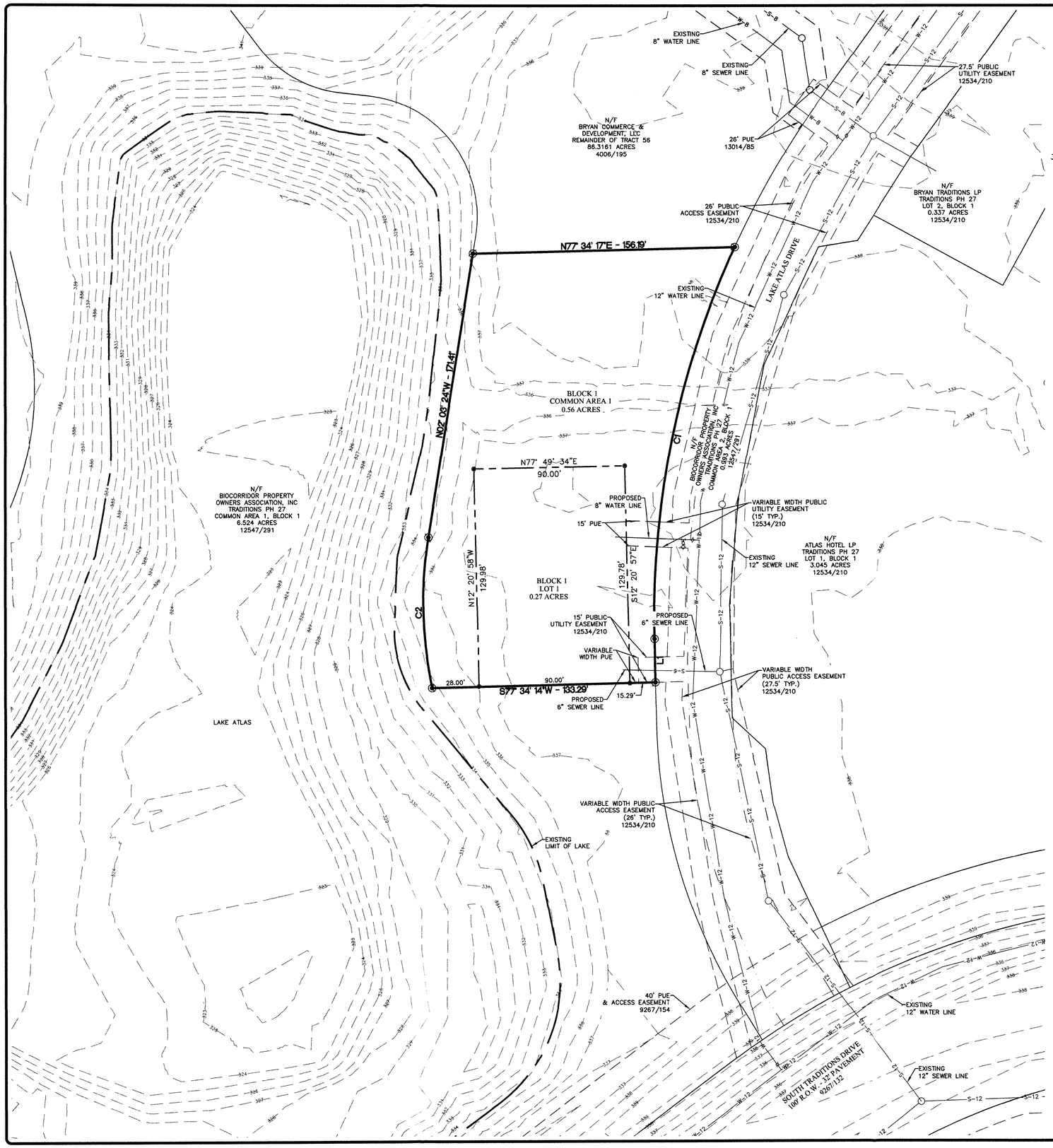



NOTES:

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 MIXED USE (PD-M).
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 |
| | PROPOSED PUBLIC ACCESS 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 |

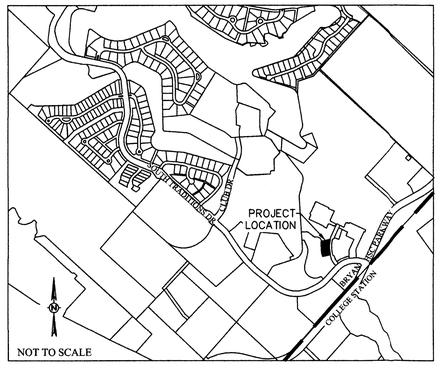
LINE TABLE

| LINE # | LENGTH | DIRECTION |
|---|---|---|
| L1 | 25.86' | S12° 25' 46.24"E |

Curve Table

| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
|---|---|---|---|---|---|---|
| C1 | 241.15' | 532.00' | 025°58'18" | 122.88' | 239.09' | S00°33'22"W |
| C2 | 90.72' | 250.00' | 020°47'28" | 45.86' | 90.22' | N12°27'06"W |

## VICINITY MAP




PRELIMINARY PLAN
NOT FOR RECORD

# PRELIMINARY PLAN

## THE TRADITIONS SUBDIVISION PHASE 31

### 0.83 ACRES - 1 LOT & 1 COMMON AREA

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

PHASE 31: LOT 1 - 0.27 ACRES, COMMON AREA 1 - 0.56 ACRES

Development Services
JAN 20 2016
RECEIVED

**OWNER:**

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

**DEVELOPER:**

Bryan Traditions, LP
2100 Traditions BLVD
Bryan, TX 77807

SCALE: 1" = 30'
JANUARY 2016

**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