

LEGEND

—————	PROPERTY BOUNDARY
—————	LOT LINE
●	PROPERTY CORNER
—○—	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- - - - -	EXISTING PUBLIC UTILITY EASEMENT (PUE)
—○—	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- - - - -	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
—○—	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
- - - - -	EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
—————	PROPOSED CURB AND GUTTER
—————	EXISTING SIDEWALK
—ST—	PROPOSED STORM PIPE
—ST—	EXISTING STORM PIPE
⊠	JUNCTION BOX
—W-B—	PROPOSED WATERLINE, SIZE NOTED
—W-B—	EXISTING WATERLINE, SIZE NOTED
⊕	FIRE HYDRANT
⊕	GATE VALVE
—S-B—	PROPOSED SANITARY SEWER LINE, SIZE NOTED
—S-B—	EXISTING SANITARY SEWER LINE, SIZE NOTED
○	PROPOSED SANITARY MANHOLE
○	EXISTING SANITARY MANHOLE
—GAS—	EXISTING GAS
—AE—	EXISTING OVERHEAD ELECTRIC
—UE—	EXISTING UNDERGROUND ELECTRIC
—T—	EXISTING TELECOMMUNICATIONS

LINE TABLE

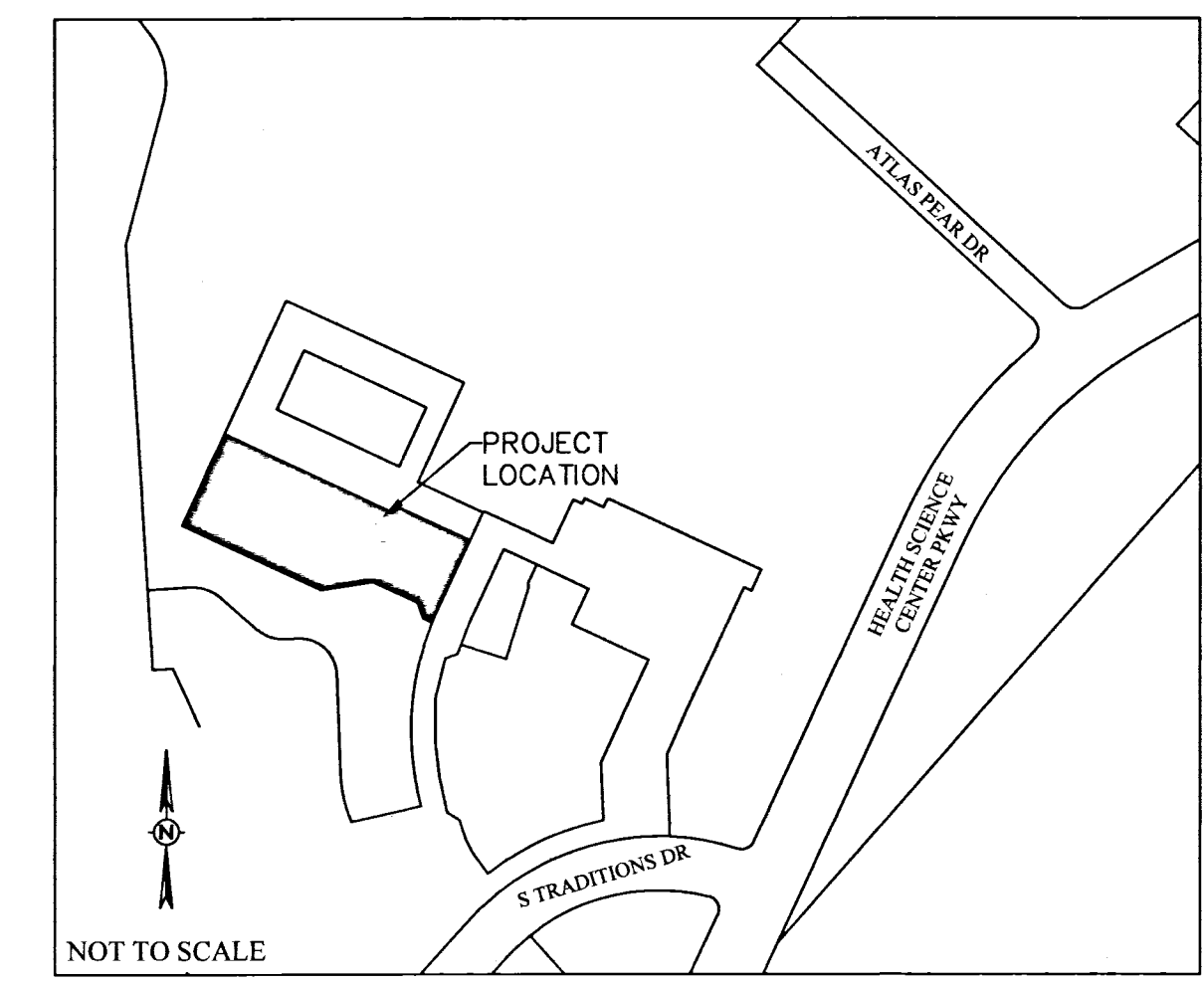
LINE #	LENGTH	DIRECTION
L1	13.50'	N25° 00' 03"E
L2	18.65'	N64° 59' 57"W
L3	31.29'	N19° 59' 57"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	27.38'	532.00'	002°56'57"	13.69'	27.38'	S23°31'34"W

- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN 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.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT MIXED USE (PD-M), ORDINANCE # 2186, APPROVED DECEMBER 6, 2016.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE POA, PROPERTY OWNER'S ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
 - STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE POA.
 - COMMON AREA TRAFFIC EASEMENTS PROVIDE ACCESS TO PROPERTIES WHICH DO NOT HAVE DIRECT FRONTAGE ONTO PUBLIC RIGHT-OF-WAY. ACCESS TO LOTS, SHARED PARKING AREAS AND INTERNAL DRIVEWAYS ARE ENCOMPASSED AND DOCUMENTED BY THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS STATING THE SPECIFIC RIGHTS OF ALL PARTIES AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY; VOLUME 11313, PAGE 1.

VICINITY MAP



**PRELIMINARY PLAN
NOT FOR RECORD**

**PRELIMINARY PLAN
THE TRADITIONS SUBDIVISION
PHASE 33
2.048 ACRES
1 LOT & COMMON AREA 1
J.H. JONES LEAGUE, A-26
BRYAN, BRAZOS COUNTY, TEXAS**

0.393 ACRES - LOT 1, BLOCK 1
1.655 ACRES - COMMON AREA 1, BLOCK 1

OWNER: SCALE: AS SHOWN
AUGUST 2019

Bryan Commerce & Development, Inc.
P.O. Box 1000
Bryan, TX 77805

OWNER/DEVELOPER: Bryan Traditions, LP
2100 Traditions Bl.VD
Bryan, TX 77807

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

ENGINEER: SCHULTZ ENGINEERS, P.C.
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840

(979) 764-3900

SHEET 1 OF 1