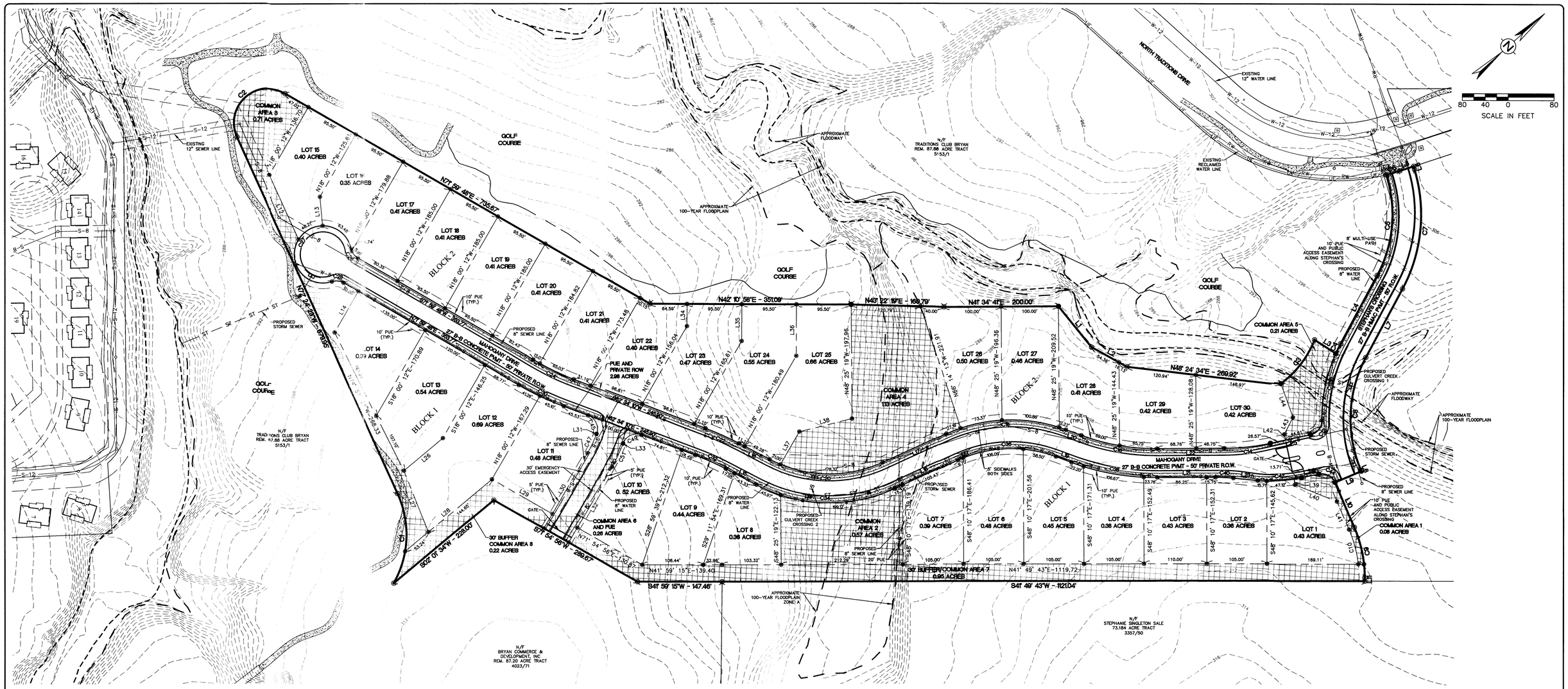


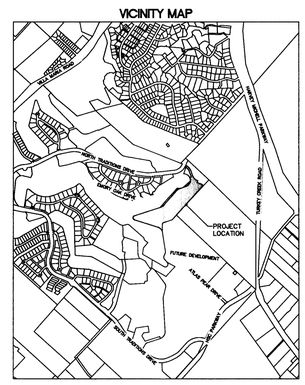
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	91.61'	S87° 07' 02"E
L2	70.49'	N70° 10' 47"E
L3	44.12'	N74° 33' 15"E
L4	135.28'	N19° 50' 07"W
L5	25.35'	N23° 50' 45"E
L6	5.46'	S64° 42' 24"E
L7	135.28'	S19° 50' 07"E
L8	1.42'	S71° 19' 33"E
L9	50.00'	S18° 40' 27"W
L10	84.82'	S71° 19' 33"E
L11	6.06'	S48° 09' 51"E
L12	123.32'	N72° 24' 23"W
L13	50.68'	N53° 18' 16"W
L14	82.73'	N18° 00' 12"W
L15	60.38'	N69° 33' 07"E
L16	60.38'	S69° 33' 07"W
L17	120.79'	S17° 30' 45"W
L18	120.79'	N17° 30' 45"E
L19	28.77'	N62° 11' 36"E
L20	28.77'	S62° 11' 36"W
L21	102.00'	N41° 34' 41"E
L22	117.51'	S41° 34' 41"W
L23	42.85'	N47° 29' 50"E
L24	30.90'	N29° 56' 21"E
L25	71.18'	S29° 56' 21"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L26	88.56'	S2° 01' 34"W
L27	115.95'	N69° 32' 14"W
L28	197.90'	N2° 01' 34"E
L29	121.75'	N71° 54' 56"E
L30	152.38'	S18° 05' 04"E
L31	0.58'	S27° 25' 50"E
L32	152.38'	S18° 05' 04"E
L33	0.58'	S27° 25' 50"E
L34	38.83'	N47° 49' 02"W
L35	64.25'	N47° 49' 02"W
L36	89.68'	N47° 49' 02"W
L37	65.87'	N18° 00' 12"W
L38	94.46'	N28° 20' 25"E
L39	10.01'	S60° 03' 39"E
L40	78.65'	N83° 32' 25"E
L41	53.12'	S71° 19' 33"E
L42	10.00'	S60° 03' 39"E
L43	32.88'	S20° 42' 04"E
L44	61.51'	S68° 13' 17"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	164.15'	175.00'	053°44'31"	88.67'	158.19'	N44°32'09"W
C2	151.22'	60.00'	144°24'09"	186.89'	114.26'	N0°12'19"W
C3	97.71'	175.00'	031°59'30"	50.17'	96.45'	N[illegible]°28'39"W
C4	18.77'	275.00'	003°54'42"	9.39'	18.77'	N2°47'28"W
C5	181.16'	225.00'	046°07'52"	95.81'	176.35'	N4°54'09"W
C6	24.72'	55.00'	003°59'25"	12.37'	24.72'	N2°51'02"E
C7	215.25'	275.00'	044°50'49"	113.48'	209.85'	S4°15'32"E
C8	202.20'	225.00'	051°29'25"	108.50'	195.47'	S4°34'50"E
C9	90.98'	225.00'	023°09'42"	46.11'	90.34'	S5°44'42"E
C10	62.93'	215.00'	016°46'10"	31.69'	62.70'	S6°56'27"E
C11	118.92'	275.00'	024°46'37"	60.40'	118.00'	S5°08'08"E
C12	34.24'	25.00'	078°27'47"	20.41'	31.62'	S34°17'33"E
C14	81.28'	400.00'	011°38'20"	40.77'	81.12'	S3°45'31"W
C16	134.93'	175.00'	020°36'55"	68.20'	134.20'	S3°53'09"W
C18	214.45'	275.00'	044°40'51"	113.01'	209.05'	S3°51'10"W
C20	204.36'	225.00'	052°02'22"	109.84'	197.41'	S4°31'56"W
C22	63.98'	125.00'	006°58'57"	32.03'	63.94'	S6°03'39"W
C24	76.15'	475.00'	009°25'38"	39.17'	76.07'	S6°16'59"W
C26	21.03'	25.00'	048°11'23"	11.18'	20.41'	N8°54'31"W
C27	241.19'	50.00'	276°22'46"	44.72'	66.67'	S1°00'12"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C28	21.03'	25.00'	048°11'23"	11.18'	20.41'	N47°54'07"E
C30	86.38'	525.00'	009°25'38"	43.29'	86.28'	N67°16'59"E
C32	57.89'	475.00'	006°58'57"	28.98'	57.85'	N66°03'39"E
C34	249.77'	275.00'	052°02'22"	134.24'	241.27'	N43°31'56"E
C36	175.46'	225.00'	044°40'51"	92.46'	171.05'	N39°51'10"E
C38	152.92'	425.00'	020°36'55"	77.29'	152.09'	N51°53'09"E
C40	30.99'	300.00'	005°55'09"	15.51'	30.98'	N44°32'16"E
C42	76.61'	250.00'	017°33'29"	38.61'	76.31'	N38°43'06"E
C44	34.35'	25.00'	078°44'07"	20.51'	31.71'	N69°18'24"E
C45	39.27'	25.00'	090°00'00"	25.00'	35.36'	S72°25'50"E
C47	36.70'	225.00'	009°20'46"	18.39'	36.66'	S22°45'27"E
C49	39.27'	25.00'	090°00'00"	25.00'	35.36'	S17°34'10"W
C51	44.86'	275.00'	009°20'46"	22.48'	44.81'	S22°45'27"E

VICINITY MAP



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 SURVEY DATA AND MAY NOT REFLECT ON THE GROUND DRAINAGE PATHS.
3. A PORTION OF THIS TRACT DOES 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. THE DEVELOPER AND HOA WILL COMPLY WITH THE INDEMNITY REQUIREMENTS OF SECTION 110–59(m)(5) OF THE SUBDIVISION ORDINANCE.
6. THE DEVELOPER INTENDS TO CONSTRUCT THE PROPOSED PRIVATE STREET TO THE HIGHER STANDARD REQUIRED.
7. THE MAINTENANCE OF THE PRIVATE STREET WILL BE THE RESPONSIBILITY OF THE HOA.
8. ACCESS THROUGH THE PROPOSED GATE WILL BE PROVIDED AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE PICKUP, UTILITY, SCHOOL BUSES, PARA TRANSIT, DEMAND AND RESPONSE VEHICLES, AND OTHER HEALTH AND SAFETY RELATED VEHICLES. ACCESS THROUGH THE GATE WILL NOT REQUIRE DRIVERS TO EXIT THEIR VEHICLE.
9. OVERSIZED PARTICIPATION WILL BE REQUESTED WITH THE FINAL PLAT FOR THE WATER LINE SHOWN ON THIS PLAN TO TIE INTO THE EXISTING 12" WATER LINE ALONG NORTH TRADITIONS DRIVE AND SO THROUGH THIS SUBDIVISION SO THAT IT CAN BE CONNECTED IN THE FUTURE WITH THE EXISTING 12" WATER LINE ALONG ATLAS PEAR.
10. COMMON AREA NO. 3 MAY HAVE AN ACCESSORY GOLF COURSE BUILDING IN THE FUTURE REQUIRING A FIRE HYDRANT AT THE END OF THE CUL–DE–SAC.

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	PHASE LINE
ST ST	STORM SEWER LINE
	STORM SEWER INLET
	STORM SEWER JUNCTION BOX
W–12	WATER LINE
S–6	SANITARY SEWER
	SANITARY SEWER MANHOLE
	STREET PAVEMENT
	ZONING LINE
	EASEMENT
S–18	EXISTING SANITARY SEWER
AE	EXISTING OVERHEAD ELECTRIC
W–12	EXISTING WATER LINE
	APPROXIMATE 100YR FLOODPLAIN
	APPROXIMATE FLOODWAY

NOT FOR RECORD

PRELIMINARY PLAN

THE TRADITIONS SUBDIVISION PHASES 26

20.45 ACRES

SCALE: 1" = 80'
JUNE 2014

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

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

JUN 04 2014