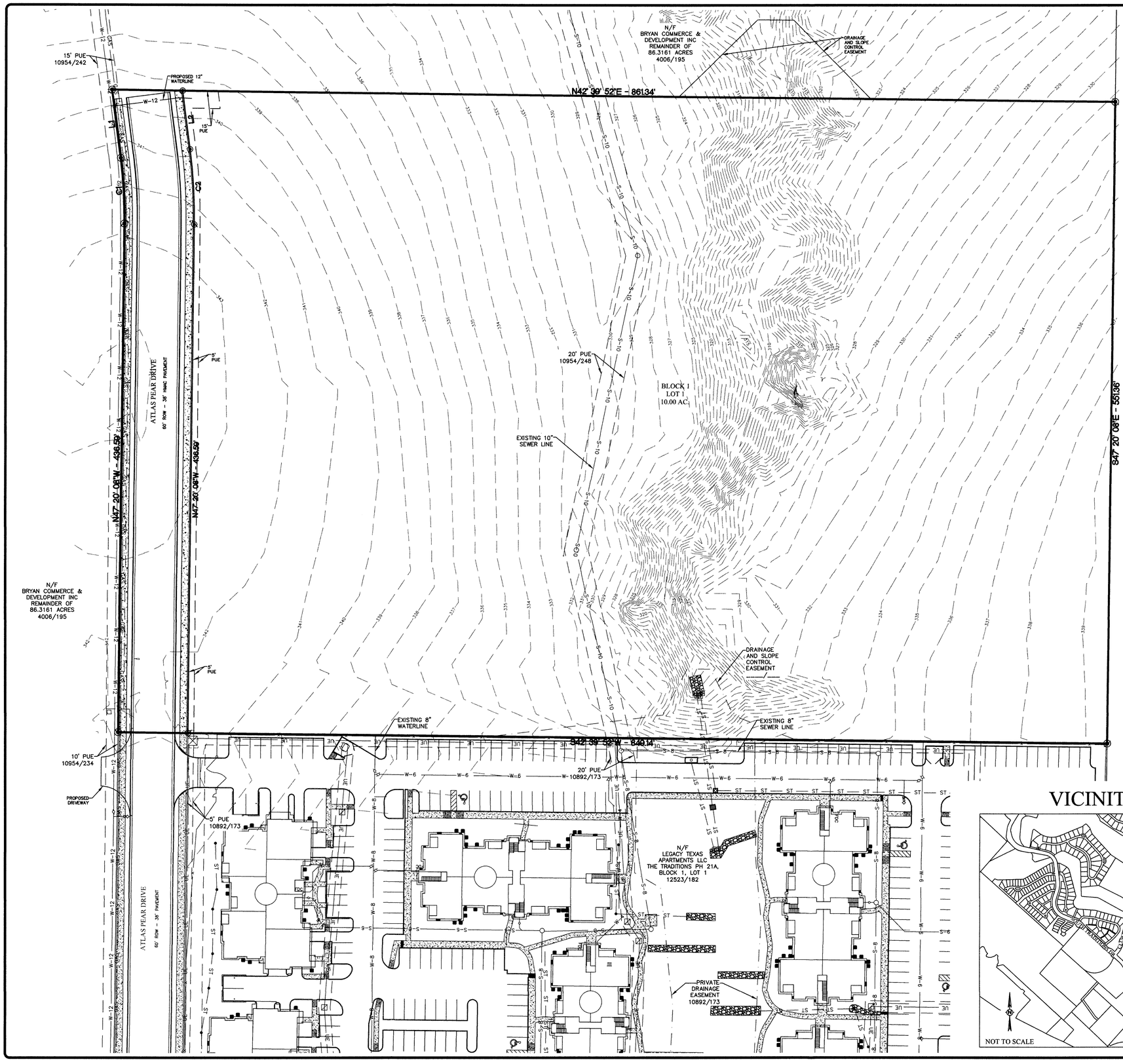
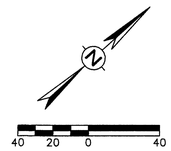




LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	59.15'	N55° 21' 44.46"W
L2	50.69'	N55° 21' 44.46"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	56.39'	402.50'	008°01'36"	28.24'	56.34'	N51°20'56"W
C2	64.79'	462.50'	008°01'36"	32.45'	64.74'	N51°20'56"W

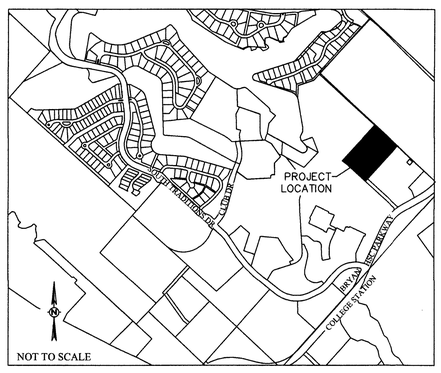
LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- PROPERTY CORNER
- EXISTING CONTOUR
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PRIVATE DRAINAGE EASEMENT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- ST — ST — ST — EXISTING STORM PIPE
- EXISTING JUNCTION BOX
- STORM INLETS
- W-8 — EXISTING WATERLINE, SIZE NOTED
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- S-8 — EXISTING SANITARY SEWER LINE, SIZE NOTED
- EXISTING SANITARY MANHOLE
- x — EXISTING FENCE
- UE — EXISTING UNDERGROUND ELECTRIC

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS MONUMENTS.
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 ESTATE (E) TOWNHOUSE (T) GENERAL SUBURBAN (GS) PLANNED DEVELOPMENT DISTRICT (PDD) COMMERCIAL (C).
5. ALL LOTS WILL MEET SETACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
6. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS' ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
7. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE LOT OWNER OR HOME OWNERS' ASSOCIATION (HOA).
8. SIX FOOT SIDEWALKS, FOUR FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ATLAS PEAR DRIVE.

VICINITY MAP



PRELIMINARY PLAN
NOT FOR RECORD

PRELIMINARY PLAN
THE TRADITIONS SUBDIVISION
PHASE 29

10.760 ACRES - 1 LOT

AUG 26 2015

J.H. JONES SURVEY, A-26

BRYAN, BRAZOS COUNTY, TEXAS

PHASE 29: LOT 1 10.760 ACRES, ROW DEDICATION 0.760 ACRES

SCALE: 1" = 40'
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

F:____15-605 Traditions Ph 29 - Atlas Pear Ext\PRELIMINARY PLAN\TRADITIONS PHASE 29.dwg