

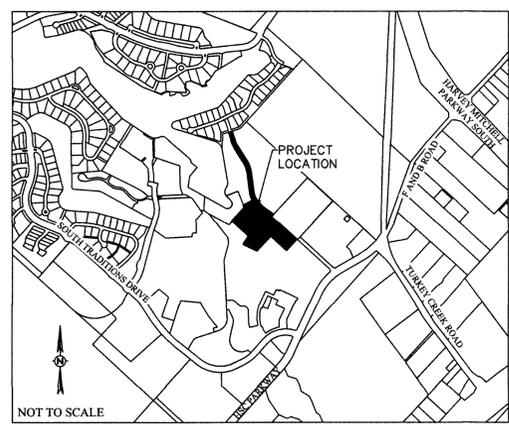
- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH - NAVD 1988) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (N:10207269.050; E:3541253.110) AND AS ESTABLISHED BY GPS OBSERVATION.
  - THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
  - 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.
  - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD).
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  - SIX FOOT SIDEWALKS, FOUR FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ATLAS PEAR DRIVE.
  - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194.

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	109.83	275.00	022°54'12"	55.71'	109.20'
C2	122.42	215.00	032°37'22"	62.62'	120.77'
C3	150.82	570.89	015°08'10"	75.85'	150.38'
C4	58.39	402.50	008°07'30"	28.24'	56.34'
C5	118.49	392.50	017°28'34"	30.21'	118.03'
C6	166.66	630.89	015°08'10"	83.82'	166.18'
C7	48.56	275.00	009°42'00"	23.33'	48.50'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	44.26'	N88° 08' 28"E
L2	65.31'	N7° 38' 11"W
L3	60.00'	N82° 21' 49"E
L4	65.31'	S7° 38' 11"E
L5	72.83'	S40° 15' 33"E
L6	60.59'	S42° 39' 38"W
L7	58.13'	S55° 21' 44"E
L8	38.33'	N21° 07' 53"W

Development Services  
SEP 07 2016  
RECEIVED

VICINITY MAP



**PRELIMINARY PLAN  
NOT FOR RECORD**

**PRELIMINARY PLAN  
THE TRADITIONS SUBDIVISION  
PHASE 32**

9.804 ACRES - 1 LOT  
J. H. JONES LEAGUE, A-26  
BRYAN, BRAZOS COUNTY, TEXAS  
PHASE 32: LOT 1, BLOCK 1, 9.024 ACRES; ROW DEDICATION 0.775 ACRES

SCALE: AS SHOWN  
SEPTEMBER 2016

OWNER/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  
811 SOUTHWEST PKWY E.  
College Station, Texas 77840  
(979) 764-3900

SHEET 1 OF 1

P:\14-451 Traditions Phase 32\PRELIMINARY PLAN\14-451 TRADITIONS PH 32.PDF