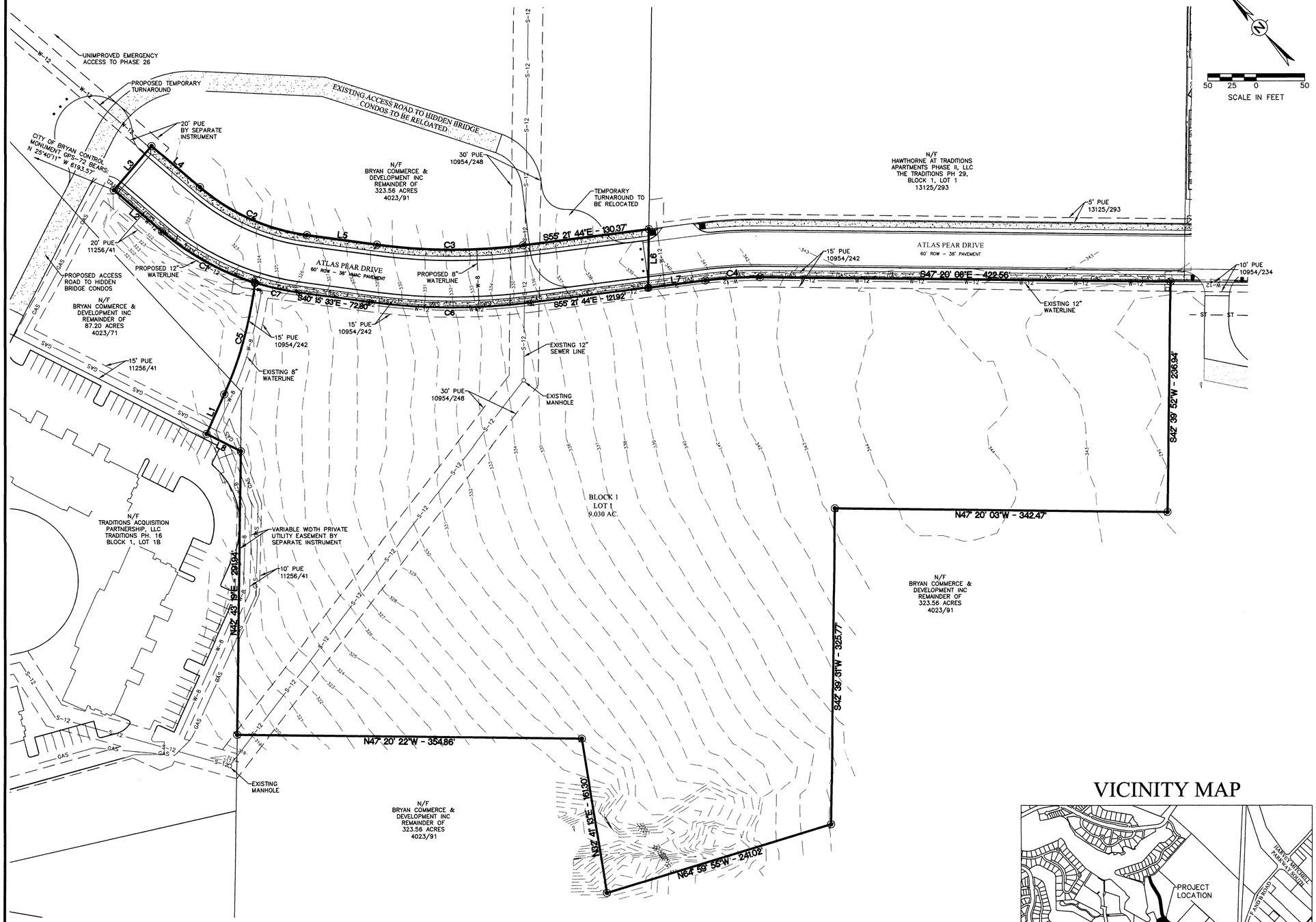


NOTES:

1. 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.
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 – MIXED USE DISTRICT (PD-M). AS DEFINED IN ORDINANCE NO. 2100, APPROVED BY THE BRYAN CITY COUNCIL JUNE 30, 2015.
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. SIX FOOT SIDEWALKS, FOUR FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ATLAS PEAR DRIVE.
7. 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	CHORD DIRECTION
C1	109.93'	275.00'	022°54'12"	55.71'	109.20'	N19°05'17"W
C2	122.42'	215.00'	032°37'22"	62.92'	120.77'	S23°56'52"E
C3	150.82'	570.89'	015°08'10"	75.85'	150.38'	S47°47'44"E
C4	56.39'	402.50'	008°01'36"	28.24'	56.34'	S51°20'56"E
C5	119.49'	392.50'	017°26'34"	60.21'	119.03'	N57°23'11"E
C6	166.66'	630.89'	015°08'10"	83.82'	166.18'	S47°47'44"E
C7	46.56'	275.00'	009°42'00"	23.33'	46.50'	S35°24'33"E

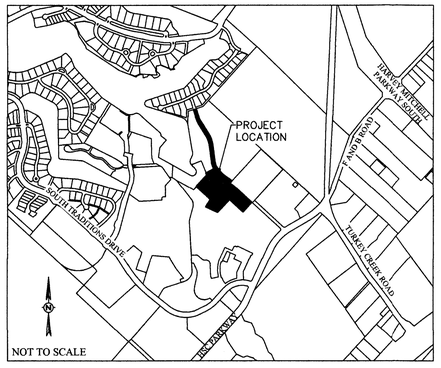
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	44.26'	N66° 06' 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	59.13'	S55° 21' 44"E
L8	39.33'	N21° 07' 53"W

Development Services
SEP 21 2016
RECEIVED

PRELIMINARY PLAN
NOT FOR RECORD

VICINITY MAP



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
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

SHEET 1 OF 1

F:_____1-454 Traditions Phase 32\PRELIMINARY PLAN\1-454 TRADITIONS PH 32 PP.dwg