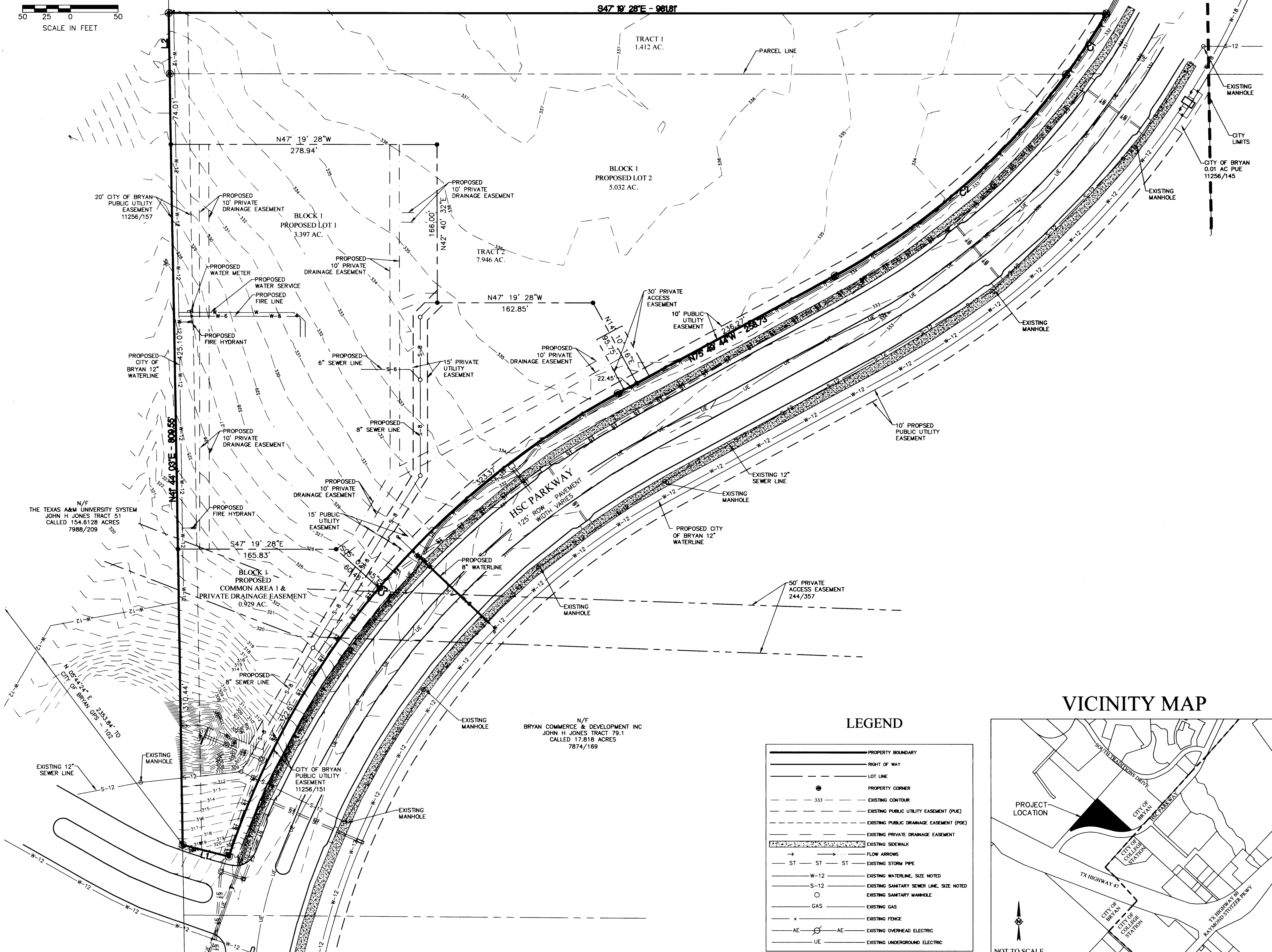


N/F
COLLEGE STATION INVESTORS, LLC
JOHN H. JONES TRACT 56.15
CALLED 21.401 ACRES
13096/153

- NOTES:
1. NORTH ORIENTATION IS BASED ON ROTATING THE SOUTHWEST LINE OF CALLED 21.401 ACRES TO GRID NORTH NAD83 (CORS2011) STATE PLANE CENTRAL ZONE BY UTILIZING GPS METHODS.
 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-BIOCORRIDOR DISTRICT (PD-BC).
 5. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA).

LINE #	LENGTH	DIRECTION
L1	50.02'	N33° 18' 42" W
L2	64.01'	N41° 44' 03" E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	78.64'	737.50'	00°57'14"	38.35'	78.80'	S76°00'31" W
C2	324.18'	737.50'	02°51'08"	184.75'	321.58'	N88°25'18" W
C3	648.81'	862.51'	04°10'01"	341.20'	634.55'	S82°35'15" W



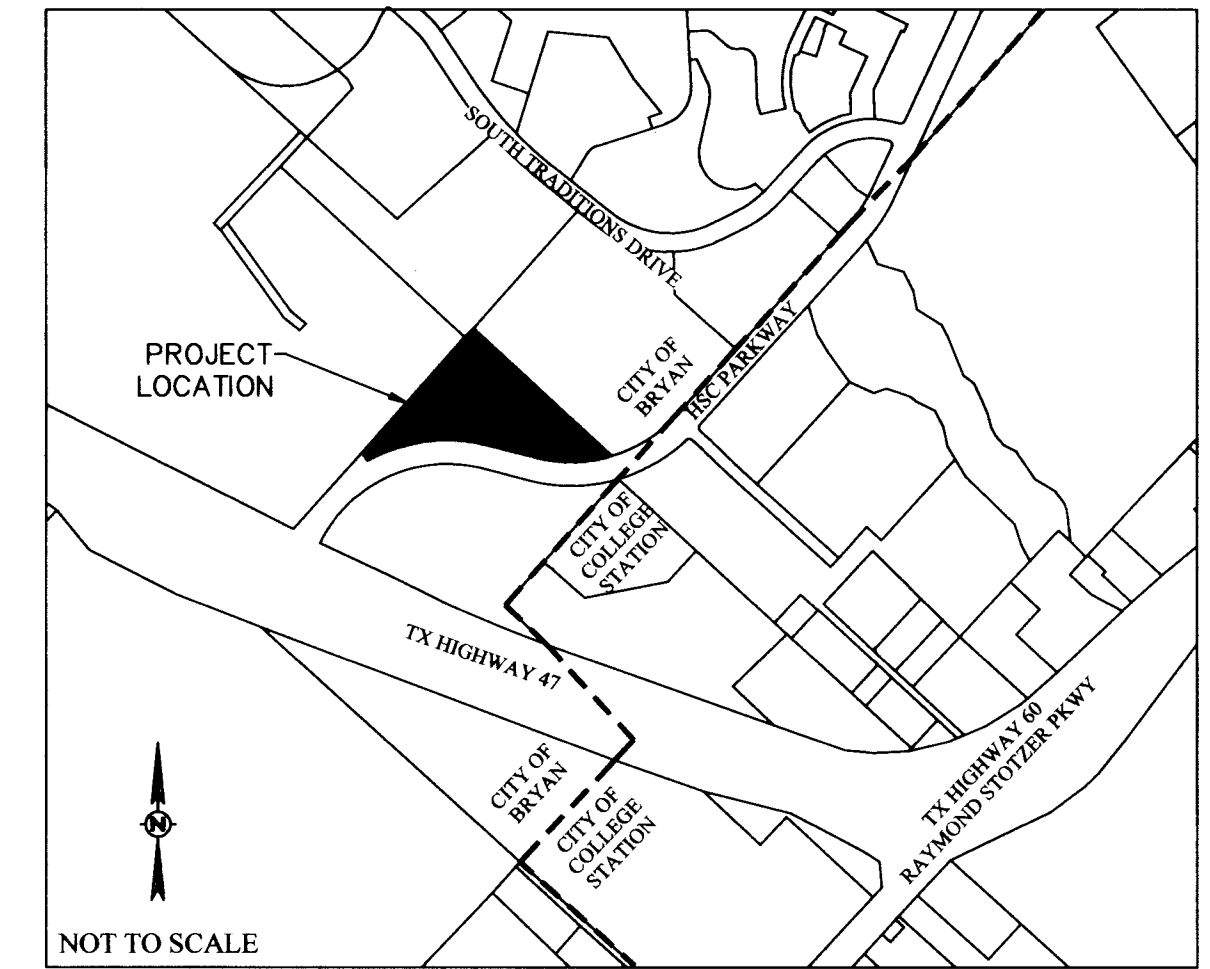
N/F
THE TEXAS A&M UNIVERSITY SYSTEM
JOHN H. JONES TRACT 51
CALLED 154.6128 ACRES
7988/209

N/F
BRYAN COMMERCE & DEVELOPMENT INC
JOHN H. JONES TRACT 79.1
CALLED 17.818 ACRES
7874/169

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPERTY CORNER
	EXISTING CONTOUR
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PRIVATE DRAINAGE EASEMENT
	EXISTING SIDEWALK
	FLOW ARROWS
	EXISTING STORM PIPE
	EXISTING WATERLINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY MANHOLE
	EXISTING GAS
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC

VICINITY MAP



PRELIMINARY PLAN
NOT FOR RECORD

PRELIMINARY PLAN
CAMWEST CROSSING
PHASE 1

9.358 ACRES

JOHN H. JONES LEAGUE, A-26
BRYAN, BRAZOS COUNTY, TEXAS
BLOCK 1, LOTS 1 & 2
COMMON AREA 1

OWNER:

Bryan Commerce &
Development Inc.
PO Box 1000
Bryan, TX 77805

DEVELOPER:

CAMWEST TRADITIONS LP
351 ADRIATIC PKWY
MCKINNEY, TX 75070-5540

SCALE: 1"=50'
FEBRUARY 2018

SURVEYOR:

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

ENGINEER:



TBPE NO. 12327
811 SOUTHWEST PKWY E.
College Station, Texas 77840
...
(979) 764-3900