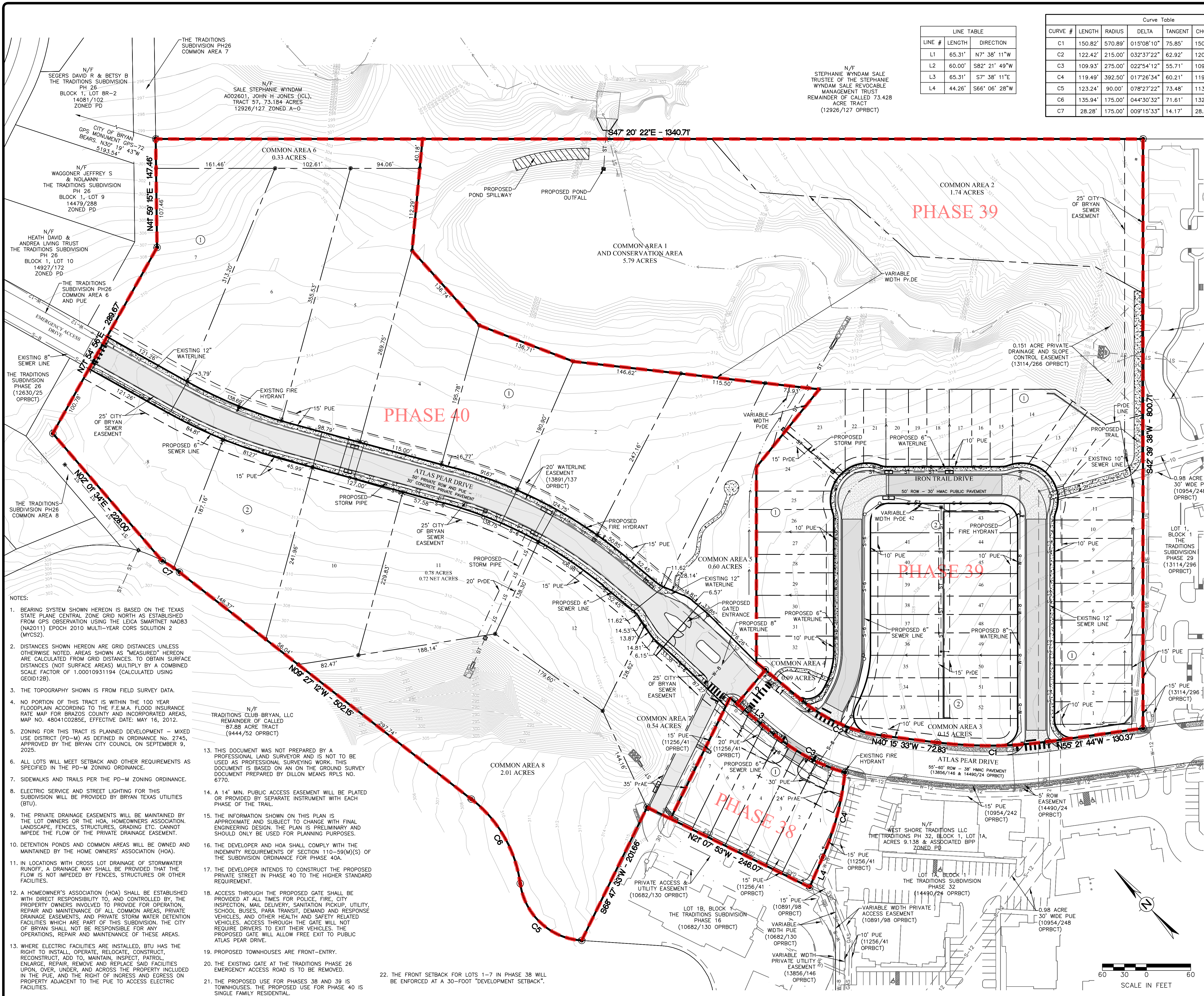
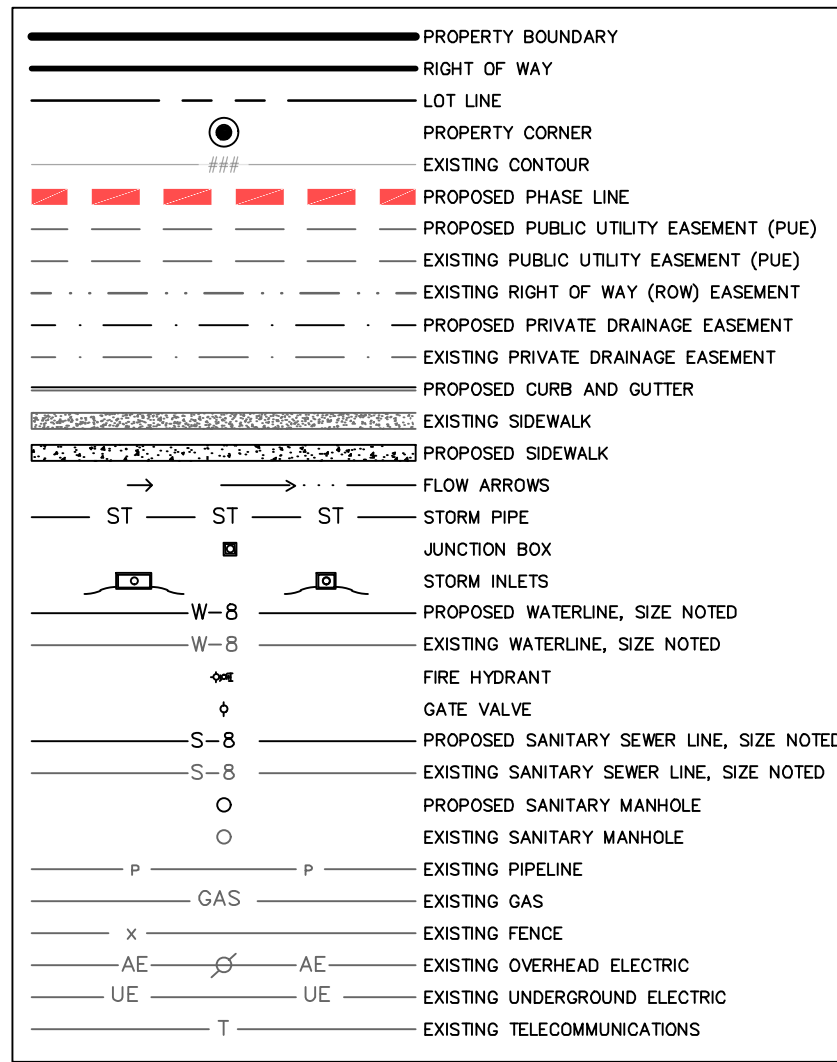




| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L1         | 65.31' | N7° 38' 11"W  |
| L2         | 60.00' | S82° 21' 49"W |
| L3         | 65.31' | S7° 38' 11"E  |
| L4         | 44.26' | S66° 06' 28"W |

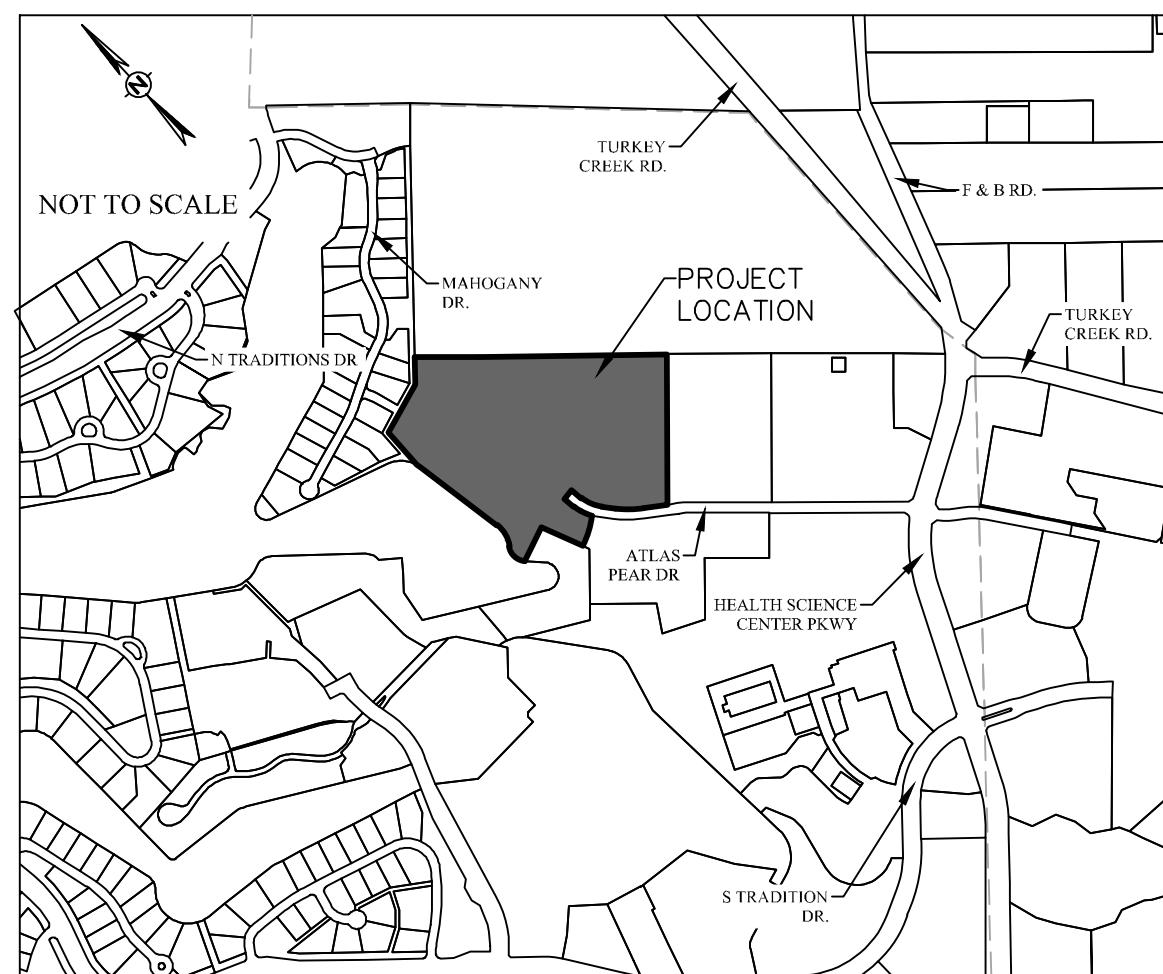
| Curve Table |         |         |            |         |         |
|-------------|---------|---------|------------|---------|---------|
| CURVE #     | LENGTH  | RADIUS  | DELTA      | TANGENT | CHORD   |
| C1          | 150.82' | 570.89' | 015°08'10" | 75.85'  | 150.38' |
| C2          | 122.42' | 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)  
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  
OCTOBER 2025

SURVEYOR:



J. Dillon Means, RPLS No. 6770

Kerr Surveying, LLC

1718 Briarcrest Dr.

Bryan, TX 77802

(979) 268-3195

TBPELS FIRM # 10018500

ENGINEER:



TBPE No. 12327

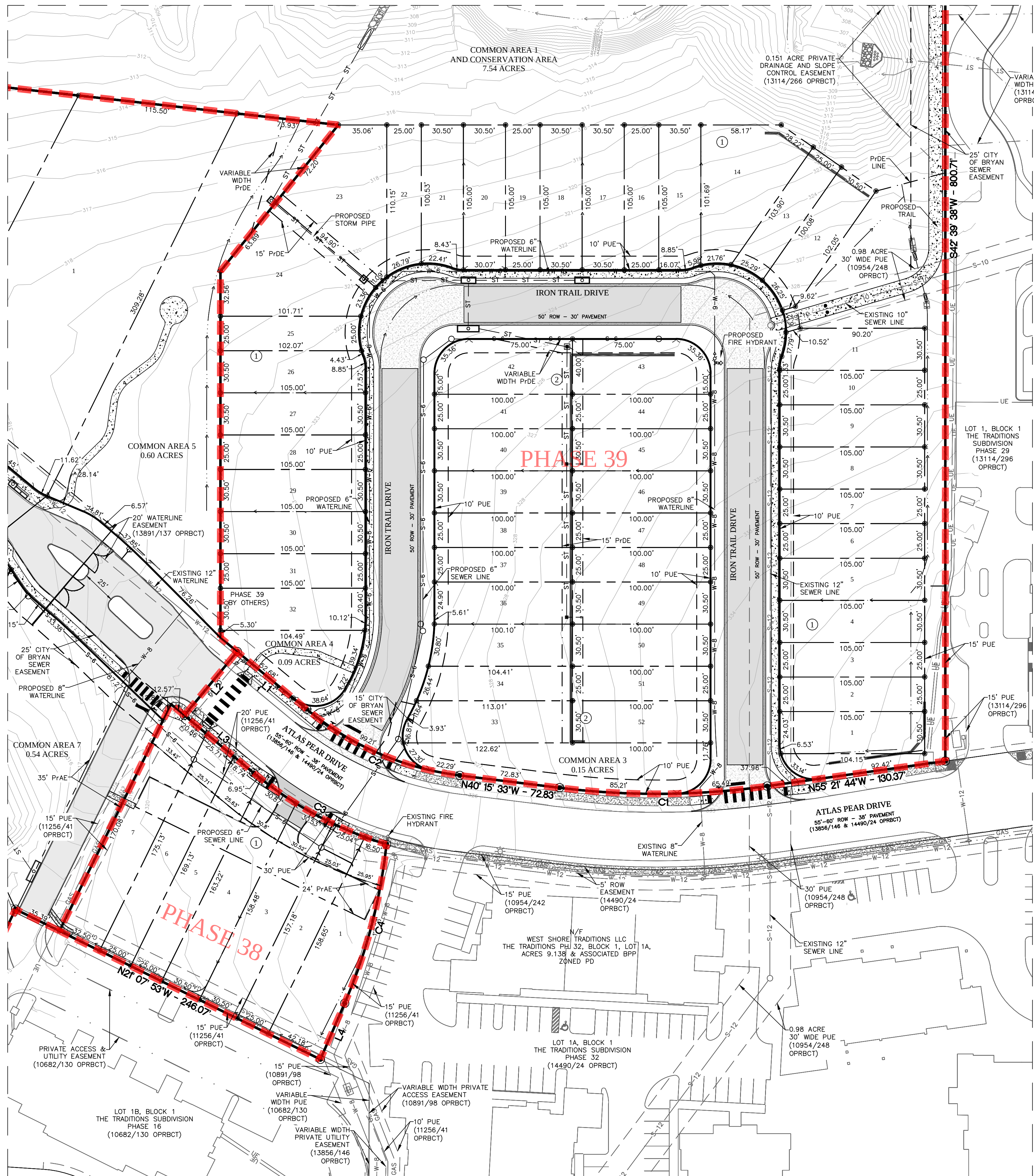
9111 SOUTHWEST PKWY E.

College Station, Texas 77840

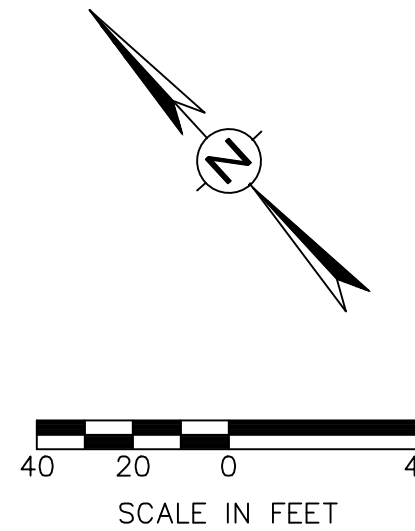
(979) 764-3900

SHEET 1 OF 2

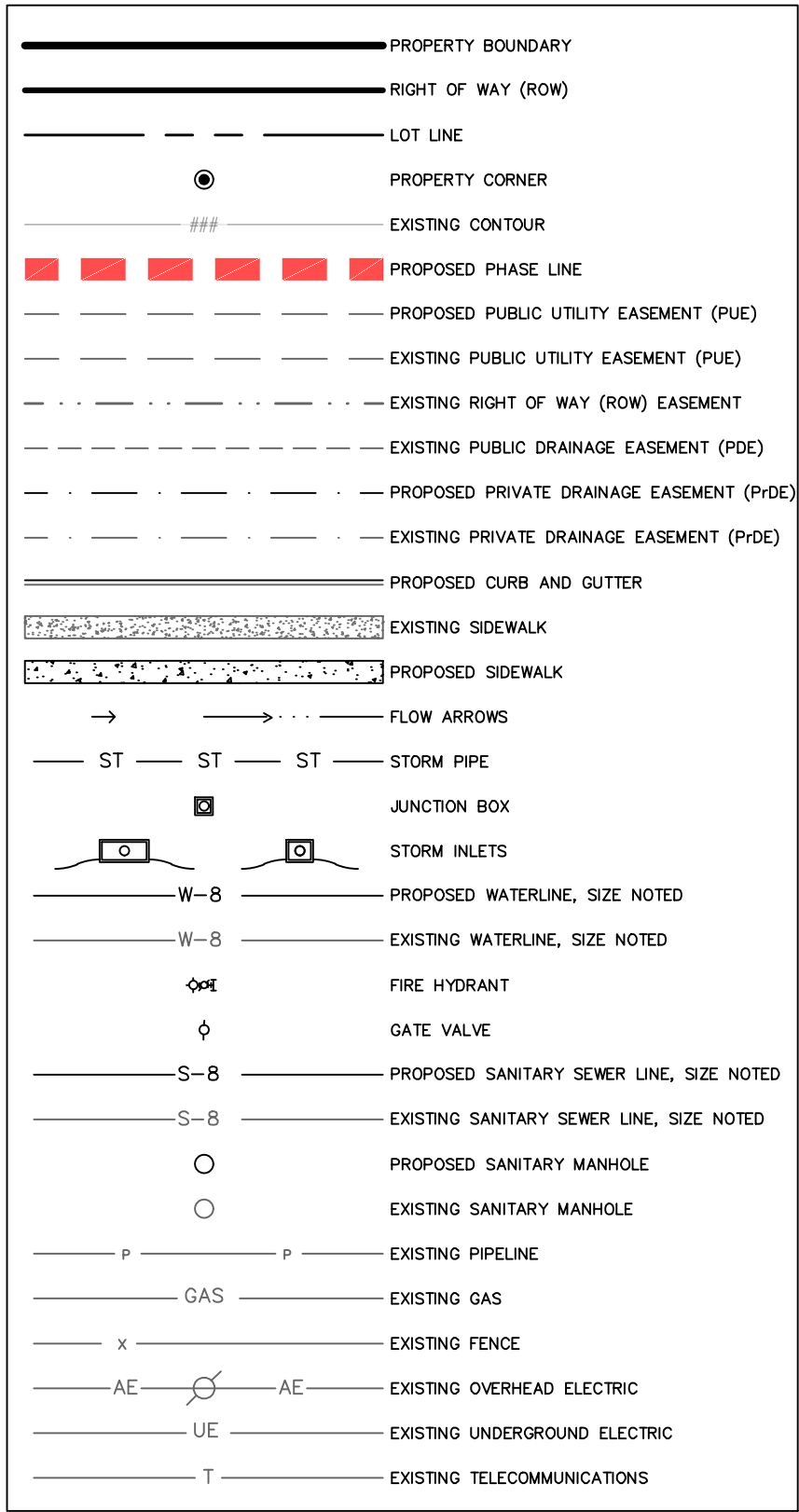




PHASE 38 & 39 DETAILS



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        |

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PRELIMINARY PLAN  
THE TRADITIONS SUBDIVISION  
PHASES 38-40

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BLOCK 2, LOTS 8-12

SCALE: AS SHOWN  
OCTOBER 2025  
SURVEYOR:

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

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

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

VICINITY MAP

