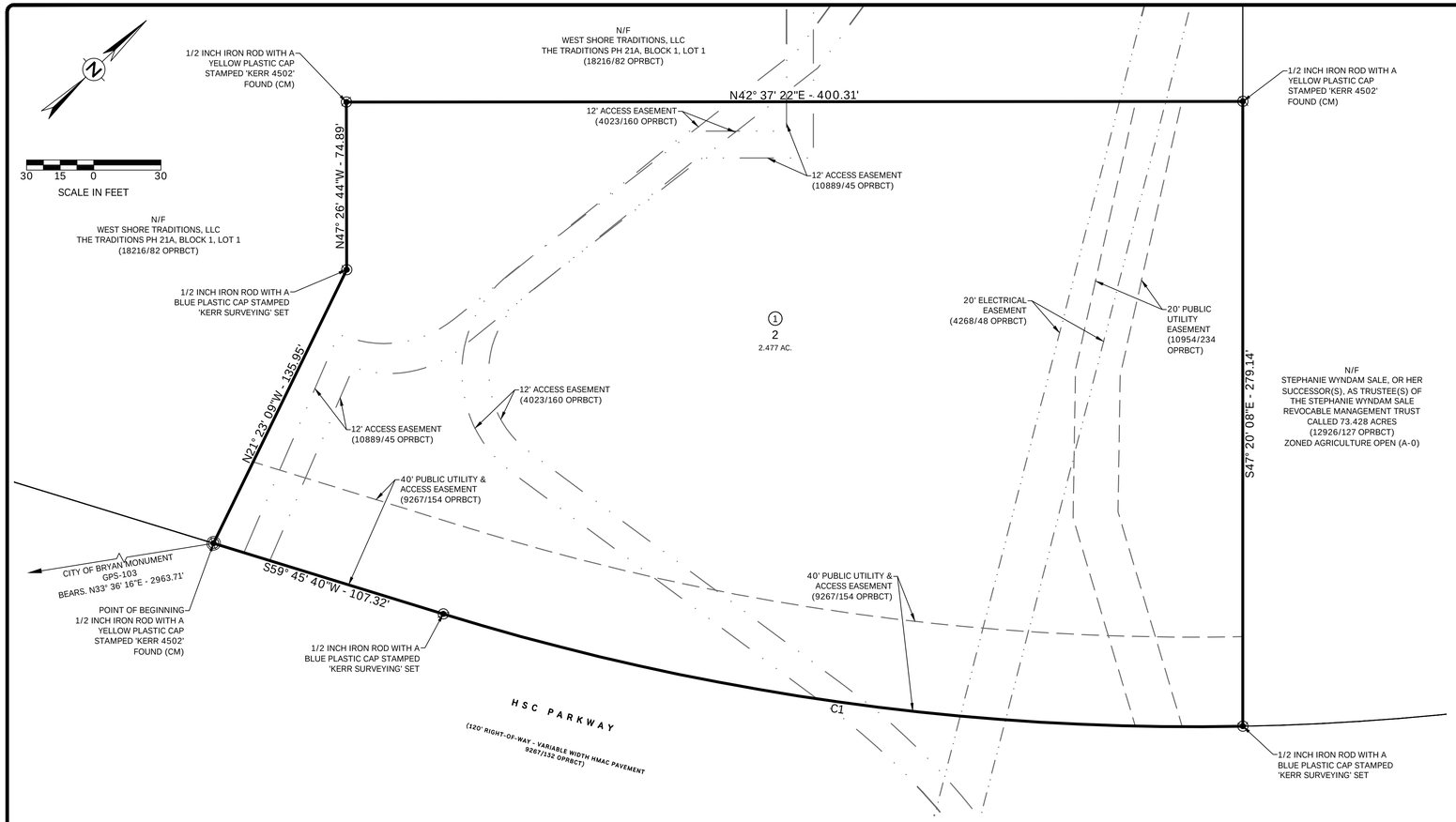


NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99990463894660 (CALCULATED USING GEOID12B).
3. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0285E, REVISED DATE: 05-16-2012, REFERENCED ON 07-22-2026.
4. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
5. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
6. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD).
7. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
8. STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA).
9. ELECTRIC SERVICE FOR THIS LOT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
10. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS.
11. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 26-833-BRAZ, EFFECTIVE DATE: 08-02-2026. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10I: (4268/48 OPRBCT) 20' ELECTRICAL EASEMENT TO THE CITY OF BRYAN DOES AFFECT THIS TRACT AND IS SHOWN HEREON.
- ITEM 10J: (9267/144 OPRBCT) 10' PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN DOES NOT AFFECT THIS TRACT.
- ITEM 10K: (9267/154 OPRBCT) 40' PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN DOES AFFECT THIS TRACT AND IS SHOWN HEREON.
- ITEM 10L (10954/234 OPRBCT) 20' PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN DOES AFFECT THIS TRACT AND IS SHOWN HEREON.
- ITEM 10M: (4023/160 OPRBCT) 12' PUBLIC ACCESS EASEMENT DOES AFFECT THIS TRACT AND IS SHOWN HEREON.
- ITEM 10M: (10889/45 OPRBCT) 12' PUBLIC ACCESS EASEMENT DOES AFFECT THIS TRACT AND IS SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

FIELD NOTES DESCRIPTION
OF A
2.477 ACRE TRACT
J.H. JONES LEAGUE SURVEY, ABSTRACT 26
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 2.477 ACRES IN THE J.H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 323.56 ACRES DESCRIBED IN A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 2.477 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with a yellow plastic cap stamped 'KERR 4502' found lying in the northwest right-of-way line of Health Science Center Parkway (9267/132 OPRBCT) being south corner of Lot 1, Block 1 in The Traditions Subdivision Phase 21A filed in Volume 10892, Page 173 (OPRBCT) and the south corner hereof, from which the City of Bryan Monument GPS-103 bears N 33° 36' 16" E, a distance of 2,963.71 feet;

THENCE, with an east line of said Lot 1, the following three (3) courses and distances:

1. N 21° 23' 09" W, for a distance of 135.95 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set at an angle point;
2. N 47° 26' 44" W, for a distance of 74.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'KERR 4502' found being west corner hereof; and
3. N 42° 37' 22" E, for a distance of 400.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'KERR 4502' found lying in the southwest line of a called 73.428 acre tract of land described in a deed to Stephanie Wyndam Sale, or her successor(s), as trustee(s) of the Stephanie Wyndam Sale Revocable Management Trust recorded in Volume 12926, Page 127 (OPRBCT) being the east corner of said Lot 1 and the north corner hereof;

THENCE, with the southwest line of said 73.428 acres, 5 47° 20' 08" E, for a distance of 279.14 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set in said southwest line and in the northwest line of Health Science Center Parkway;

THENCE, along the northwest line of Health Science Center Parkway, the following two (2) courses and distances:

1. with a curve to the right, having a radius of 1138.63 feet, an arc length of 362.11 feet, a delta angle of 18° 13' 16", and a chord which bears 5 50° 39' 41" W, a distance of 360.58 feet, to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set; and
2. S 59° 45' 40" W, for a distance of 107.32 feet to the POINT OF BEGINNING hereof and containing 2.477 acres, more or less.

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	362.11'	1138.63'	018°13'16"	182.59'	360.58'	S50°39'41"W

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, JR., President of William Cole Ventures GP, LLC, a Texas limited liability company, the General Partner of Bryan/Traditions, LP., A Texas Limited Partnership, 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, LP By
William Cole Ventures GP, LLC., Its General Partner, By
W. Spencer Clements. JR., President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Spencer Clements, JR., 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.

_____, Michael Konetski R.P.L.S. No. 6531

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

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

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

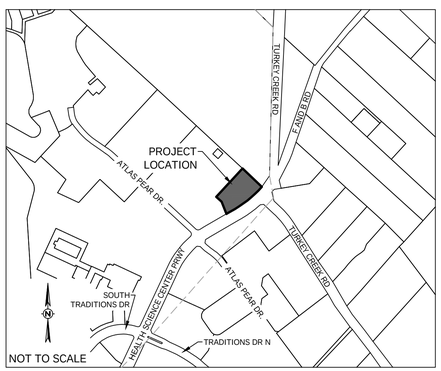
I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

LEGEND

	PROPERTY BOUNDARY
	EXISTING PROPERTY LINES
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
	EXISTING ELECTRICAL EASEMENT (E.E)
	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
◉	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED
#	BLOCK LABEL
(CM)	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
OPRBCT	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
()	RECORDING INFORMATION
ROW	RIGHT-OF-WAY

VICINITY MAP



FINAL PLAT
OF
THE TRADITIONS PHASE 21B
2.477 ACRES
1 LOT
BLOCK 1, LOT 2
J.H. JONES LEAGUE SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 30'
OCTOBER, 2026

OWNER:
Bryan Commerce & Development INC
PO Box 1OOO
Bryan, TX 77807

DEVELOPER:
Bryan Traditions LP
4250 South Traditions DR.
Bryan, TX 77807
(979) 704-6395

SURVEYOR:
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
(979) 268-3195
TBPELS FIRM # 10018500
SURVEYS@KERRSURVEYING.NET
Kerr Job # : 26-0904

ENGINEER:
TBPE NO. 12327
911 SOUTHWEST PKWY E.
COLLEGE STATION, TEXAS 77840
www
(979) 764-3900