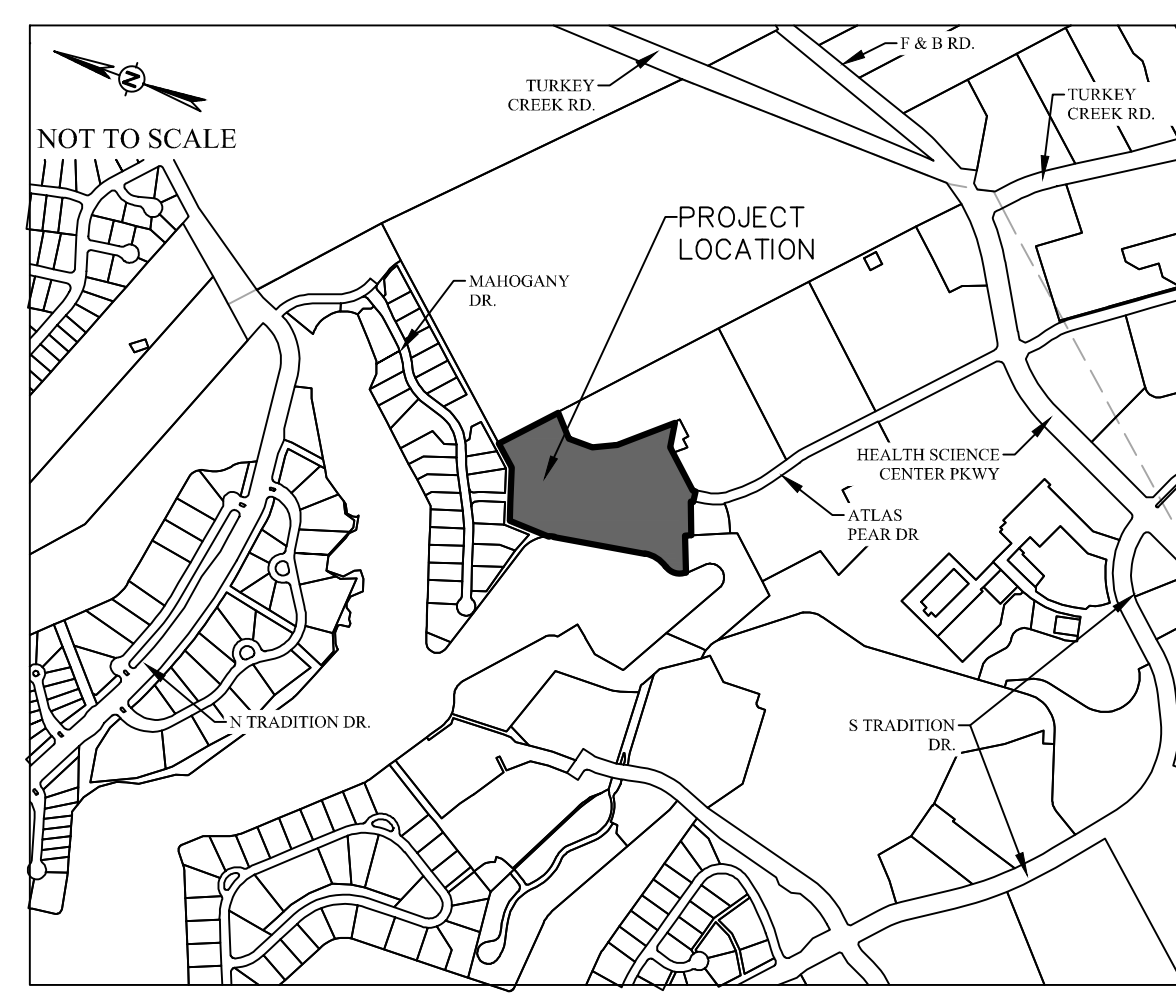


- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
  2. DISTANCES SOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOID12B).
  3. 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.
  4. 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.
  5. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
  6. 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.
  7. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PD-M ZONING ORDINANCE.
  8. 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.
  9. COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
  10. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
  11. THE DEVELOPER AND HOA WILL COMPLY WITH THE INDEMNITY REQUIREMENTS OF SECTION 110-59(m)(5) OF THE SUBDIVISION ORDINANCE.
  12. THE DEVELOPER INTENDS TO CONSTRUCT THE PROPOSED PRIVATE STREET TO THE HIGHER STANDARD REQUIRED.
  13. THE MAINTENANCE OF THE PRIVATE STREET WILL BE THE RESPONSIBILITY OF THE HOA.
  14. ACCESS THROUGH THE PROPOSED GATE WILL BE PROVIDED AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE 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 VEHICLE.
  15. 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, PRIVATE STREETS 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.
  16. 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.

### VICINITY MAP



## FINAL PLAT

OF

## THE TRADITIONS SUBDIVISION

### PHASE 40

13.31 ACRES

12 LOTS  
BLOCK 1, LOTS 1-7  
BLOCK 2, LOTS 8-12  
COMMON AREAS 5-8 - 3.48 AC.

BEING A PORTION OF A REMAINDER OF CALLED 323.56 ACRE TRACT  
VOL. 4023 PG. 91 OPRBCT

AND A PORTION OF A REMAINDER OF CALLED 87.20 ACRE TRACT  
VOL. 4023 PG. 71 OPRBCT

AND THE REMAINDER OF CALLED 298.51 ACRE TRACT  
VOL. 4006 PG. 195 OPRBCT

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

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

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

SCALE 1" = 50'  
OCTOBER 2025  
SURVEYOR:  
KERR SURVEYING, LLC  
1718 Briarcrest Dr.  
Bryan, TX 77802  
(979) 268-3195  
TBPES FIRM # 10018500  
SURVEYS@KERRSURVEYING.NET  
Kerr Job 25-1095

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

SHEET 1 OF 2

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	123.24'	90.00'	78°27'22"	73.48'	113.83'
C2	135.94'	175.00'	44°30'32"	71.61'	132.55'
C3	28.28'	175.00'	9°15'33"	14.17'	28.25'
C4	37.87'	400.00'	5°25'27"	18.95'	37.85'
C5	14.86'	51.00'	16°41'57"	7.49'	14.81'
C6	11.66'	40.00'	16°41'57"	5.87'	11.62'
C7	267.57'	627.00'	24°27'01"	135.85'	265.54'
C8	153.96'	630.00'	14°00'09"	77.37'	153.58'
C9	166.18'	680.00'	14°00'09"	83.51'	165.77'
C10	246.23'	577.00'	24°27'01"	125.02'	244.36'
C11	11.66'	40.00'	16°41'57"	5.87'	11.62'
C12	14.86'	51.00'	16°41'57"	7.49'	14.81'
C13	33.39'	463.00'	4°07'53"	16.70'	33.38'
C14	160.07'	655.00'	14°00'09"	80.44'	159.68'
C15	256.90'	602.00'	24°27'01"	130.43'	254.95'
C16	36.05'	500.00'	4°07'53"	18.03'	36.05'
C17	36.05'	500.00'	4°07'53"	18.03'	36.05'
C18	38.94'	540.00'	4°07'53"	19.48'	38.93'
C19	32.30'	448.00'	4°07'53"	16.16'	32.30'
C20	19.24'	66.00'	16°41'57"	9.69'	19.17'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	15.81'	S7° 38' 11"E	L11	6.15'	S7° 38' 11"E
L2	60.00'	S82° 21' 49"W	L12	10.98'	N3° 30' 18"W
L3	12.57'	N7° 38' 11"W	L13	46.97'	N7° 38' 11"W
L4	35.39'	N21° 07' 53"W	L14	58.68'	N7° 38' 11"W
L5	76.26'	N2° 12' 44"W	L15	8.28'	N3° 30' 18"W
L6	6.57'	N7° 38' 11"W	L16	50.90'	N7° 38' 11"W
L7	28.41'	N24° 20' 08"W	L17	38.02'	S7° 38' 11"E
L8	52.45'	N7° 38' 11"W	L18	53.24'	S3° 30' 18"E
L9	52.45'	S7° 38' 11"E	L19	6.15'	S7° 38' 11"E
L10	28.41'	S9° 03' 46"W	L20	5.68'	S9° 03' 46"W

LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PUBLIC UTILITY EASEMENT (P.U.E.)
	PUBLIC ACCESS EASEMENT (P.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PRIVATE ACCESS EASEMENT (P.A.E.)
	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED
	RIGHT OF WAY CENTERLINE "X" SET IN CONCRETE
	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  
13.31 ACRE TRACT  
JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26  
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 13.31 ACRE IN THE JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, 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), AND THE REMAINDER OF A CALLED 298.51 ACRE TRACT DESCRIBED IN A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. IN VOLUME 4006, PAGE 195 (OPRBCT); SAID 13.31 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" MARKING THE NORTHWEST CORNER OF SAID REMAINDER OF CALLED 298.51 ACRE TRACT AND AN INTERIOR CORNER OF THE 30' BUFFER AND COMMON AREA 8 DEPICTED ON THE PLAT OF THE TRADITIONS SUBDIVISION PHASE 26 FILED IN VOLUME 12630, PAGE 25 (OPRBCT), FROM WHICH THE CITY OF BRYAN MONUMENT GPS-72 BEARS N 25° 39' 04" W A DISTANCE OF 5,194.20 FEET;

THENCE, WITH THE SOUTH LINE OF SAID 30' BUFFER AND COMMON AREA 8, COMMON AREA 6, AND 30' BUFFER AND COMMON AREA 7, COMMON WITH THE NORTH LINE OF SAID REMAINDER OF CALLED 298.51 ACRE TRACT, N 71° 54' 56" E A DISTANCE OF 289.67 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID REMAINDER OF CALLED 87.20 ACRE TRACT MARKING THE NORTHEAST CORNER OF SAID REMAINDER OF CALLED 298.51 ACRE TRACT;

THENCE, WITH THE SOUTHEAST LINE OF SAID 30' BUFFER AND COMMON AREA 7 COMMON WITH SAID NORTHWEST LINE OF THE REMAINDER OF CALLED 87.20 ACRE TRACT, N 41° 59' 15" E A DISTANCE OF 147.46 FEET TO THE NORTH CORNER OF SAID REMAINDER OF CALLED 87.20 ACRE TRACT, THE NORTH CORNER OF SAID REMAINDER OF CALLED 323.56 ACRE TRACT, AND THE WEST CORNER OF THE REMAINDER OF A CALLED 73.428 ACRE TRACT DESCRIBED IN A DEED TO STEPHANIE WYNDAM SALE AS TRUSTEE OF THE STEPHANIE WYNDAM SALE REVOCABLE MANAGEMENT TRUST IN VOLUME 12926, PAGE 127 (OPRBCT) ON SAID SOUTHEAST LINE OF 30' BUFFER AND COMMON AREA 7 (12630/25 OPRBCT), FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 74° 04' 56" E A DISTANCE OF 0.14 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID REMAINDER OF CALLED 73.428 ACRE TRACT COMMON WITH THE NORTHEAST LINE OF SAID REMAINDER OF CALLED 323.56 ACRE TRACT AND PARTIALLY WITH THE NORTHEAST LINE OF A CALLED 12.45 ACRE TRACT DESCRIBED IN A DEED TO BT RESIDENTIAL, LP IN VOLUME 19756, PAGE 131 (OPRBCT), S 47° 20' 22" E A DISTANCE OF 362.36 FEET TO A POINT ON SAID SOUTHWEST LINE OF THE REMAINDER OF CALLED 73.428 ACRE TRACT AND ON SAID NORTHEAST LINE OF 12.45 ACRE TRACT;

THENCE, PARTLY THROUGH SAID 12.45 ACRE TRACT AND PARTLY THROUGH SAID REMAINDER OF CALLED 323.56 ACRE TRACT, S 48° 02' 20" W A DISTANCE OF 152.46 FEET;

THENCE, PARTLY THROUGH SAID REMAINDER OF CALLED 323.56 ACRE TRACT, AND PARTLY THROUGH SAID 12.45 ACRE TRACT, S 00° 39' 48" W A DISTANCE OF 136.74 FEET;

THENCE, PARTLY THROUGH SAID 12.45 ACRE TRACT AND PARTLY THROUGH SAID REMAINDER OF CALLED 323.56 ACRE TRACT, S 26° 22' 14" E A DISTANCE OF 136.71 FEET;

THENCE, PARTLY THROUGH SAID REMAINDER OF CALLED 323.56 ACRE TRACT, AND PARTLY THROUGH SAID 12.45 ACRE TRACT, S 40° 53' 32" E A DISTANCE OF 336.05 FEET;

THENCE, PARTLY THROUGH SAID 12.45 ACRE TRACT AND PARTLY THROUGH SAID REMAINDER OF CALLED 323.56 ACRE TRACT, S 81° 32' 42" W A DISTANCE OF 136.10 FEET;

THENCE, PARTLY THROUGH SAID REMAINDER OF CALLED 323.56 ACRE TRACT AND PARTLY WITH A NORTHWEST LINE OF SAID 12.45 ACRE TRACT COMMON WITH A SOUTHEAST LINE OF SAID REMAINDER OF 323.56 ACRE TRACT, S 42° 39' 38" W A DISTANCE OF 265.36 FEET TO A WEST CORNER OF SAID 12.45 ACRE TRACT;

THENCE, WITH A WEST LINE OF SAID 12.45 ACRE TRACT COMMON WITH AN EAST LINE OF SAID REMAINDER OF CALLED 323.56 ACRE TRACT, S 07° 38' 11" E A DISTANCE OF 15.81 FEET TO A 1/2 INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" ON SAID WEST LINE OF 12.45 ACRE TRACT MARKING A NORTHEAST CORNER OF THE END OF THE RIGHT-OF-WAY OF ATLAS PEAR DRIVE (55' - 60' WIDE RIGHT-OF-WAY, 13856/146 & 14490/24 OPRBCT) AND MARKING A SOUTHEAST CORNER OF SAID REMAINDER OF CALLED 323.56 ACRE TRACT;

THENCE, WITH SAID RIGHT-OF-WAY COMMON WITH SAID REMAINDER OF CALLED 323.56 ACRE TRACT, S 82° 21' 49" W A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" ON AN EAST LINE OF SAID REMAINDER OF CALLED 323.56 ACRE TRACT MARKING THE NORTHWEST CORNER OF SAID END OF RIGHT-OF-WAY;

THENCE, THROUGH SAID REMAINDER OF CALLED 323.56 ACRE TRACT, N 07° 38' 11" W A DISTANCE OF 12.57 FEET;

THENCE, THROUGH SAID REMAINDER OF CALLED 323.56 ACRE TRACT AND THROUGH SAID REMAINDER OF CALLED 87.20 ACRE TRACT, S 68° 52' 07" W A DISTANCE OF 182.93 FEET TO A POINT ON THE NORTHEAST LINE OF LOT 1B, BLOCK 1, THE TRADITIONS SUBDIVISION PHASE 16, FILED IN VOLUME 10682, PAGE 130 (OPRBCT);

THENCE, WITH SAID LOT 1B, BLOCK 1, PHASE 16, COMMON WITH THE BOUNDARIES OF SAID REMAINDER OF CALLED 87.20 ACRE TRACT FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 21° 07' 53" W A DISTANCE OF 35.39 FEET TO A 1/2 INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" MARKING THE NORTH CORNER OF SAID LOT 1B, BLOCK 1, PHASE 16;
- 2) S 68° 47' 33" W A DISTANCE OF 201.66 FEET TO A 1/2 INCH IRON ROD FOUND ON AN EAST SIDE OF THE REMAINDER OF A CALLED 87.88 ACRE TRACT DESCRIBED IN A DEED TO TRADITIONS CLUB BRYAN, LLC IN VOLUME 9444, PAGE 52 (OPRBCT) MARKING THE WEST CORNER OF SAID LOT 1B, BLOCK 1, PHASE 16 AND A SOUTH CORNER OF SAID REMAINDER OF CALLED 87.20 ACRE TRACT;

THENCE, WITH SAID REMAINDER OF CALLED 87.88 ACRE TRACT COMMON WITH SAID REMAINDER OF CALLED 87.20 ACRE TRACT FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 12.24 FEET, A DELTA ANGLE OF 78° 27' 22", AND A CHORD WHICH BEARS N 04° 32' 11" W A DISTANCE OF 113.83 FEET TO A 1/2 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED "SM KLING RPLS 2003";
- 2) WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 135.94 FEET, A DELTA ANGLE OF 44° 30' 32", AND A CHORD WHICH BEARS N 12° 35' 20" E A DISTANCE OF 132.55 FEET TO A 1/2 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED "SM KLING RPLS 2003";
- 3) N 09° 27' 12" W A DISTANCE OF 502.15 FEET TO A 1/2 INCH IRON ROD FOUND WITH RED PLASTIC CAP STAMPED "SM KLING RPLS 2003";

THENCE, WITH SAID REMAINDER OF CALLED 87.88 ACRE TRACT AND PARTLY WITH SAID REMAINDER OF CALLED 87.20 ACRE TRACT AND PARTLY WITH SAID REMAINDER OF 298.51 ACRE TRACT, WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 28.28 FEET, A DELTA ANGLE OF 09° 15' 33", AND A CHORD WHICH BEARS N 14° 02' 07" W A DISTANCE OF 28.25 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" ON A NORTHEAST CURVE OF SAID REMAINDER OF CALLED 87.88 ACRE TRACT MARKING THE COMMON SOUTH CORNER OF SAID REMAINDER OF CALLED 298.51 ACRE TRACT AND SAID COMMON AREA 8, PHASE 26 (12630/25 OPRBCT);

THENCE, WITH SAID COMMON AREA 8 AND THE WEST LINE OF SAID REMAINDER OF CALLED 298.51 ACRE TRACT, N 02° 01' 34" E A DISTANCE OF 228.00 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 13.31 ACRES OF LAND, MORE OR LESS.

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, Volume 4023, Page 91 and Volume 4006, Page 195, 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 OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, Bryan Commerce & Development, Inc., the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_, 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.

\_\_\_\_\_  
Bryan Commerce & Development, Inc.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by said Commission.

\_\_\_\_\_  
Chair  
Planning & Zoning Commission  
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

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

# FINAL PLAT

OF

## THE TRADITIONS SUBDIVISION

### PHASE 40

### 13.31 ACRES

12 LOTS  
BLOCK 1, LOTS 1-7  
BLOCK 2, LOTS 8-12  
COMMON AREAS 5-8 - 3.48 AC.

BEING A PORTION OF A REMAINDER OF CALLED 323.56 ACRE TRACT

VOL. 4023 PG. 91 OPRBCT

AND A PORTION OF A REMAINDER OF CALLED 87.20 ACRE TRACT

VOL. 4023 PG. 71 OPRBCT

AND THE REMAINDER OF CALLED 298.51 ACRE TRACT

VOL. 4006 PG. 195 OPRBCT

J.H. JONES SURVEY LEAGUE, A-26

BRYAN, BRAZOS COUNTY, TEXAS

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

SCALE 1" = 50'  
OCTOBER 2025  
SURVEYOR:

KERR  
SURVEYING

ENGINEER:  
SCHULTZ  
SURVEYING LLC

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

Kerr Surveying, LLC  
1718 Bitarcrest Dr.  
Bryan, TX 77802  
(979) 268-3195

TBPELS FIRM # 10018500  
SURVEYS@KERRSURVEYING.NET  
Kerr Job 25-1095

TBPE NO. 12327  
911 SOUTHWEST PKWY E.  
College Station, Texas 77840  
(979) 764-3800

SHEET 2 OF 2