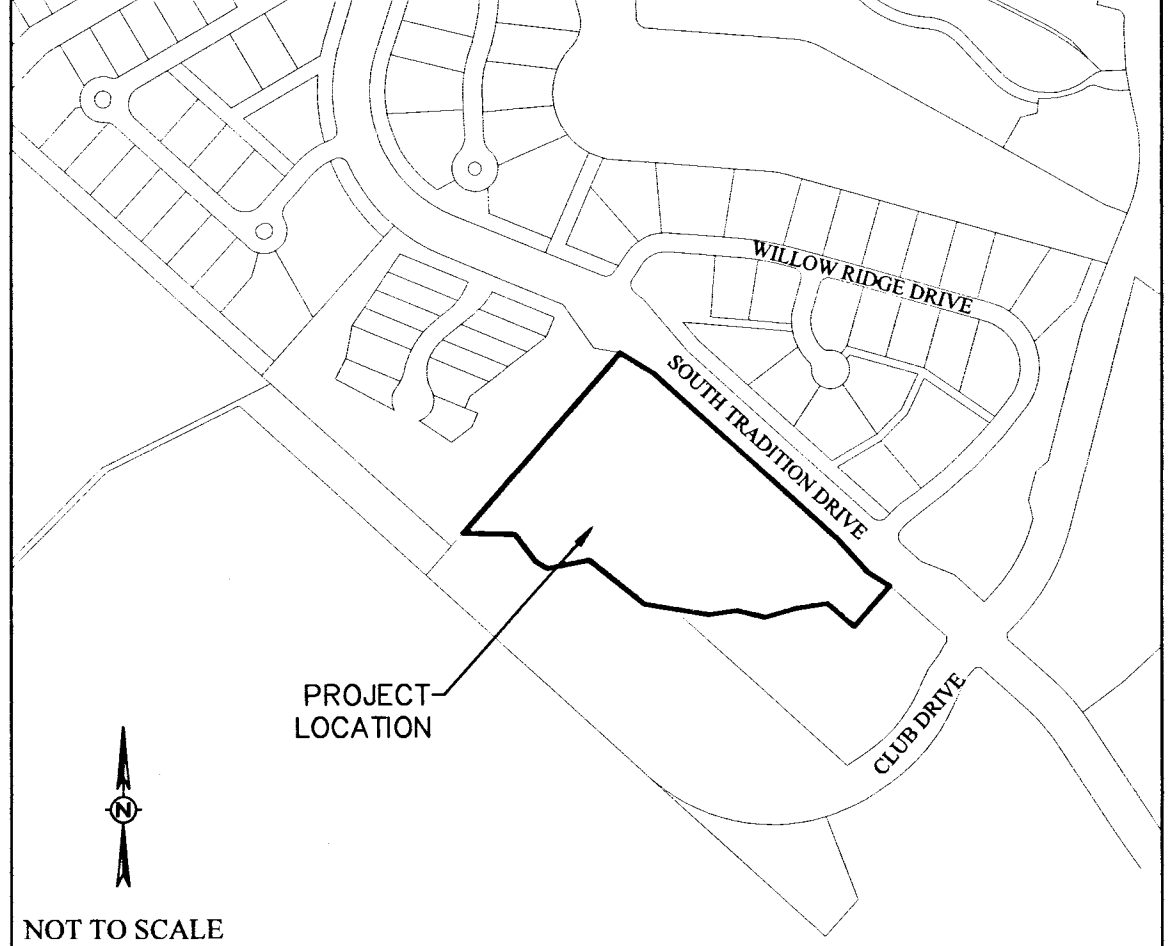


LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPERTY CORNER
- EXISTING CONTOUR
- - - - PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- - - - EXISTING PUBLIC UTILITY EASEMENT (PUE)
- - - - PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- - - - EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- - - - PROPOSED PRIVATE DRAINAGE EASEMENT
- - - - EXISTING PRIVATE DRAINAGE EASEMENT
- - - - PROPOSED CURB AND GUTTER
- - - - EXISTING SIDEWALK
- - - - PROPOSED SIDEWALK
- FLOW ARROWS
- ST — ST — ST STORM PIPE
- JUNCTION BOX
- STORM INLETS
- W-B — EXISTING WATERLINE, SIZE NOTED
- W-B — PROPOSED 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
- P — EXISTING PIPELINE
- GAS — EXISTING GAS
- X — EXISTING FENCE
- AE — AE — EXISTING OVERHEAD ELECTRIC
- UE — EXISTING UNDERGROUND ELECTRIC
- T — EXISTING TELECOMMUNICATIONS

- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - THE TOPOGRAPHY SHOWN IS FROM AERIAL SURVEY DATA.
 - A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M), AS DEFINED IN ORDINANCE NO. 2081, APPROVED BY THE BRYAN CITY COUNCIL DECEMBER 2, 2014.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - FIVE FOOT SIDEWALKS FOUR FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF THE STREETS.
 - DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO SOUTH TRADITIONS DRIVE.
 - CURVE LENGTH SHOWN ARE CHORD LENGTH.
 - ALL MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

VICINITY MAP



Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	203.98'	125.00'	093°29'50"	132.87'	182.09'	S05°37'48"E
C2	186.72'	125.00'	085°35'08"	115.72'	169.84'	N84°49'43"E
C3	122.39'	75.00'	093°29'50"	79.72'	109.25'	S05°37'48"E
C4	112.03'	75.00'	085°35'08"	69.43'	101.90'	N84°49'43"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	25.93'	S57° 57' 21"E
L2	76.08'	S81° 52' 28"W
L3	85.06'	S74° 44' 34"W
L4	70.96'	N75° 07' 15"W
L5	70.62'	S81° 39' 58"W
L6	35.34'	N57° 33' 03"W
L7	35.07'	S3° 25' 22"E
L8	35.48'	S41° 07' 07"W
L9	23.85'	N42° 02' 09"E
L10	35.36'	N87° 02' 09"E
L11	35.36'	N2° 57' 51"W
L12	23.85'	N42° 02' 09"E
L13	33.88'	S41° 07' 07"W
L14	35.64'	S86° 34' 38"W
L15	73.10'	N3° 26' 04"W

**PRELIMINARY PLAN
NOT FOR RECORD**

**PRELIMINARY PLAN
THE TRADITIONS PHASE 34**

8.07 ACRES
 BLOCK 1, LOTS 1, 2 & COMMON AREA 1
 BLOCK 2, LOTS 1 - 9 & COMMON AREAS 2 - 5
 JOHN H. JONES SURVEY, A-26
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: AS SHOWN
SEPTEMBER 2019

OWNER/DEVELOPER: TRADITIONS ACQUISITION PARTNERSHIP LP
4250 S TRADITIONS DR
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
TPBE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900