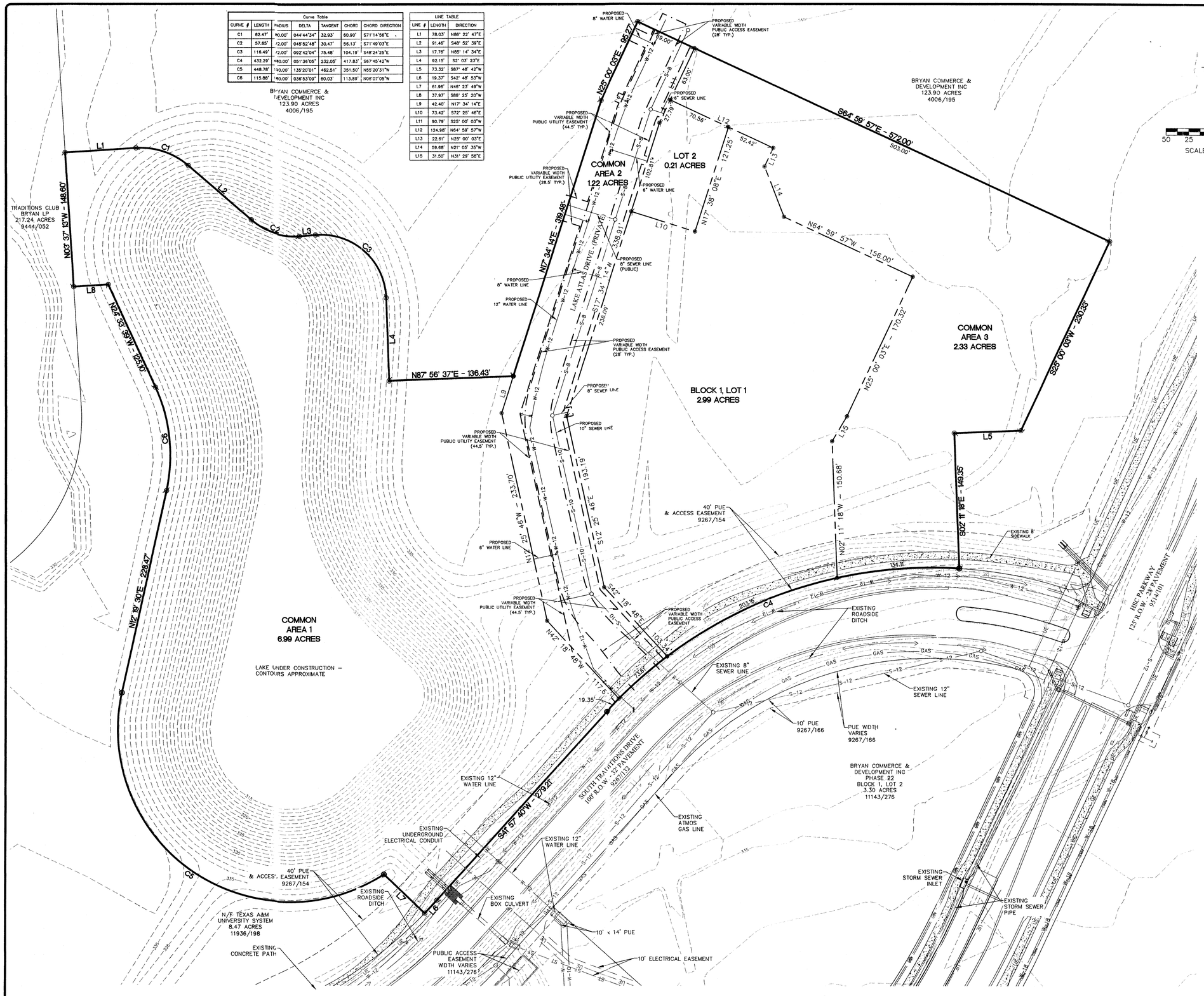
Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	62.47'	80.00'	044°44'34"	32.93'	60.90'	S71°14'56"E
C2	57.65'	72.00'	045°52'48"	30.47'	56.13'	S71°49'03"E
C3	116.49'	72.00'	092°42'04"	75.48'	104.19'	S48°24'25"E
C4	432.29'	480.00'	051°36'05"	232.05'	417.83'	S67°45'42"W
C5	448.78'	190.00'	135°20'01"	462.51'	351.50'	N55°20'31"W
C6	115.88'	180.00'	036°53'09"	60.03'	113.89'	N06°07'05"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	78.03'	N86° 22' 47"E
L2	91.46'	S48° 52' 39"E
L3	17.76'	N85° 14' 34"E
L4	92.15'	S2° 03' 23"E
L5	73.32'	S87° 48' 42"W
L6	19.37'	S42° 48' 53"W
L7	61.96'	N46° 23' 49"W
L8	37.97'	S86° 25' 20"W
L9	42.40'	N17° 34' 14"E
L10	73.42'	S72° 25' 46"E
L11	90.79'	S25° 00' 03"W
L12	124.98'	N64° 59' 57"W
L13	22.61'	N25° 00' 03"E
L14	59.68'	N21° 05' 35"W
L15	31.50'	N31° 29' 58"E



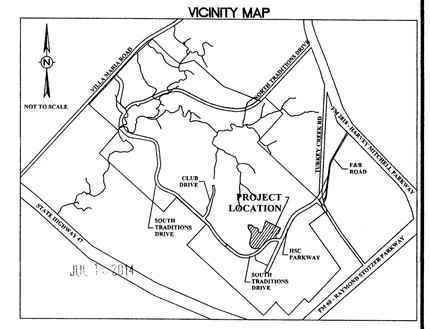
NOTES:

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.

LEGEND

- EXISTING CONTOUR
- PLAT BOUNDARY
- PROPOSED PUE
- PROPOSED PAE
- ROW LINE
- EDGE OF PAVEMENT LINE
- LOT LINE
- PROPERTY CORNER
- EXISTING PUBLIC ACCESS EASEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING ATMOS GAS LINE
- EXISTING STORM SEWER
- 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

13.75 ACRES
Block 1, Lots 1 & 2
Common Areas 1 - 3
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

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'
JULY 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