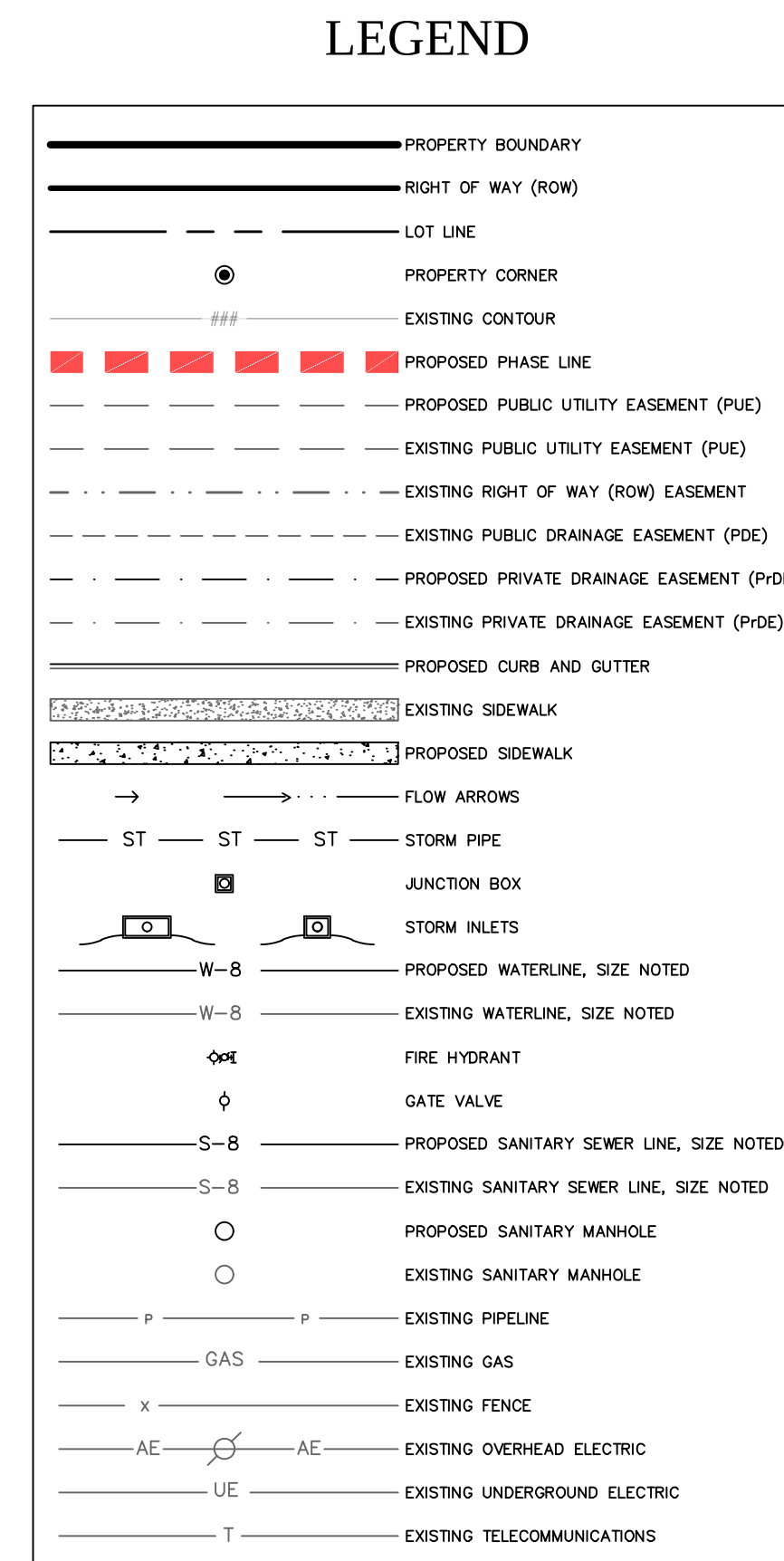
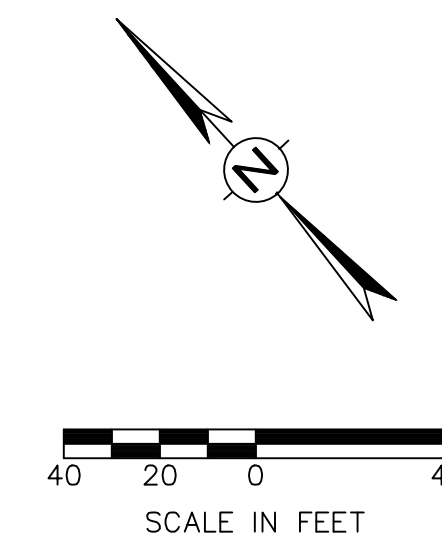
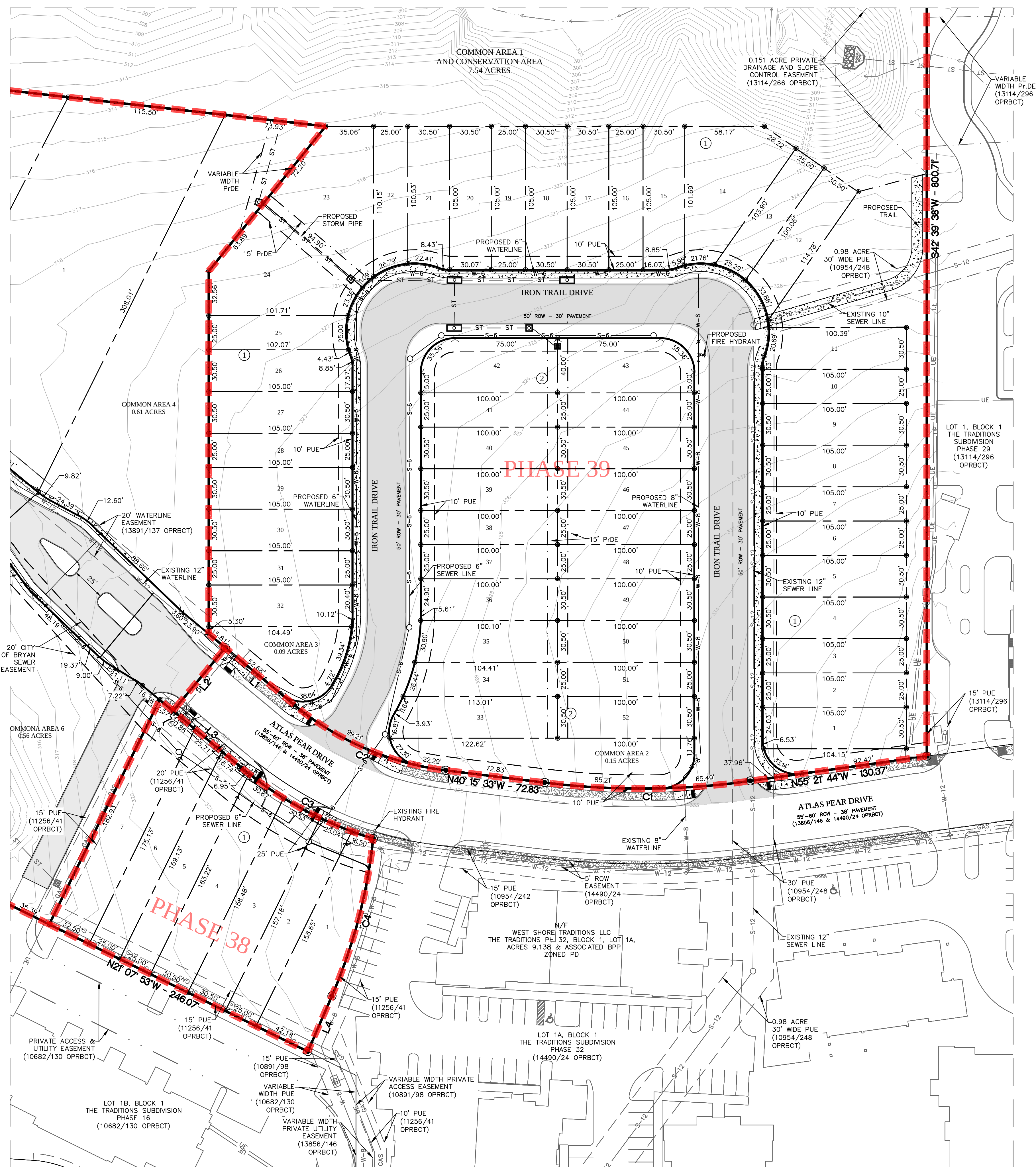




PHASE	BLOCK	LOT	AREA (SF)
40A	1	1	30,449
40A	1	2	28,143
40A	1	3	23,142
40A	1	4	26,423
40A	1	5	39,323
40A	1	6	39,454
40A	1	7	34,174
40A	2	8	31,177
40A	2	9	29,688
40A	2	10	32,023
40A	2	11	34,697
40A	2	12	25,451
38	1	1	5,448
38	1	2	3,943
38	1	3	4,805
38	1	4	4,897
38	1	5	4,153
38	1	6	4,303
38	1	7	5,818
39	1	1	3,201
39	1	2	2,625
39	1	3	2,625
39	1	4	3,203
39	1	5	3,203

PHASE	BLOCK	LOT	AREA (SF)
39	1	6	2,625
39	1	7	2,625
39	1	8	3,203
39	1	9	3,202
39	1	10	2,625
39	1	11	3,120
39	1	12	3,210
39	1	13	2,522
39	1	14	5,502
39	1	15	3,184
39	1	16	2,625
39	1	17	3,203
39	1	18	3,202
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
39	1	27	3,202
39	1	28	2,625
39	1	29	3,202

PHASE	BLOCK	LOT	AREA (SF)
39	1	30	3,202
39	1	31	2,625
39	1	32	3,201
39	2	33	3,648
39	2	34	2,707
39	2	35	3,103
39	2	36	3,050
39	2	37	2,500
39	2	38	2,500
39	2	39	3,050
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

PHASE	BLOCK	LOT	AREA (SF)	AREA (AC)
38	1	COMMON AREA 1 AND CONSERVATION AREA	328,233	7.54
39	2	COMMON AREA 2	6,567	0.15
39	1	COMMON AREA 3	3,759	0.09
40	1	COMMON AREA 4	26,505	0.61
40A	1	COMMON AREA 5	14,410	0.33
40	2	COMMON AREA 6	24,375	0.56

PRELIMINARY PLAN NOT FOR RECORD

PRELIMINARY PLAN THE TRADITIONS SUBDIVISION PHASES 38-40B

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 91 OPRBCT
AND THE REMAINDER OF A CALLED 323.56 ACRE TRACT
COLUME 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)
PHASE 39: 12.575 ACRES - 52 LOTS (7.772 ACRES COMMON AREA)
PHASE 40A: 11.300 ACRES - 12 LOTS (1.499 ACRES COMMON AREA)
PHASE 40B: 2.008 ACRES - 0 LOTS (0.000 ACRES COMMON AREA)

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

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

SCALE: AS SHOWN
AUGUST, 2025
SURVEYOR:

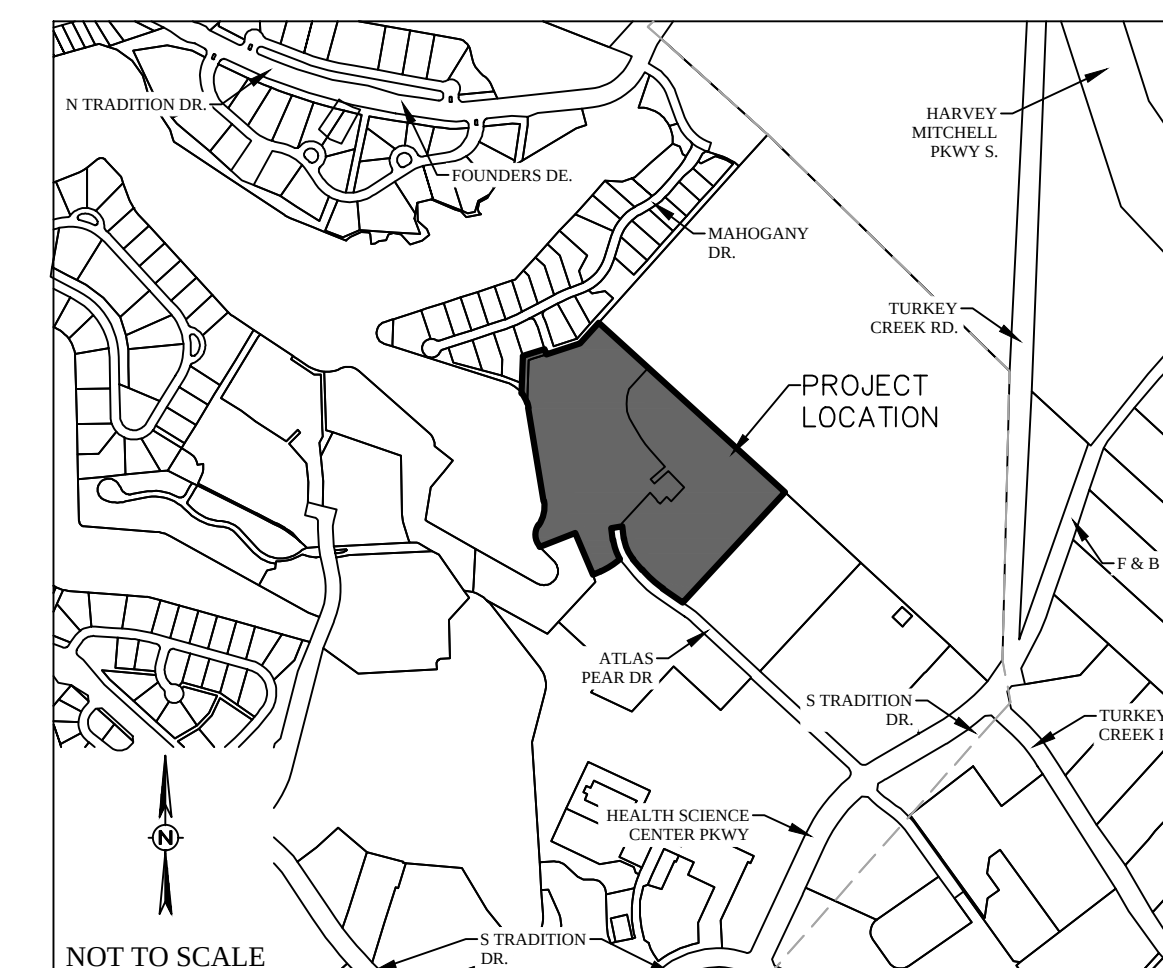
J. Dillon Means, RPLS No. 6770
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
(979) 268-3195
TBPELS FIRM # 10018500

ENGINEER:

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

SHEET 2 OF 2

VICINITY MAP



PHASE 38 & 39 DETAILS