

- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS OBSERVATION.
 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 DISTRICT MIXED USE (PD-M).
 5. CURVE LENGTHS SHOWN ARE CHORD LENGTHS.

LEGEND

	EXISTING CONTOUR
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT
	EXISTING PUBLIC UTILITY EASEMENT
	PROPOSED PUBLIC ACCESS EASEMENT
	EXISTING PUBLIC ACCESS EASEMENT
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED

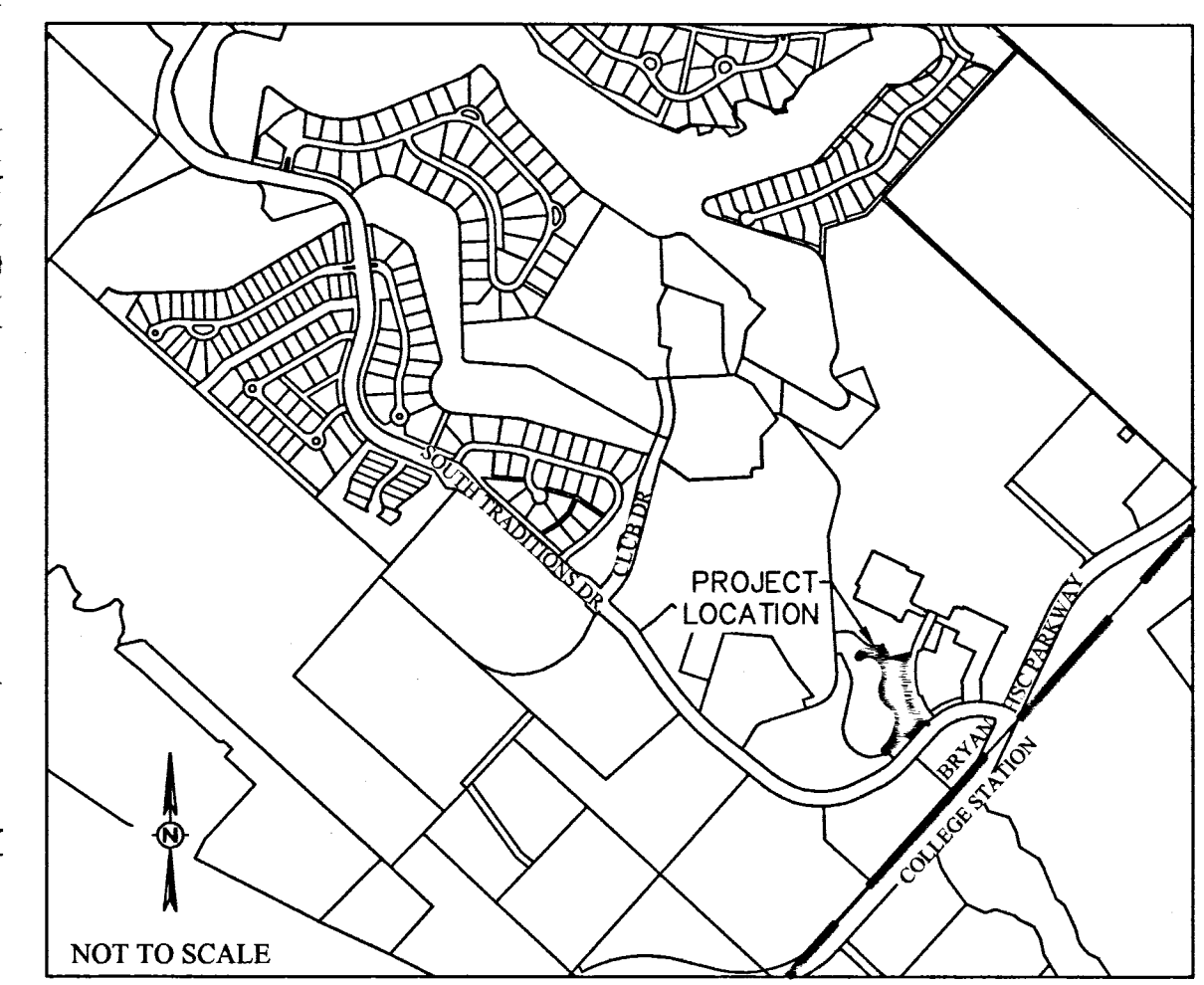
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	25.86'	S12° 25' 48.24\"/>

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	241.15'	532.00'	02°58'14\"/>			

VICINITY MAP



**PRELIMINARY PLAN
NOT FOR RECORD**

**PRELIMINARY PLAN
THE TRADITIONS SUBDIVISION
PHASE 31**

0.83 ACRES - 1 LOT & 1 COMMON AREA

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

PHASE 31: LOT 1 - 0.27 ACRES, COMMON AREA 1 - 0.56 ACRES

OWNER: Bryan Commerce & Development, Inc. P.O. Box 1000 Bryan, TX 77805	SCALE: 1" = 30' FEBRUARY 2016	ENGINEER: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 268-3195
SURVEYOR: Kerr Surveying, LLC	DEVELOPER: Bryan Traditions, LP 2100 Traditions Blvd Bryan, TX 77807	ENGINEER: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 268-3195

TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845

(979) 764-3900
SHEET 1 OF 1