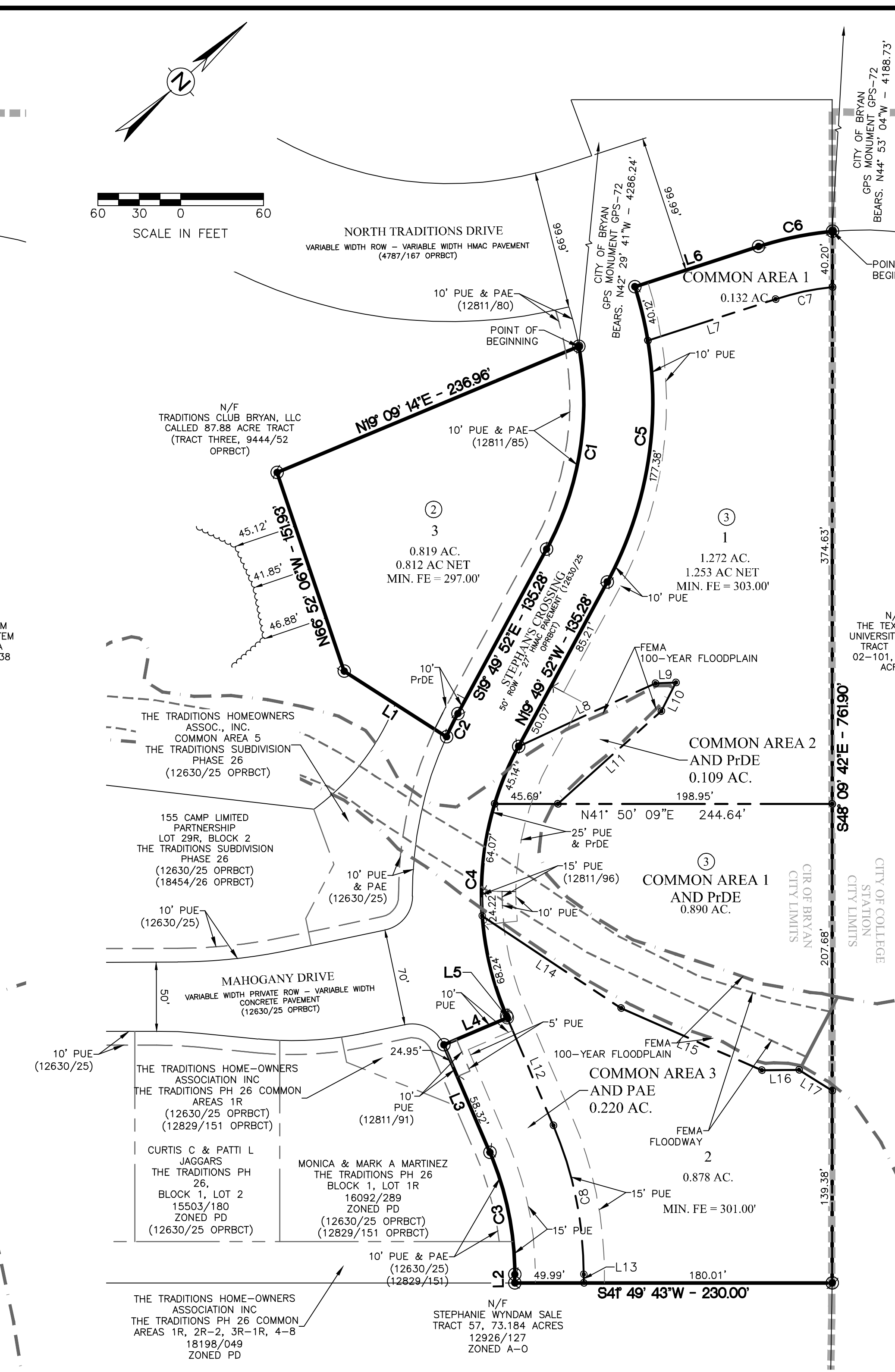
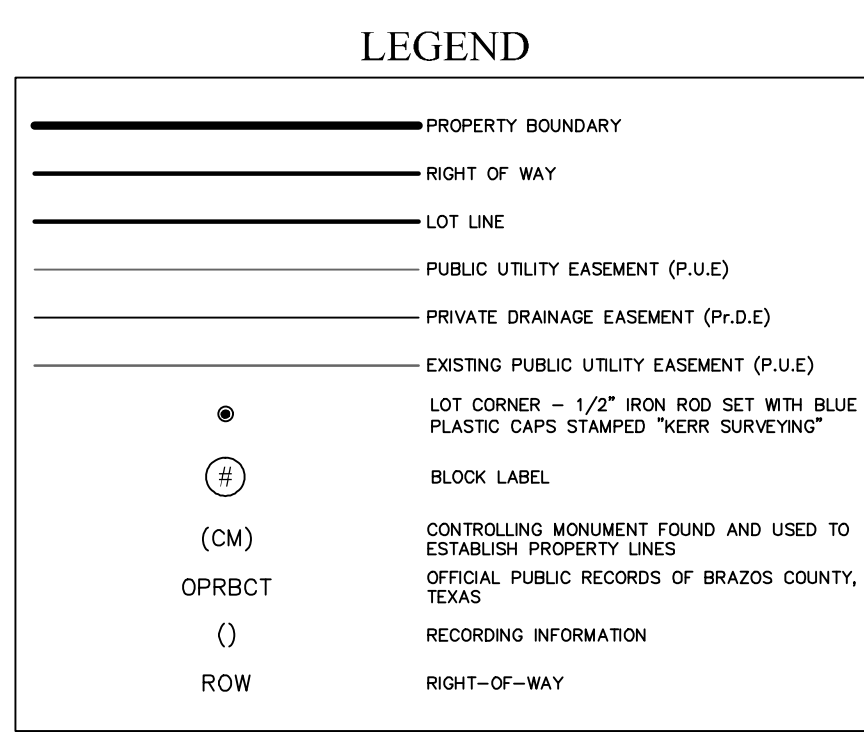


**PRELIMINARY PLAN**

- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (Y:10207269.050; X:3541253.110) AND AS ESTABLISHED BY GPS OBSERVATION.
  - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOID12B).
  - 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
  - A PORTION OF THE TRACT DOES LIE WITHIN A DESIGNATED REGULATORY 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
  - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M), AS DEFINED IN ORDINANCE NO. 1505, APPROVED BY THE BRYAN CITY COUNCIL NOVEMBER 23, 2004.
  - DISTANCES SHOWN ON CURVES ARE CHORD LENGTH.
  - ALL MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - LOTS WITH 2 FEET OR MORE OF PROPOSED FILL AT A BUILDING FOOTPRINT LOCATION WILL REQUIRE ONE OF THE FOLLOWING:
    - A SOILS REPORT SHOWING THAT THE COMPACTION REQUIREMENT OF 95% STANDARD PROCTOR IS MET, OR
    - ENGINEERED FOUNDATION DRAWINGS.
  - THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATIONS, REPAIR AND MAINTENANCE OF THESE AREAS. LANDSCAPE, FENCES, STRUCTURES, GRADINGS, ETC., SHALL NOT IMPED THE FLOW IN THE PRIVATE DRAINAGE EASEMENTS.
  - 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 P.U.E. AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE P.U.E TO ACCESS ELECTRIC FACILITIES.



**FINAL PLAT**

LINE #	LENGTH	DIRECTION
L1	87.98'	S74° 30' 21" W
L2	6.15'	N49° 22' 20" W
L3	84.76'	N71° 19' 10" W
L4	50.00'	N18° 40' 50" E
L5	1.42'	N72° 35' 02" W
L6	94.30'	N23° 50' 55" E
L7	97.45'	N23° 50' 55" E
L8	109.18'	N17° 02' 30" E
L9	14.90'	N39° 48' 17" E

LINE #	LENGTH	DIRECTION
L10	23.33'	S21° 14' 59" E
L11	100.77'	S00° 00' 56" W
L12	84.77'	S71° 19' 33" E
L13	6.06'	S48° 09' 51" E
L14	120.84'	S75° 25' 55" W
L15	111.50'	S65° 38' 01" W
L16	27.03'	S41° 06' 22" W
L17	28.29'	S73° 53' 47" W

Curve #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	151.64'	225.00'	038°36'57"	78.83'	148.79'	S39°08'21"E
C2	18.70'	275.00'	003°53'44"	9.35'	18.69'	S21°46'44"E
C3	90.85'	225.00'	023°08'06"	46.05'	90.23'	N59°41'09"W
C4	202.25'	225.00'	051°30'08"	108.53'	195.51'	N45°34'56"W
C5	220.77'	275.00'	045°59'48"	116.72'	214.89'	N42°49'46"W
C6	54.69'	246.69'	012°42'07"	27.46'	54.58'	N30°11'59"E
C7	42.12'	206.69'	011°40'29"	21.13'	42.04'	N29°41'10"E
C8	111.17'	274.99'	023°09'42"	56.35'	110.41'	S59°44'42"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (We), \_\_\_\_\_, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds 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/Traditions, L.P. By  
Traditions Acquisitions Partnership, L.P., Its General Partner, By \_\_\_\_\_

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

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

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 duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission

\_\_\_\_\_  
Chair  
Planning & Zoning Commission  
Bryan, Texas

CERTIFICATION 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

A FIELD NOTES DESCRIPTION OF 0.819 ACRES IN THE JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 298.51 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4006, PAGE 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC) AND A PORTION OF A CALLED 87.88 ACRE TRACT OF LAND DESCRIBED AS TRACT THREE IN A DEED TO TRADITIONS CLUB BRYAN, LLC RECORDED IN VOLUME 9444, PAGE 52 (OPRBC), SAID 0.819 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 'X' SET IN CONCRETE ON THE SOUTHWEST LINE OF STEPHAN'S CROSSING (A 50' WIDE RIGHT-OF-WAY, 12630/25 OPRBC) AT THE COMMON NORTH CORNER OF SAID 87.88 ACRE TRACT AND SAID PORTION OF 298.51 ACRE TRACT, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-72 BEARS N 42° 29' 41" W, A DISTANCE OF 4,286.24 FEET;

THENCE, WITH THE SOUTHWEST LINE OF STEPHAN'S CROSSING, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 151.64 FEET, A DELTA ANGLE OF 38° 36' 57", AND A CHORD WHICH BEARS S 39° 08' 21" E, A DISTANCE OF 148.79 FEET TO AN 'X' SET IN CONCRETE FOR THE END POINT OF SAID CURVE;
- S 19° 49' 52" E, A DISTANCE OF 135.28 FEET TO AN 'X' SET IN CONCRETE; AND
- WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 18.70 FEET, A DELTA ANGLE OF 3° 53' 44", AND A CHORD WHICH BEARS S 21° 46' 44" E, A DISTANCE OF 18.69 FEET TO AN 'X' FOUND IN CONCRETE AT THE NORTHEAST CORNER OF COMMON AREA 5 OF THE TRADITIONS SUBDIVISION PHASE 26 FILED IN VOLUME 12630, PAGE 25 (OPRBC) AND THE SOUTHEAST CORNER HEREOF;

THENCE, WITH THE NORTH LINE OF SAID COMMON AREA 5, S 74° 30' 21" W, AT A DISTANCE OF 44.11 FEET PASSING A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE NORTHWEST CORNER OF SAID COMMON AREA AND CONTINUING THROUGH SAID 87.88 ACRE TRACT FOR A TOTAL DISTANCE OF 87.98 FEET TO A 1/2 INCH IRON ROD SET (ALL RODS SET WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING') FOR THE SOUTH CORNER HEREOF;

THENCE, THROUGH SAID 87.88 ACRE TRACT, N 66° 52' 06" W, A DISTANCE OF 151.93 FEET TO A 1/2 INCH IRON ROD SET FOR THE WEST CORNER HEREOF;

THENCE, CONTINUING THROUGH SAID 87.88 ACRE TRACT, N 19° 09' 14" E, AT A DISTANCE OF 51.67 FEET PASSING A 1/2 INCH IRON ROD WITH A BROKEN RED PLASTIC CAP FOUND AT A COMMON CORNER OF SAID 87.88 ACRE TRACT AND SAID PORTION OF 298.51 ACRE TRACT AND CONTINUING WITH THE COMMON LINE OF SAID 87.88 ACRE TRACT AND SAID PORTION OF 298.51 ACRE TRACT FOR A TOTAL DISTANCE OF 236.96 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.819 ACRES, MORE OR LESS.

A FIELD NOTES DESCRIPTION OF 3.503 ACRES IN THE JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 298.51 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4006, PAGE 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC); SAID 3.503 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET (ALL RODS SET WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING') ON THE SOUTHWEST SIDE OF NORTH TRADITIONS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY, 4787/167 OPRBC) IN THE ORIGINAL NORTHEAST LINE OF SAID 298.51 ACRE TRACT FOR THE NORTH CORNER HEREOF, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-72 BEARS N 44° 53' 04" W, A DISTANCE OF 4,188.73 FEET;

THENCE, WITH THE NORTHEAST LINE OF SAID 298.51 ACRE TRACT, S 48° 09' 42" E, FOR A DISTANCE OF 761.90 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTH CORNER OF A CALLED 73.428 ACRE TRACT OF LAND DESCRIBED IN A DEED TO STEPHAN WYNDAM SALE IN VOLUME 12926, PAGE 127 (OPRBC) FOR THE EAST CORNER HEREOF;

THENCE, WITH THE NORTHWEST LINE OF SAID 73.428 ACRE TRACT, S 41° 49' 43" W, FOR A DISTANCE OF 230.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE EAST CORNER OF COMMON AREA 1 OF THE TRADITIONS SUBDIVISION PHASE 26 FILED IN VOLUME 12630, PAGE 25 (OPRBC) FOR THE SOUTH CORNER HEREOF;

THENCE, WITH THE NORTHEAST LINE OF SAID COMMON AREA 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N 49° 22' 20" W, A DISTANCE OF 6.15 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND FOR A POINT OF CURVATURE;
- WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 90.85 FEET, A DELTA ANGLE OF 23° 08' 06", AND A CHORD WHICH BEARS N 59° 41' 09" W, A DISTANCE OF 90.23 FEET, TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND FOR THE END POINT OF SAID CURVE; AND
- N 19° 49' 52" W, A DISTANCE OF 135.28 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF CURVATURE; AND
- WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 220.77 FEET, A DELTA ANGLE OF 45° 59' 48", AND A CHORD WHICH BEARS N 42° 49' 46" W, A DISTANCE OF 214.89 FEET, TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF NORTH TRADITIONS DRIVE FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTHWEST LINE OF STEPHAN'S CROSSING (A 50' WIDE RIGHT-OF-WAY, 12630/25 OPRBC);

THENCE, WITH THE SOUTHWEST LINE OF STEPHAN'S CROSSING, N 18° 40' 50" E, FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF STEPHAN'S CROSSING;

THENCE, WITH THE NORTHEAST LINE OF STEPHAN'S CROSSING, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- N 72° 35' 02" W, A DISTANCE OF 1.42 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF CURVATURE;
- WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 202.25 FEET, A DELTA ANGLE OF 51° 30' 08", AND A CHORD WHICH BEARS N 45° 34' 56" W, A DISTANCE OF 195.51 FEET, TO A 1/2 INCH IRON ROD SET FOR THE END POINT OF SAID CURVE;
- N 19° 49' 52" W, A DISTANCE OF 135.28 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF CURVATURE; AND
- WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 220.77 FEET, A DELTA ANGLE OF 45° 59' 48", AND A CHORD WHICH BEARS N 42° 49' 46" W, A DISTANCE OF 214.89 FEET, TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF NORTH TRADITIONS DRIVE FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTHWEST LINE OF NORTH TRADITIONS DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N 23° 50' 55" E, A DISTANCE OF 94.30 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF CURVATURE; AND
- WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 246.69 FEET, AN ARC LENGTH OF 54.69 FEET, A DELTA ANGLE OF 12° 42' 07", AND A CHORD WHICH BEARS N 30° 11' 59" E, A DISTANCE OF 54.58 FEET, TO THE POINT OF BEGINNING HEREOF AND CONTAINING 3.503 ACRES, MORE OR LESS.

**PRELIMINARY PLAN & FINAL PLAT**  
**THE TRADITION SUBDIVISION**  
**PHASE 41**

4.338 ACRES  
3 LOTS  
BLOCK 3, LOTS 1 & 2  
BLOCK 2, LOT 3  
COMMON AREAS 1, 2 & 3  
BEING A PORTION OF THE REMAINDER OF A CALLED  
VOLUME 4006, PAGE 195 OPRBC  
AND A PORTION OF THE REMAINDER OF A CALLED  
87.88 ACRE TRACT  
VOLUME 5153, PAGE 1 OPRBC  
JOHN H. JONES SURVEY LEAGUE, A-26  
BRYAN, BRAZOS, TEXAS

**OWNER:**  
Bryan Commerce & Development Inc.  
P.O. BOX 1080  
Bryan, TX 77805

**DEVELOPER:**  
Bryan Traditions, LP  
2100 Traditions Blvd.  
Bryan, Texas 77807

**SCALE:** 1" = 40'  
OCTOBER, 2024

**SURVEYOR:**  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195  
TBPELS FIRM # 1001850  
SURVEYS@KERRSURVEYING.NET

**ENGINEER:**  
TBPE NO. 12327  
911 SOUTHWEST PKWY E.  
College Station, Texas 77840  
(979) 764-9900

