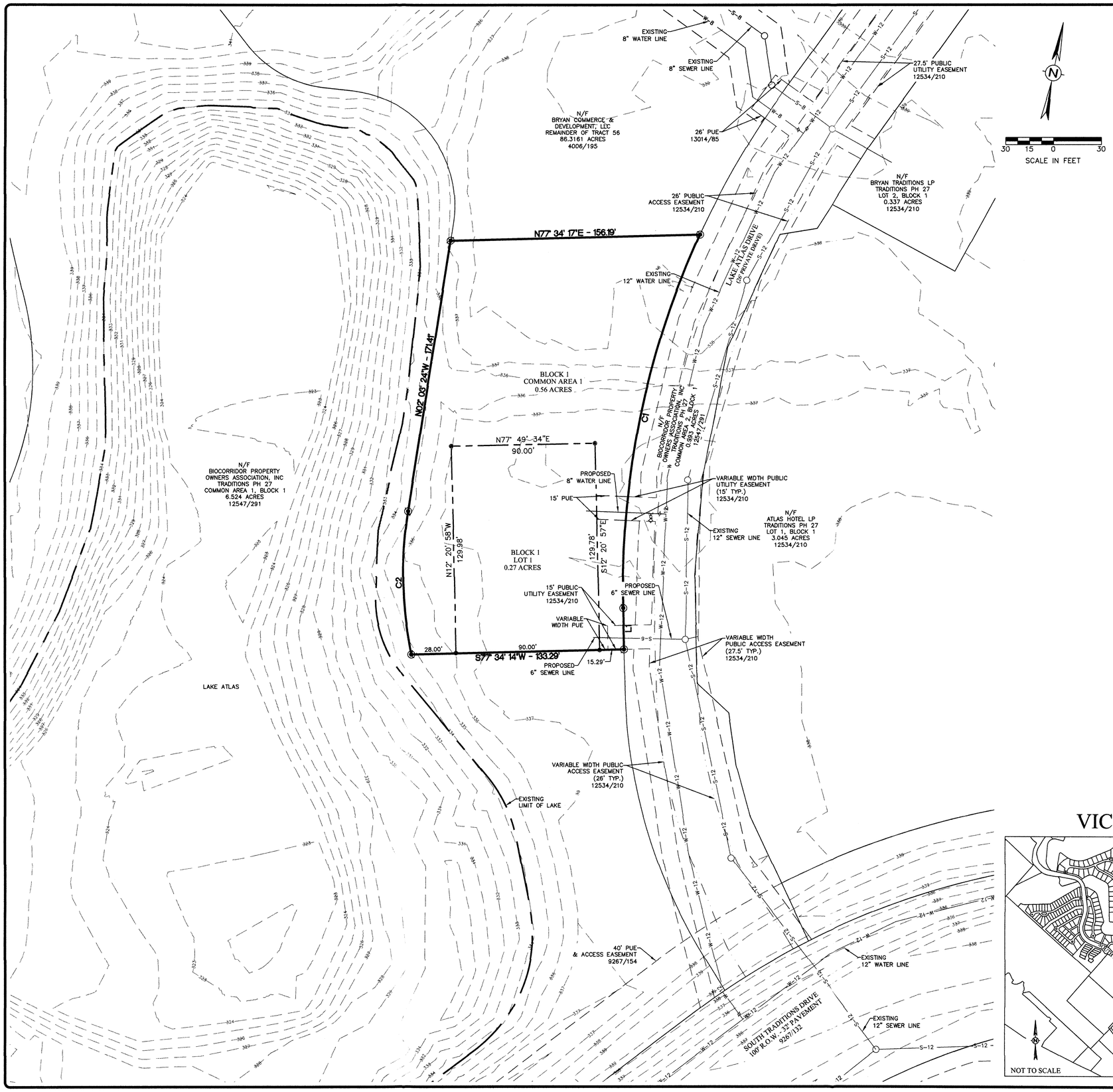


NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS OBSERVATION.
2. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
4. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT MIXED USE (PD-M).
5. CURVE LENGTHS SHOWN ARE CHORD LENGTHS.

LEGEND

— — 335 — —	EXISTING CONTOUR
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
— — — —	PROPOSED PUBLIC UTILITY EASEMENT
— — — —	EXISTING PUBLIC UTILITY EASEMENT
— · · · —	PROPOSED PUBLIC ACCESS EASEMENT
— — — —	EXISTING PUBLIC ACCESS EASEMENT
W-8	PROPOSED WATERLINE, SIZE NOTED
W-8	EXISTING WATERLINE, SIZE NOTED
S-8	PROPOSED SANITARY SEWER LINE, SIZE NOTED
S-8	EXISTING SANITARY SEWER LINE, SIZE NOTED

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	25.88'	S12° 25' 46.24"E

Curve Table

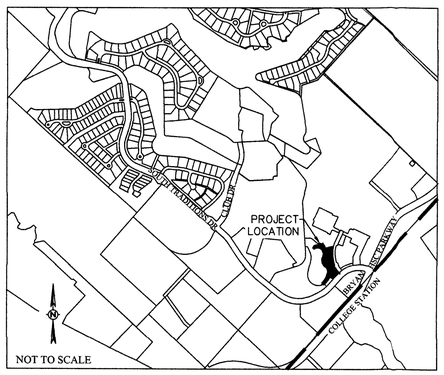
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	241.15'	532.00'	025°58'16"	122.68'	239.09'	S00°33'22"W
C2	90.72'	250.00'	020°47'26"	45.86'	90.22'	N12°27'06"W

FEB 03 2016

RECEIVED

PRELIMINARY PLAN
NOT FOR RECORD

VICINITY MAP



PRELIMINARY PLAN

THE TRADITIONS SUBDIVISION PHASE 31

0.83 ACRES - 1 LOT & 1 COMMON AREA

J.H. JONES SURVEY LEAGUE, A-26
BRYAN, BRAZOS COUNTY, TEXAS

PHASE 31: LOT 1 - 0.27 ACRES, COMMON AREA 1 - 0.56 ACRES

OWNER:

Bryan Commerce & Development, Inc.
P.O. Box 1000
Bryan, TX 77805

DEVELOPER:

Bryan Traditions, LP
2190 Traditions BLVD
Bryan, TX 77807

SCALE: 1" = 30'
JANUARY 2016

SURVEYOR:

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

ENGINEER:

Schultz Engineering, LLC

TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
***
(979) 764-3900

SHEET 1 OF 1