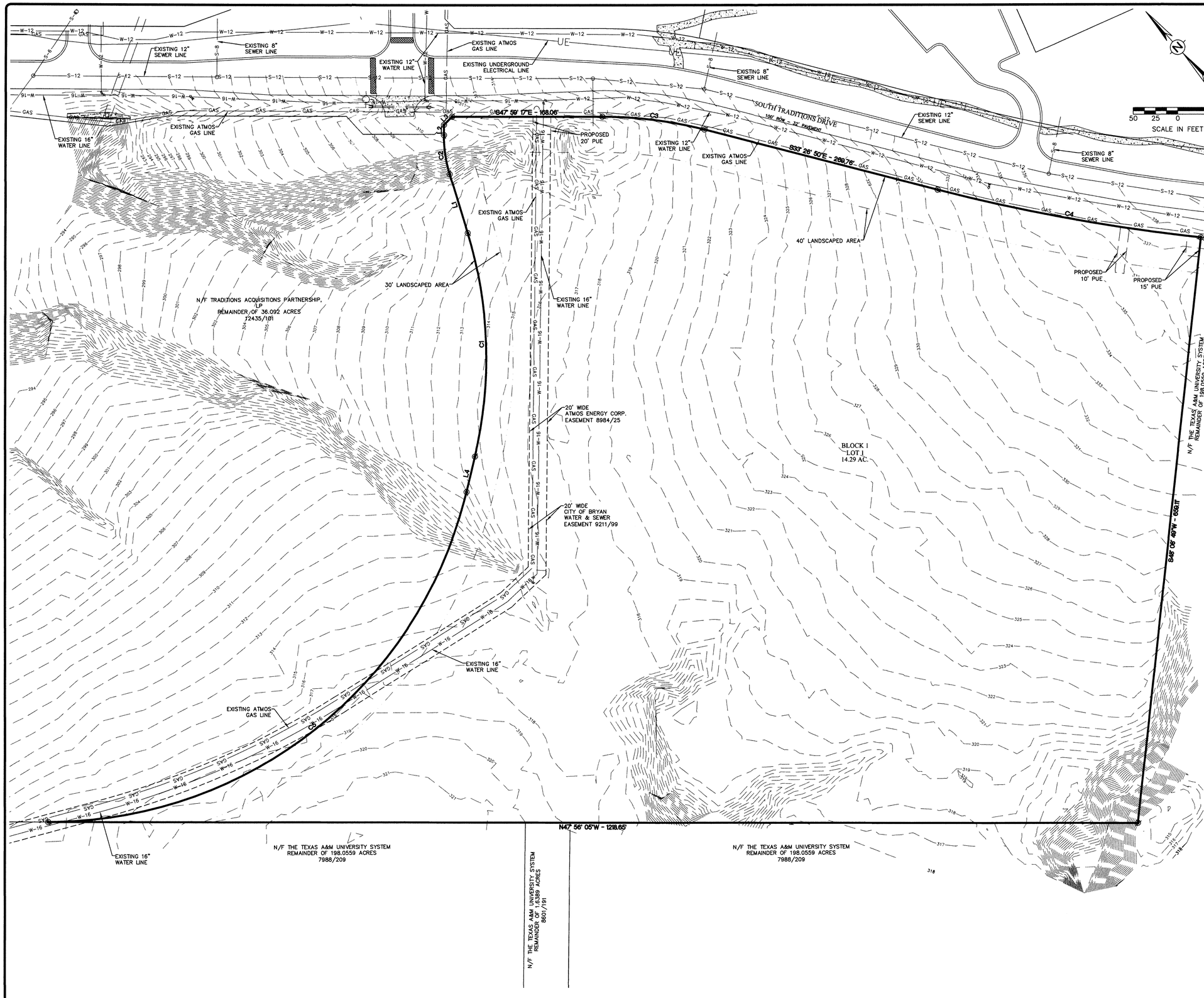


NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM 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. 4804100285E, EFFECTIVE DATE: MAY 16, 2012.
4. ZONING FOR THIS TRACT IS PD-M PLANNED DEVELOPMENT MIXED USE.
5. RESTRICTIONS SHOWN IN DEED, 5897/277, DO NOT APPLY TO THIS TRACT.

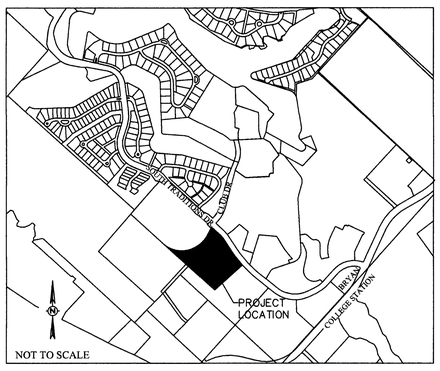
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	68.68'	N25° 00' 55"E
L2	11.45'	N42° 02' 06"E
L3	12.97'	N86° 32' 01"E
L4	40.68'	N55° 15' 58"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	253.43'	480.00'	030°15'03"	129.74'	250.50'	N40°08'27"E
C2	44.56'	150.00'	017°01'11"	22.44'	44.39'	N33°31'31"E
C3	115.30'	455.00'	014°31'10"	57.95'	114.99'	S40°47'10"E
C4	299.69'	2045.00'	008°23'48"	150.12'	299.43'	S37°37'43"E
C5	643.39'	480.00'	076°47'57"	380.44'	596.30'	S86°20'03"E

VICINITY MAP



NOT FOR RECORD

PRELIMINARY PLAN

THE TRADITIONS SUBDIVISON
PHASE 28
14.29 ACRES

Block 1, Lot 1
JOHN H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
MARCH 2015

OWNER/DEVELOPER:
PARC 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