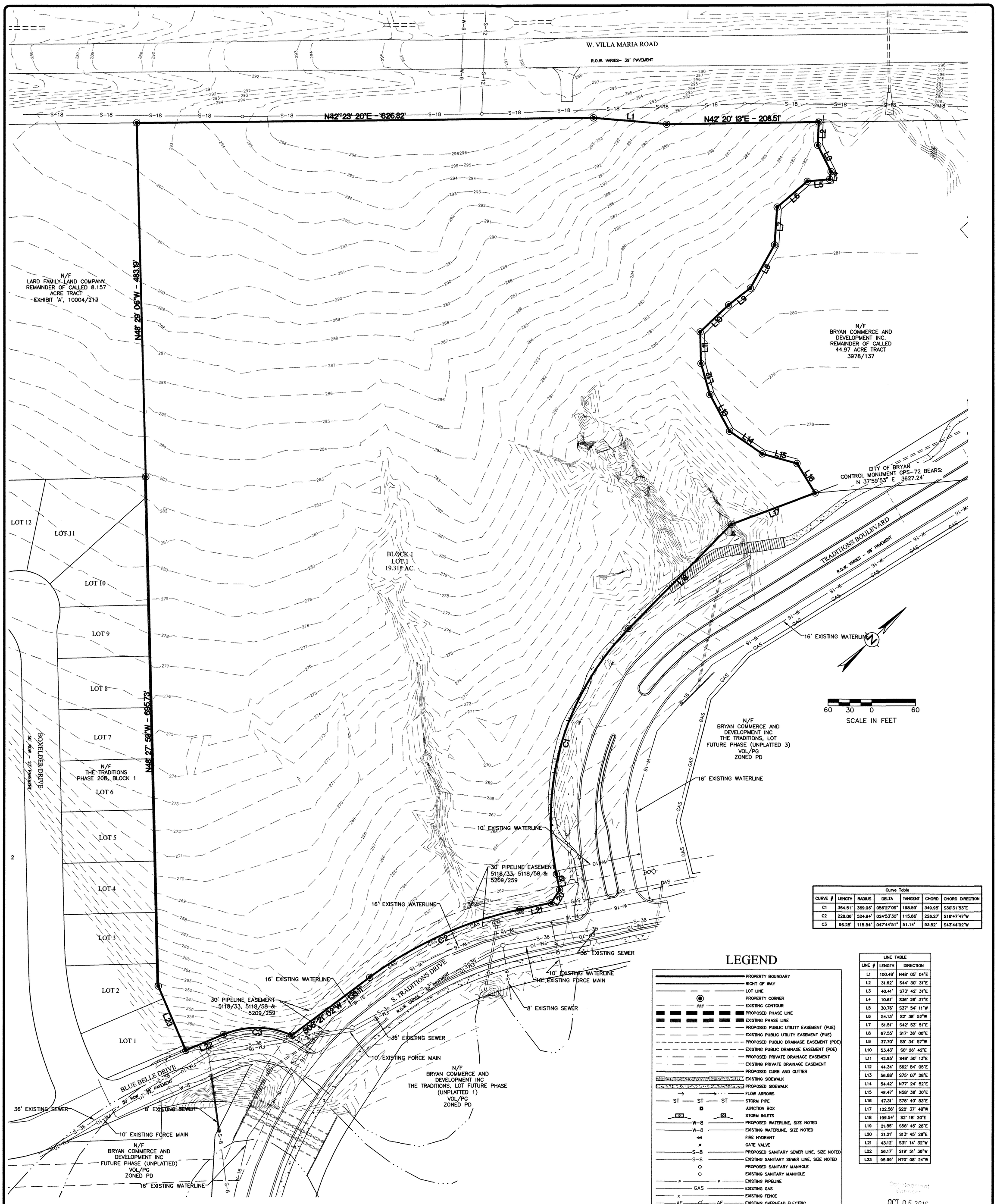


Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	364.51'	369.96'	056°27'09"	198.59'	349.95'	S30°31'53"E
C2	228.06'	524.84'	024°53'30"	115.86'	226.27'	S18°47'47"W
C3	96.28'	115.54'	047°44'51"	51.14'	93.52'	S43°44'02"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	100.49'	N48° 05' 04"E
L2	31.62'	S44° 30' 31"E
L3	40.41'	S73° 42' 31"E
L4	10.61'	S36° 26' 37"E
L5	30.76'	S37° 54' 11"W
L6	54.13'	S2° 38' 52"W
L7	51.51'	S42° 53' 51"E
L8	67.55'	S17° 36' 00"E
L9	37.70'	S5° 34' 57"W
L10	53.43'	S0° 26' 42"E
L11	42.95'	S48° 30' 13"E
L12	44.34'	S62° 54' 05"E
L13	56.88'	S75° 07' 28"E
L14	54.42'	N77° 24' 52"E
L15	49.47'	N58° 38' 30"E
L16	47.31'	S78° 40' 53"E
L17	122.56'	S22° 37' 48"W
L18	199.54'	S2° 18' 20"E
L19	21.85'	S58° 45' 28"E
L20	21.21'	S13° 45' 28"E
L21	43.12'	S31° 14' 32"W
L22	56.17'	S19° 51' 36"W
L23	95.99'	N70° 08' 24"W

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPERTY CORNER
- EXISTING CONTOUR
- PROPOSED PHASE LINE
- EXISTING PHASE LINE
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EXISTING PRIVATE DRAINAGE EASEMENT
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- FLOW ARROWS
- ST — STORM PIPE
- JUNCTION BOX
- STORM INLETS
- W-8 — PROPOSED WATERLINE, SIZE NOTED
- W-8 — EXISTING WATERLINE, SIZE NOTED
- FIRE HYDRANT
- GATE VALVE
- S-8 — PROPOSED SANITARY SEWER LINE, SIZE NOTED
- S-8 — EXISTING SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- P — EXISTING PIPELINE
- GAS — EXISTING GAS
- X — EXISTING FENCE
- AE — EXISTING OVERHEAD ELECTRIC
- UE — EXISTING UNDERGROUND ELECTRIC
- T — EXISTING TELECOMMUNICATIONS

OCT 05 2016
RECEIVED

PRELIMINARY PLAN
NOT FOR RECORD

NOTES:

1. COORDINATES AND BEARING SYSTEM SHOWN HEREON IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (N:10207169.050, E: 3541253.110) AND AS ESTABLISHED FROM GPS OBSERVATION.

   CM – CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194.

   THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

   SEE METES AND BOUNDS PREPARED AUGUST, 2016, FOR MORE DESCRIPTIVE INFORMATION.

3. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.

4. 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.

5. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT.

6. 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.

7. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.

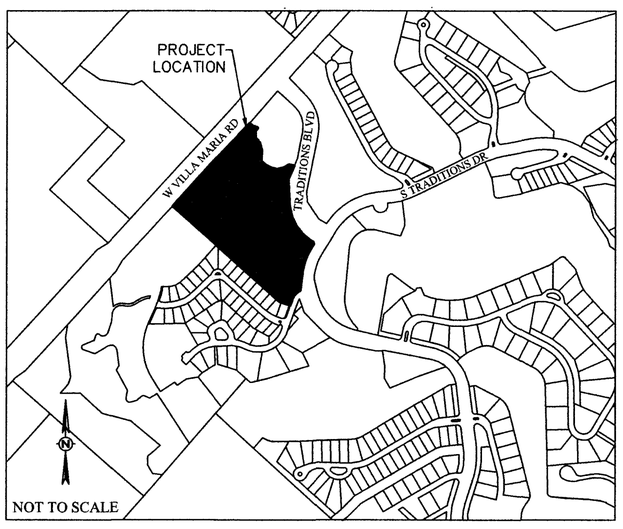
8. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.

9. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).

10. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.

11. 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.

VICINITY MAP



PRELIMINARY PLAN
THE TRADITIONS SUBDIVISION
PHASE 19
19.315 ACRES

THOMAS S. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS, TEXAS
1 BLOCK, 1 LOT

SCALE: 1"=100'
OCTOBER, 2016

OWNER/DEVELOPER:
TRADITIONS ACQUISITIONS, LLC
2100 Traditions Blvd
Bryan, TX 77801

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
SCHULTZ
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

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