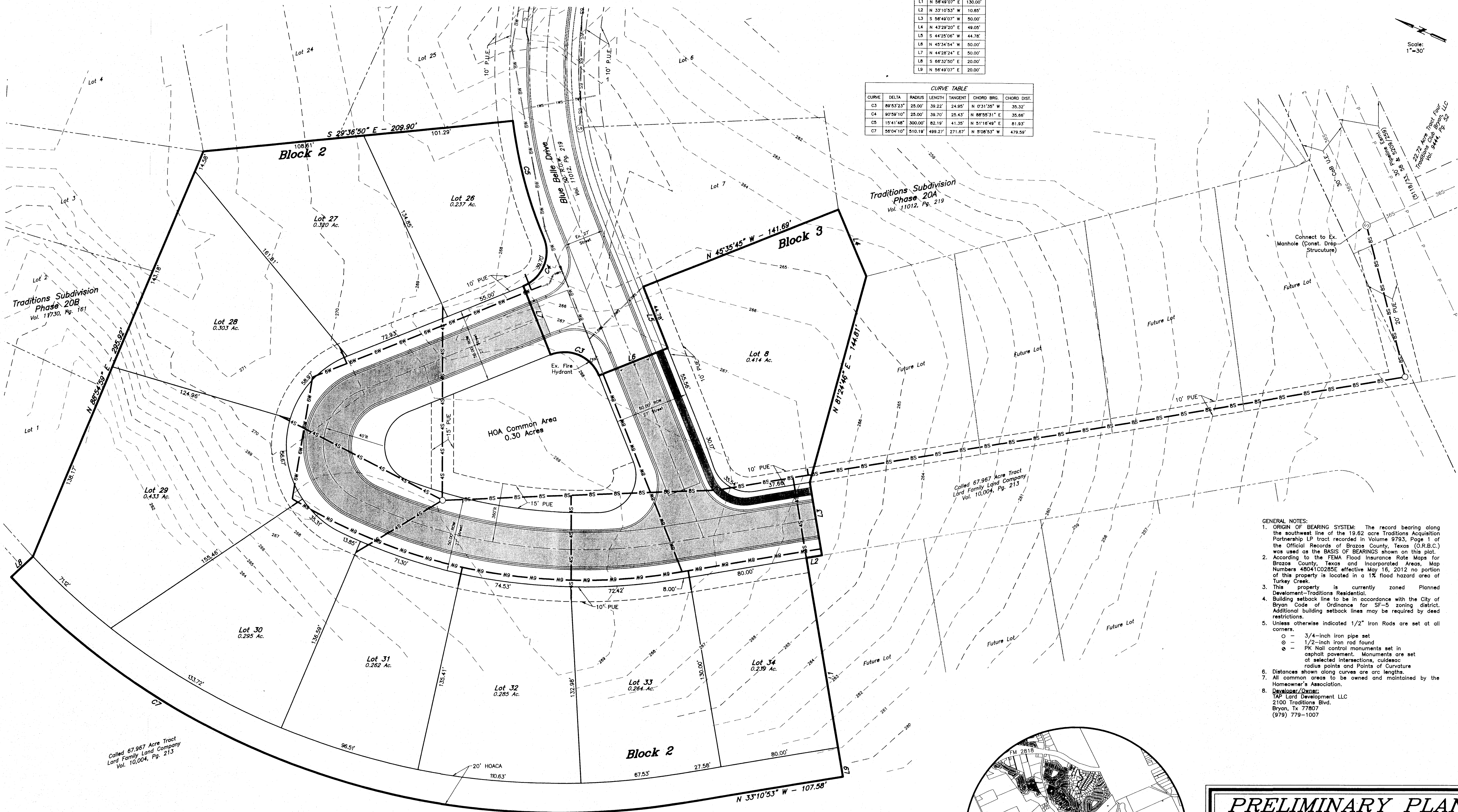


LINE	BEARING	DISTANCE
L1	N 58°49'07" E	130.00'
L2	N 33°10'53" W	10.85'
L3	S 58°49'07" W	50.00'
L4	N 43°29'20" E	49.05'
L5	S 44°25'06" W	44.78'
L6	N 45°34'54" W	50.00'
L7	N 44°28'24" E	50.00'
L8	S 66°32'50" E	20.00'
L9	N 58°49'07" E	20.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C3	89°53'23"	25.00'	39.22'	24.95'	N 0°31'35" W	35.32'
C4	90°59'10"	25.00'	39.70'	25.43'	N 88°55'31" E	35.66'
C5	15°41'48"	300.00'	62.19'	41.35'	N 51°16'49" E	61.93'
C7	56°04'10"	510.19'	499.27'	271.87'	N 9°08'53" W	479.59'

Scale: 1" = 30'



- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: The record bearing along the southwest line of the 19.62 acre Traditions Acquisition Partnership LP tract recorded in Volume 9793, Page 1 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
  - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E effective May 16, 2012 no portion of this property is located in a 1% flood hazard area of Turkey Creek.
  - This property is currently zoned Planned Development-Traditions Residential.
  - Building setback line to be in accordance with the City of Bryan Code of Ordinance for S1-5 zoning district. Additional building setback lines may be required by deed restrictions.
  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - - 3/4-inch iron pipe set
    - ⊙ - 1/2-inch iron rod found
    - ⊙ - PK Nail control monuments set in asphalt pavement. Monuments are set at selected intersections, culdesac radius points and Points of Curvature shown along curves are arc lengths.
  - Distances shown along curves are arc lengths.
  - All common areas to be owned and maintained by the Homeowner's Association.
  - Developer/Owner:  
TAP Land Development LLC  
2100 Traditions Blvd.  
Bryan, Tx 77807  
(979) 779-1007



Vicinity Map

**PRELIMINARY PLAN**

**TRADITIONS SUBDIVISION**

**PHASE 20C-1**

4.24 ACRES

LOTS 26-34, BLOCK 2 & LOT 8, BLOCK 3

THOMAS J. WOOTEN LEAGUE, A-59  
J. H. JONES SURVEY WOOTEN, A-26  
BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2015  
SCALE: 1" = 30'

Developer:  
TAP Land Development, LLC  
2100 Traditions Blvd.  
Bryan, Tx 77807  
(979) 779-1007

Surveyor:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838