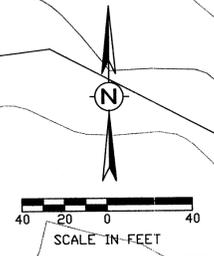
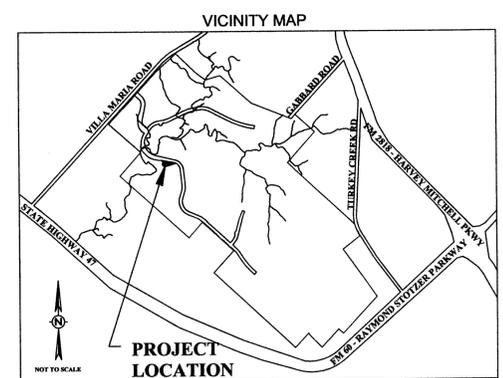


- NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION.
 2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
 3. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY PREPARED FOR THE CITY OF BRYAN AND FIELD SURVEY DATA.
 4. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 12-13-2007.
 5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
 6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 7. OWNERSHIP OF THIS TRACT IS BY DEED, VOL. _____, PG. _____, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 32 ON THE MASTER PLAN.
 8. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
 9. ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOT IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.

LEGEND

	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	PLAT BOUNDARY
	EDGE OF PAVEMENT LINE
	OLD PROPERTY LINE
	OLD PARCEL 32 BOUNDARY
	PROPERTY CORNER
	PUBLIC UTILITY EASEMENT LINE
	EXISTING NATURAL GAS LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATERLINE
	EXISTING STORM SEWER LINE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER GATE VALVE
	PROPOSED WATER SERVICE
	PROPOSED SANITARY SEWER SERVICE
	PUBLIC UTILITY EASEMENT



PRELIMINARY PLAN
THE TRADITIONS SUBDIVISION
PHASE 17
2.00 ACRES
 BLOCK 1, LOT 1
 J.H. JONES SURVEY, A-26
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1"=40' AUGUST, 2008
 OWNER:
 Traditions Club by Melrose, LLC.
 2100 Traditions Blvd.
 Bryan, Texas 77807
 (979) 821-2582
 OWNER/DEVELOPER:
 Bryan/Traditions, LP
 2100 Traditions Blvd.
 Bryan, Texas 77807
 (979) 821-2582
 ENGINEER:
 CIVIL DEVELOPMENT, Ltd.
 CIVIL ENGINEERING & DESIGN-BUILD SERVICES
 Ginger L. Urso, P.E.
 2033 Harvey Mitchell Parkway South
 College Station, Texas 77840

 SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 P.O. Box 269
 College Station, Texas 77841
 (979) 268-3195
 P.O. Box 11929, College Station, Texas 77842
 (979) 764-7743 Fax: (979) 764-7759

LINE TABLE

LINE	LENGTH	BEARING
L1	26.12'	N88°15'58"E
L2	93.49'	N30°25'40"W
L3	92.49'	N03°54'48"E
L4	128.70'	N09°09'15"W
L5	5.94'	N01°36'02"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	134.44'	255.00'	30°12'28"	68.82'	132.89'	S64°10'02"E