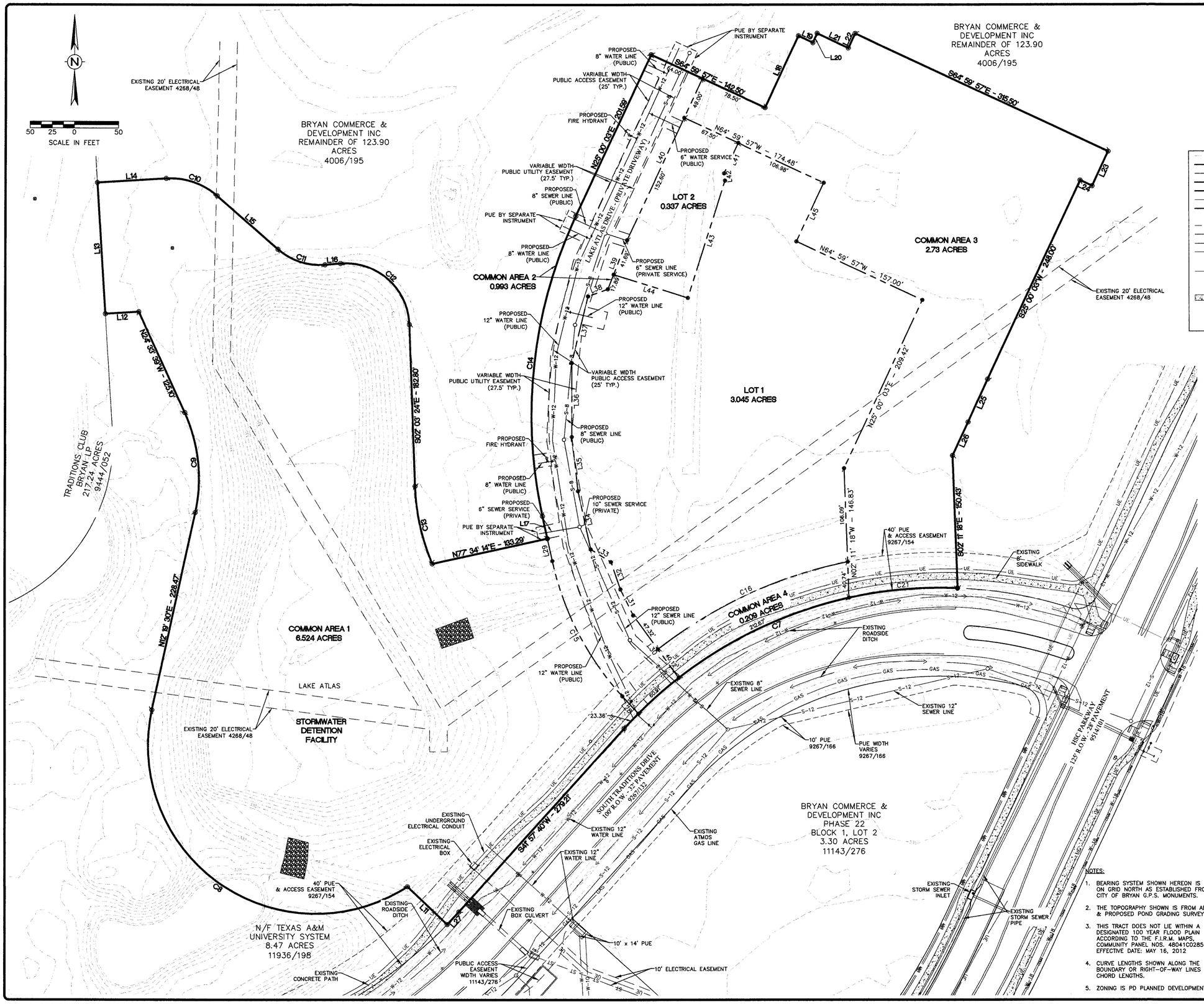


Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C7	422.25'	480.00'	050°24'10"	225.89'	408.77'	S67°09'45"W
C8	448.78'	190.00'	135°20'01"	482.51'	351.50'	N55°20'31"W
C9	115.88'	180.00'	036°53'09"	60.03'	113.89'	N06°07'05"W
C10	62.47'	80.00'	044°44'34"	32.93'	60.90'	S71°14'56"E
C11	57.65'	72.00'	045°52'48"	30.47'	56.13'	S71°49'03"E
C12	116.49'	72.00'	092°42'04"	75.48'	104.20'	S48°24'25"E
C13	90.72'	250.00'	020°47'28"	45.86'	90.22'	S12°27'06"E
C14	347.55'	532.00'	037°25'49"	180.23'	341.40'	N06°17'08"E
C15	173.96'	332.00'	030°01'21"	89.03'	171.96'	N27°28'27"W
C16	238.25'	520.00'	026°15'05"	121.25'	236.17'	N65°16'55"E
C21	123.49'	480.00'	014°44'26"	62.09'	123.15'	N84°59'37"E

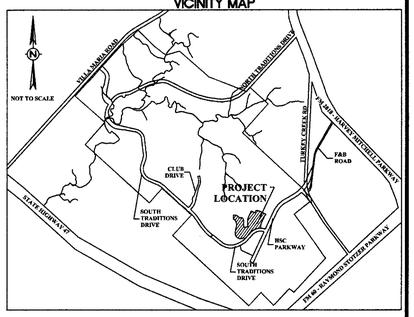
LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	61.96'	N46° 23' 49"W
L12	37.97'	S86° 25' 20"W
L13	148.60'	N3° 35' 54"W
L14	77.97'	N88° 22' 47"E
L15	91.46'	S48° 52' 38"E
L16	17.76'	N85° 14' 34"E
L17	25.86'	N12° 25' 46"W
L18	89.50'	N25° 00' 03"E
L19	15.00'	S64° 59' 57"E
L20	11.50'	N25° 00' 03"E
L21	38.98'	S64° 59' 57"E
L22	18.00'	N25° 00' 03"E
L23	43.00'	S25° 00' 03"W
L24	15.00'	N64° 59' 57"W
L25	53.00'	S24° 27' 37"W
L26	41.64'	S25° 00' 03"W
L27	19.37'	S42° 46' 53"W
L28	26.81'	N42° 27' 07"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L29	26.06'	N12° 28' 46"W
L30	87.44'	N38° 04' 21"W
L31	32.87'	N28° 11' 49"W
L32	32.67'	N19° 12' 27"W
L33	27.04'	N57° 56' 31"W
L34	67.73'	N12° 12' 56"W
L35	61.76'	N8° 30' 51"W
L36	63.22'	N0° 08' 03"W
L37	77.56'	N13° 38' 42"E
L38	23.76'	N70° 00' 03"E
L39	59.58'	N21° 23' 27"E
L40	201.61'	N25° 00' 03"E
L41	38.00'	S25° 00' 09"W
L42	8.24'	S6° 53' 31"E
L43	139.02'	S17° 34' 14"W
L44	87.94'	N72° 25' 43"W
L45	73.00'	N25° 00' 03"E

LEGEND

- EXISTING CONTOUR
- PLAT BOUNDARY
- PROPOSED PUE
- PROPOSED PAE
- ROW LINE
- EDGE OF PAVEMENT LINE
- LOT LINE
- PROPERTY CORNER
- EXISTING PUBLIC ACCESS EASEMENT
- W-12 — EXISTING WATER LINE
- S-8 — EXISTING SANITARY SEWER LINE
- GAS — EXISTING ATMOS GAS LINE
- EXISTING STORM SEWER
- UE — EXISTING UNDERGROUND ELECTRIC CONDUIT
- EXISTING STORM INLET
- EXISTING CONCRETE PATH
- FIRE HYDRANT
- SANITARY SEWER MANHOLE

VICINITY MAP



NOT FOR RECORD

PRELIMINARY PLAN

THE TRADITIONS SUBDIVISON PHASE 27

13.837 ACRES
Block 1, Lots 1 & 2
Common Areas 1 - 4
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. THE TOPOGRAPHY SHOWN IS FROM AERIAL & PROPOSED POND GRADING SURVEY DATA.
3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
4. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
5. ZONING IS PD PLANNED DEVELOPMENT.

OWNER:
BRYAN COMMERCE & DEVELOPMENT, INC
P.O. BOX 1000
BRYAN, TEXAS 77805

DEVELOPER:
BRYAN TRADITIONS, LP
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

SCALE: 1" = 50'
NOVEMBER 2014

ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900