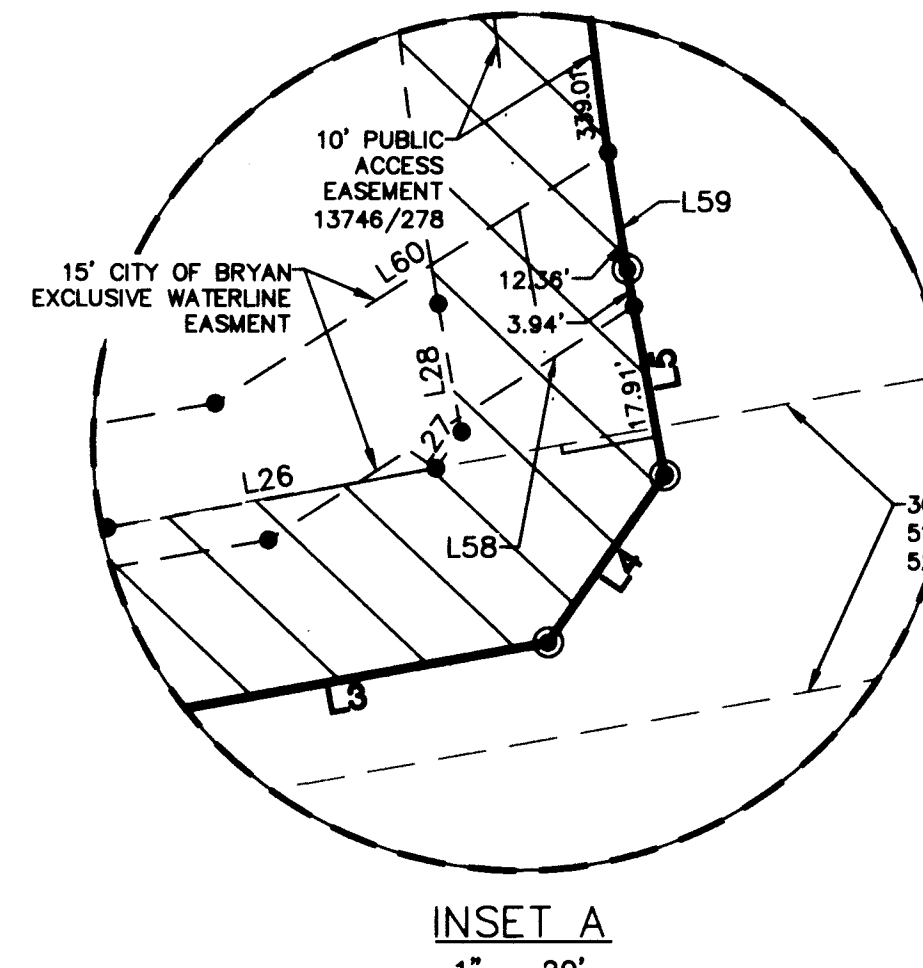
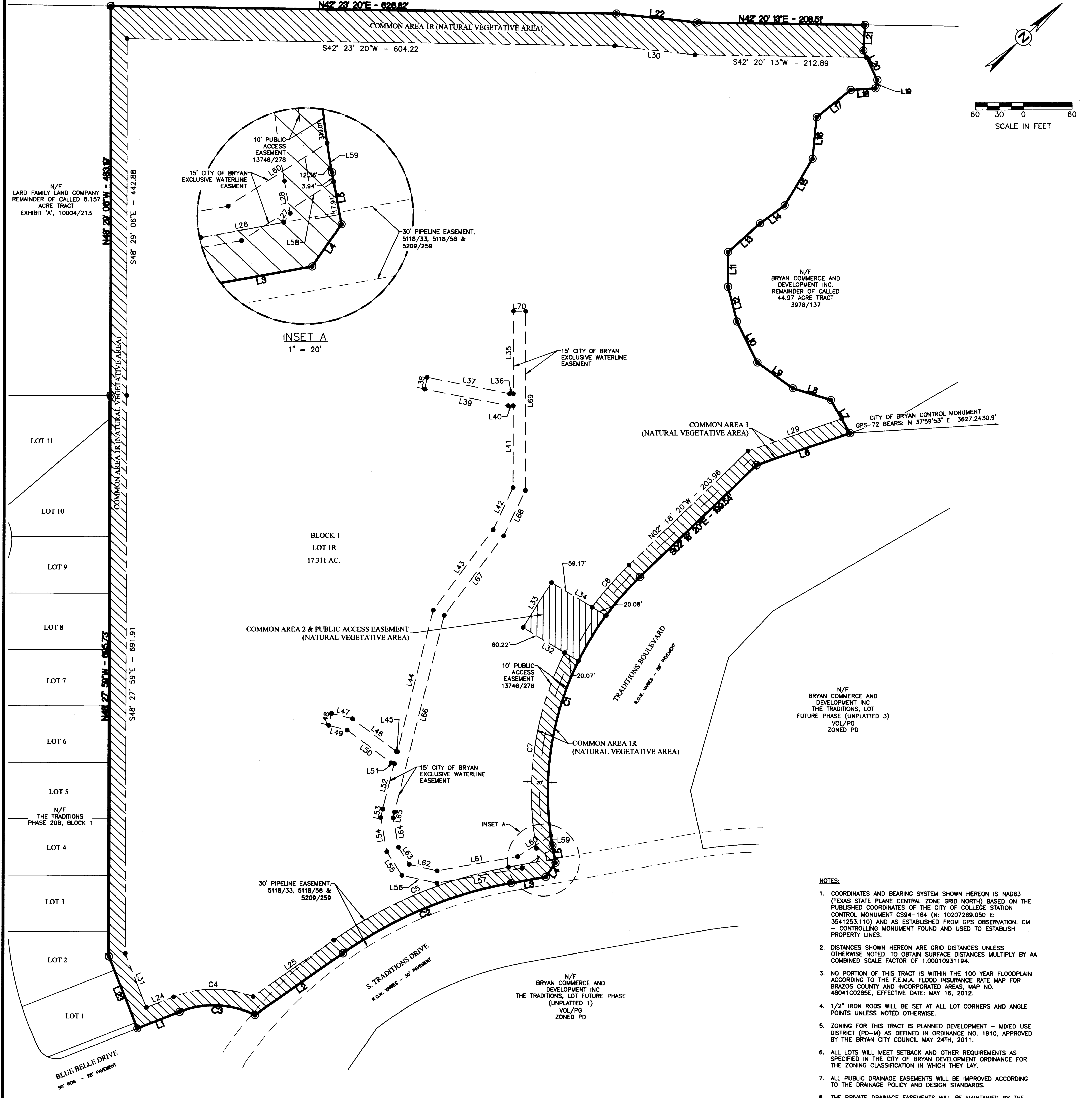
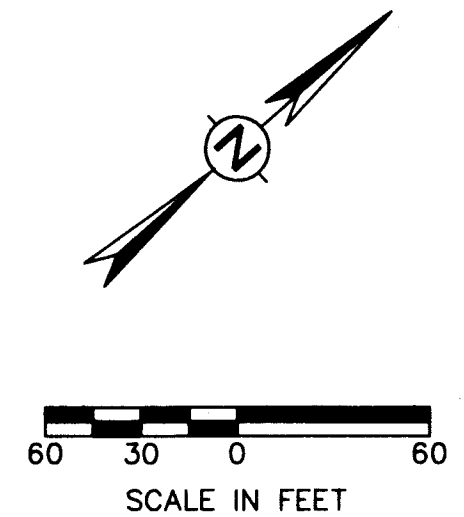


W. VILLA MARIA ROAD

R.O.W. VARRS - 36' PAVEMENT



INSET A
1" = 20'

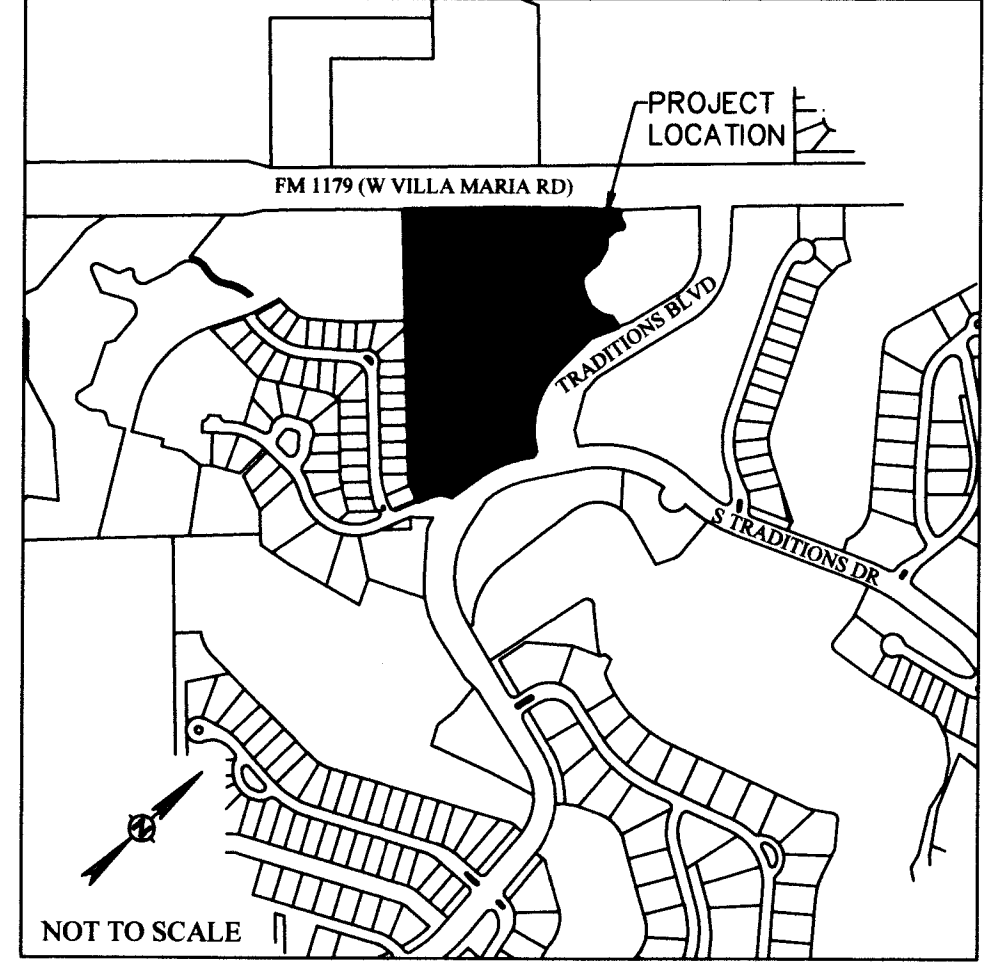
- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREON IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (N: 10207289.050 E: 3541253.110) AND AS ESTABLISHED FROM GPS OBSERVATION, CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194.
 - 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. 4804100285E, EFFECTIVE DATE: MAY 16, 2012.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. 1910, APPROVED BY THE BRYAN CITY COUNCIL MAY 24TH, 2011.
 - 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.
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN 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.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - THE PURPOSE OF THIS REPLAT IS TO ADD COMMON AREA 2 & PUBLIC ACCESS EASEMENT.

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	56.17	S19° 51' 36"W	L18	30.78	S37° 54' 11"W	L35	58.21	S34° 22' 57"E	L62	221.93	N48° 28' 10"W	L129	15.00	S41° 31' 50"W
L2	133.17	S9° 21' 02"W	L19	10.61	S38° 28' 37"E	L36	4.78	S41° 31' 50"W	L63	10.72	S38° 02' 22"E	L130	15.00	S41° 31' 50"W
L3	43.12	S31° 14' 32"W	L20	40.41	S73° 42' 31"E	L37	104.28	S82° 48' 00"W	L64	42.88	S88° 32' 22"E	L131	15.00	S41° 31' 50"W
L4	21.21	S13° 45' 28"E	L21	31.82	S44° 30' 31"E	L38	18.00	S37° 13' 10"E	L65	34.80	S81° 02' 22"E	L132	15.00	S41° 31' 50"W
L5	21.80	S88° 45' 28"E	L22	100.48	N48° 05' 04"E	L39	106.74	N82° 48' 50"E	L66	44.80	N83° 57' 38"E	L133	15.00	S41° 31' 50"W
L6	122.38	S22° 37' 48"W	L23	95.99	N70° 08' 24"W	L40	8.24	N41° 31' 50"E	L67	107.37	N31° 27' 38"E	L134	15.00	S41° 31' 50"W
L7	47.31	S78° 40' 53"E	L24	38.17	N19° 51' 36"E	L41	101.20	S48° 28' 10"E	L68	43.18	N8° 57' 38"E	L135	15.00	S41° 31' 50"W
L8	48.47	N58° 38' 30"E	L25	121.88	N8° 21' 02"E	L42	57.70	S23° 07' 57"E	L69	16.30	N88° 01' 54"W	L136	15.00	S41° 31' 50"W
L9	54.42	N77° 24' 52"E	L26	34.83	N31° 18' 30"E	L43	124.13	S11° 52' 57"E	L70	48.50	S8° 57' 38"W	L137	15.00	S41° 31' 50"W
L10	58.88	S75° 07' 28"E	L27	4.64	N13° 45' 28"W	L44	181.31	S34° 22' 57"E	L71	101.40	S31° 27' 38"W	L138	15.00	S41° 31' 50"W
L11	42.85	S48° 30' 13"E	L28	13.58	N58° 45' 28"W	L45	1.01	S88° 37' 03"W	L72	35.40	S83° 57' 38"W	L139	15.00	S41° 31' 50"W
L12	44.34	S82° 54' 05"E	L29	122.88	N22° 37' 48"E	L46	88.18	S78° 07' 03"W	L73	25.40	N81° 02' 22"W	L140	15.00	S41° 31' 50"W
L13	53.43	S9° 28' 42"E	L30	100.51	S48° 05' 04"W	L47	28.48	S88° 37' 03"W	L74	37.02	N58° 32' 22"W	L141	15.00	S41° 31' 50"W
L14	37.70	S9° 34' 57"W	L31	72.17	S70° 08' 24"E	L48	15.00	S34° 22' 57"E	L75	7.52	N38° 02' 22"W	L142	15.00	S41° 31' 50"W
L15	67.50	S17° 38' 00"E	L32	80.30	S72° 35' 02"W	L49	23.51	N89° 37' 03"E	L76	291.33	N34° 22' 57"W	L143	15.00	S41° 31' 50"W
L16	51.51	S42° 53' 51"E	L33	86.01	N18° 23' 19"W	L50	88.18	N78° 07' 03"E	L77	122.82	N11° 52' 57"W	L144	15.00	S41° 31' 50"W
L17	54.13	S2° 38' 52"W	L34	78.23	N72° 35' 02"E	L51	3.98	N89° 37' 03"E	L78	62.58	N23° 07' 57"W	L145	15.00	S41° 31' 50"W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	364.51	388.88	058°27'08"	188.58	348.85	S30°31'53"E
C2	228.04	524.84	024°52'30"	113.88	228.27	S18°47'47"W
C3	88.28	115.54	047°43'31"	51.14	83.52	S43°44'02"W
C4	100.78	135.54	042°38'31"	52.88	88.48	N41°08'52"E
C5	238.23	544.84	024°52'30"	120.27	234.88	N18°47'47"E
C6	388.28	388.88	058°27'08"	208.52	388.87	S30°31'53"W
C7	248.08	388.88	038°30'47"	128.85	244.87	N40°27'34"W
C8	88.08	388.88	010°08'50"	34.82	88.87	N07°22'44"W

UUL OR VOL. F3
01312539 OR 14331 284

VICINITY MAP



FINAL PLAT

OF

THE TRADITIONS SUBDIVISION

PHASE 19

BLOCK 1, LOT 1 & COMMON AREA 1

REPLAT

THE TRADITIONS SUBDIVISION

PHASE 19

BLOCK 1, LOT 1 & COMMON AREA 1R, 2 & 3

VOL. 13746, PG. 278

THOMAS S. WOOTEN LEAGUE, A-59

BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 60'
JULY 2017

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:

TPBE No. 12327
811 Southwest Pkwy E.
College Station, Texas 77840
(979) 784-3900

Filed for Record in:
BRAZOS COUNTY

On: Oct 27, 2017 at 03:14P

As a
Plat

Document Number: 01312539

Amount: 73.00

Receipt Number - 615818

By:
Mary Garcia

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public Records of:
BRAZOS COUNTY
as stamped hereon by me.
Oct 27, 2017

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	COMMON AREA
	PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
	PROPOSED PRIVATE DRAINAGE EASEMENT
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
	EXISTING PRIVATE DRAINAGE EASEMENT
	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
	PROPERTY CORNER