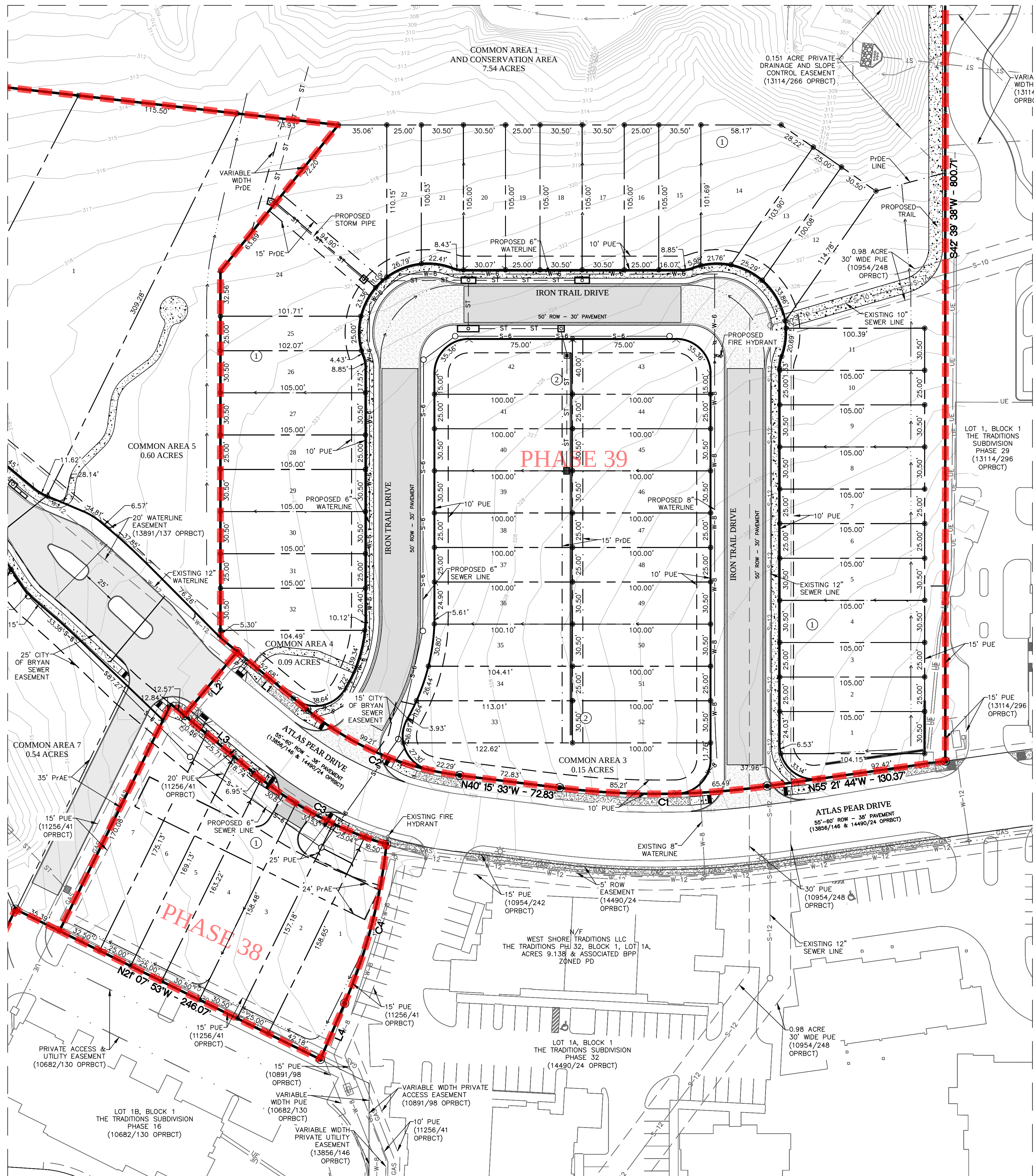
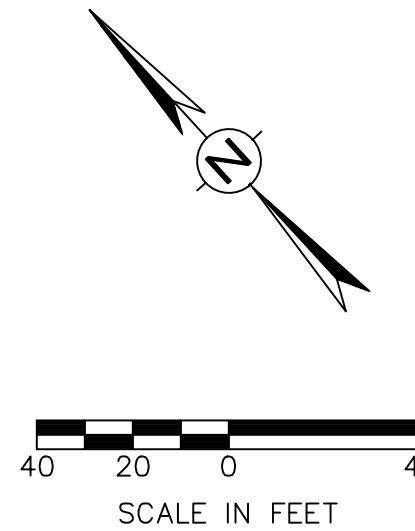
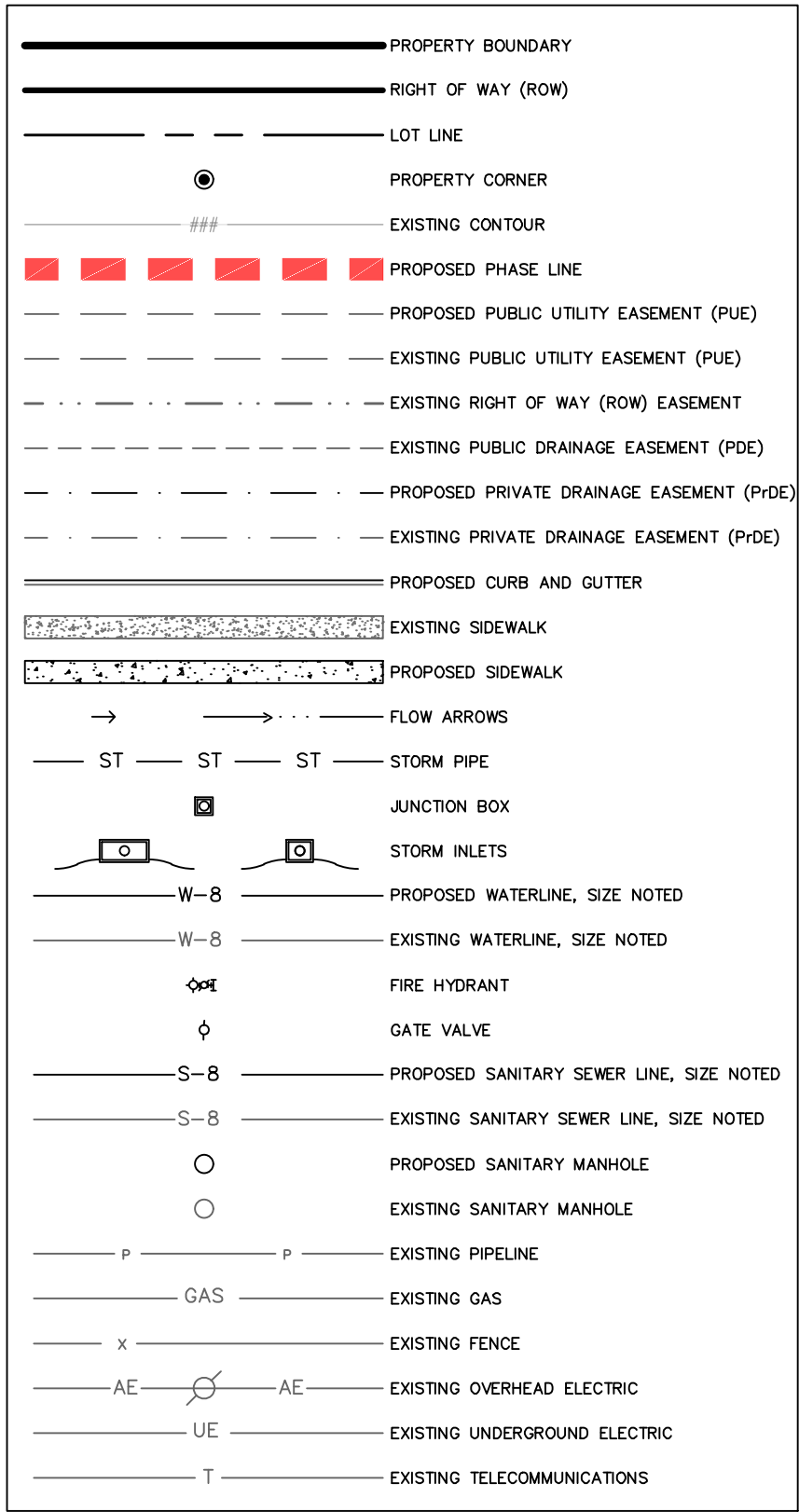




PHASE 38 & 39 DETAILS



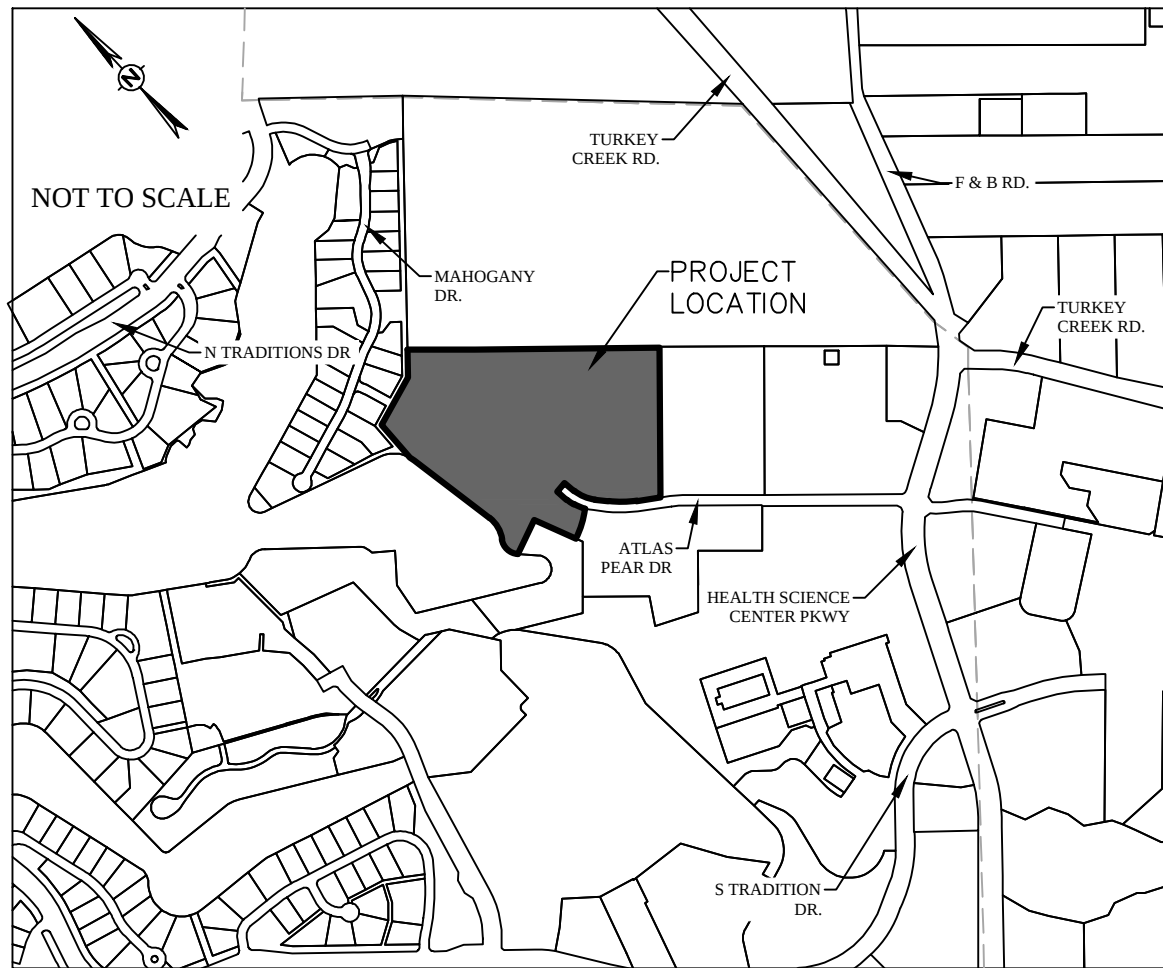
LEGEND



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	3,120	39	2	35	3,103	40	1	7	34,175
39	1	12	3,210	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	252,354	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

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 91 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 1-12

SCALE: AS SHOWN
AUGUST 2025
SURVEYOR:

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

DEVELOPER:
BRYAN TRADITIONS, 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