

10.62 ACRE TRACT

- 1. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (Y:10207269.050; X:3541253.110) AND AS ESTABLISHED BY GPS OBSERVATION.
- 2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE

UNLESS NOTED OTHERWISE

SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOID12B). 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS

NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED

- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED REGULATORY 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
- THE TRACT LIES WITHIN A CALCULATED 100 YEAR
- ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-H), AS DEFINED IN ORDINANCE No. 2464, APPROVED BY THE BRYAN CITY COUNCIL DECEMBER 8, 2020.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LO OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. LANDSCAPE FENCES. STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE FASEMENT.
- DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- 9. DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO SOUTH TRADITIONS DRIVE.
- 10. DISTANCES SHOWN ON CURVES ARE CHORD LENGTH.

b. ENGINEERED FOUNDATION DRAWINGS.

- 11. ALL MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- 12. LOTS WITH 2 FEET OR MORE OF PROPOSED FILL AT A BUILDING FOOTPRINT LOCATION WILL REQUIRE ONE OF THE FOLLOWING: a. A SOILS REPORT SHOWING THAT THE COMPACTION REQUIREMENT OF 95% STANDARD PROCTOR IS MET. OR
- 13. MFF=###' ARE MINIMUM FINISHED FLOOR ELEVATIONS FOR SEWER
- 14. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIMISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATIONS, REPAIR AND MAINTENANCE OF THESE AREAS.
- OF CLUB DRIVE SHALL BE REMOVED AND REPLACED WITH AN EIGHT FOOT MULTI-USE PATH WITH PHASE 36. ALSO, A SHORT PORTION OF EXISTING SIDEWALK LOCATED ON THE SOUTH SIDE OF CLUB DRIVE SHALL BE REMOVED, IN ORDER TO DISCOURAGE MID-BLOCK PEDESTRIAN CROSSINGS.
- 16. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC
- 17. A FLOODPLAIN AND FLOODWAY STUDY WILL BE SUBMITTED WITH THE DEVELOPMENT OF BLOCK 1, LOT 10.

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	10.77'	S42° 02' 06"W	L18	13.95'	S1° 37' 12"E
L2	68.68'	S25° 00' 55"W	L19	29.67'	S42" 03' 55"W
L3	40.68'	S55" 15' 58"W	L 2 0	64.85'	N28° 39' 11"W
L4	100.00'	S16° 50' 40"E	L21	29.67	N42° 03' 55"E
L5	79.79'	N1° 04' 59"E	L22	64.85	S28° 39' 11"E
L6	3.25'	N47° 56' 05"W	L23	0.94	S8* 46' 17"E
L7	20.34'	N41" 10' 12"E	L24	90.06'	N47" 56' 05"W
L8	74.41'	N41° 07' 07"E	L25	57. 98 °	N63° 01' 06"W
L9	84.19'	S36° 25' 01"E	L26	61.10'	N51° 14' 29"W
L10	35.34	S57° 33' 03"E	L27	58.89'	N36° 54' 50"W
L11	106.28	N79° 04' 45"E	L28	80.00	N28° 43' 38"W
L12	70.62	N81° 39' 58"E	L29	129.32	N19" 35' 38"E
L13	70.96'	S75° 07' 15"E	L30	112.35'	S19* 35' 38"W
L14	85.06'	N74° 44' 34"E	L31	64.90'	S77° 47° 16"W
L15	76.08'	N81° 52' 28"E	L32	75. 96'	S28' 39' 11"E
L16	88.40'	S48° 20' 23"E			
L17	43.22'	S57° 57' 21"E			

FINAL PLAT THE TRADITIONS SUBDIVISION PHASE 35

10.62 ACRE PORTION OF THE REMAINDER OF CALLED 36.092 ACRE TRACT 12435/101

> J.H. JONES SURVEY LEAGUE, A-26 BRYAN, BRAZOS, TEXAS 17 LOTS

BLOCK 1, LOTS 1-10

BLOCK 2, LOTS 1-7 **COMMON AREAS 1, 2, 3 & 4**

SCALE 1'' = 60'

MAY 2022

SURVEYOR:

OWNER/DEVELOPER

Traditions Acquisition Partnership LP 4250 S. Traditions Dr Bryan, TX 77807

(979) 704-6395

Nathan Paul Kerr, RPLS No. 6834 Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 268-3195 TBPELS F1RM # 10018500

Kerr Job 21-040

SCHULTZ Engineering 1, 6 TBPE NO. 12327 911 SOUTHWEST PKWY E College Station, Texas 77840 (979) 764-3900

ENGINEER: