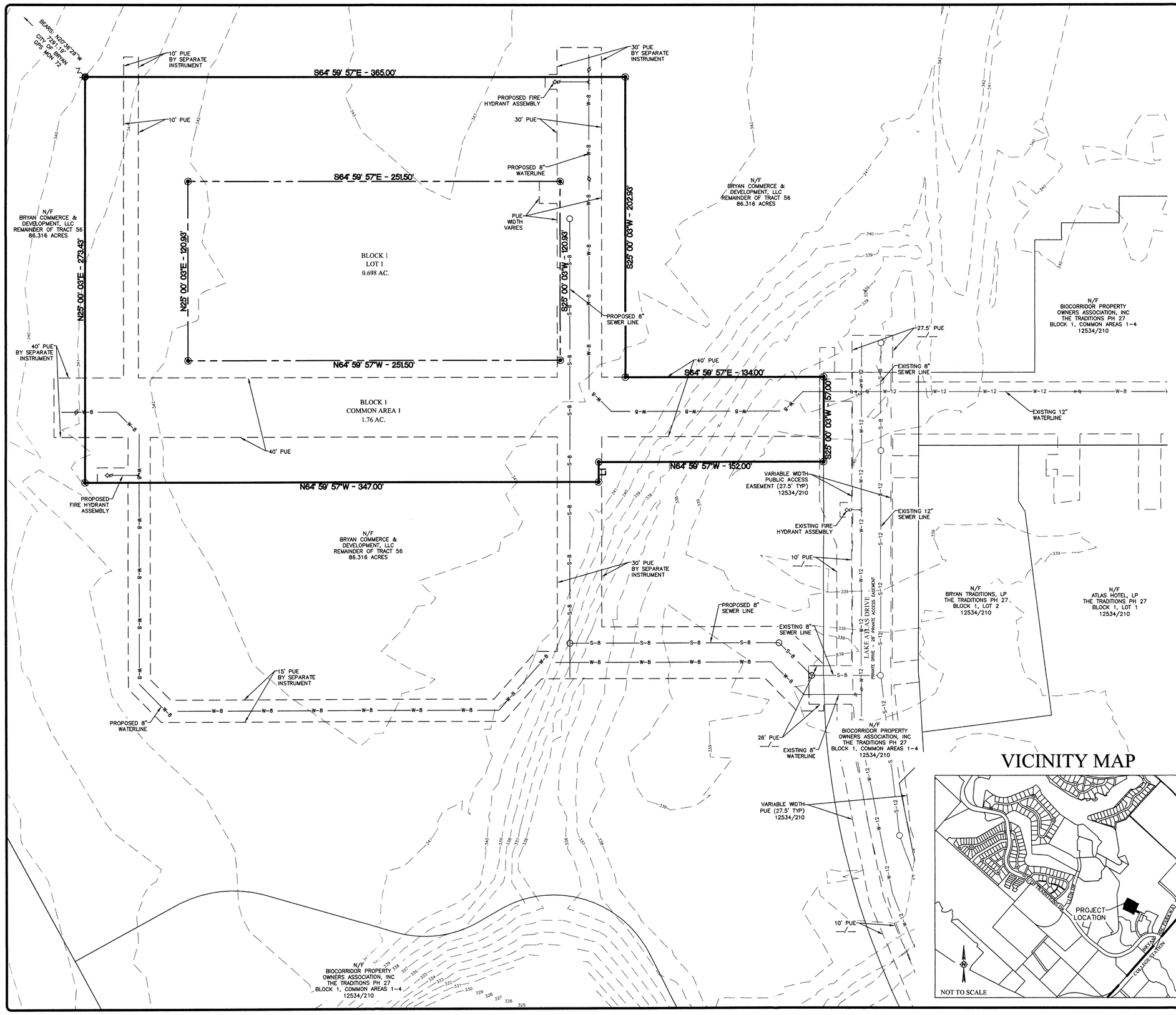
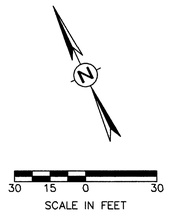




LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.50'	S25° 00' 02.69"W

NOTES:

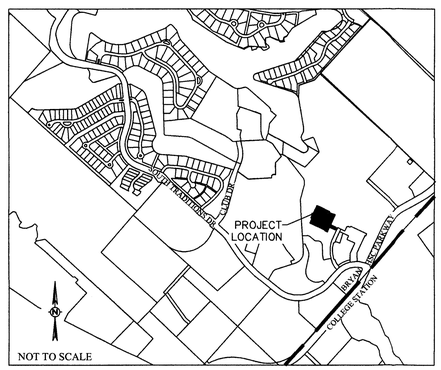
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS OBSERVATION.
2. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED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

AUG 26 2015

VICINITY MAP



PRELIMINARY PLAN
NOT FOR RECORD

PRELIMINARY PLAN
THE TRADITIONS SUBDIVISION
PHASE 30
2.46 ACRES - 1 LOT & 1 COMMON AREA

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

PHASE 30: LOT 1 - 0.698 ACRES, COMMON AREA 1 - 1.76 ACRES

SCALE: 1" = 30'
AUGUST 2015

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

DEVELOPER:
Bryan Traditions, LP
2100 Traditions BLVD
Bryan, TX 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
(979) 764-3900

SHEET 1 OF 1