

LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING CONTOUR
- - - PROPOSED LOT LINE
- - - 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 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
- EXISTING SANITARY MANHOLE

LINE TABLE

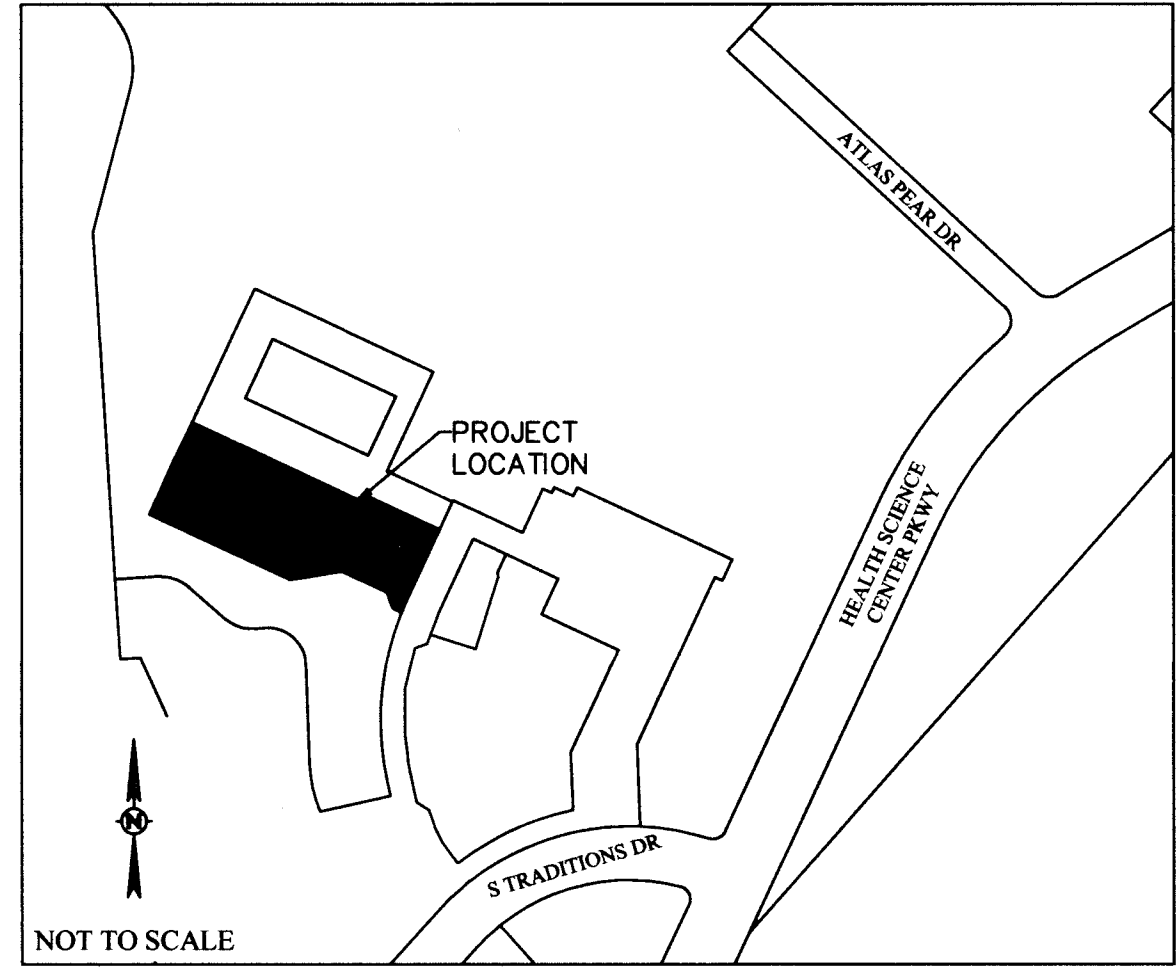
LINE #	LENGTH	DIRECTION
L1	13.50'	S25° 00' 02.89"W
L2	17.94'	N84° 59' 57.31"W
L3	31.28'	N18° 58' 57.31"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	27.38'	532.00'	002°58'57"	13.88'	27.38'	N23°31'34"E

- 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).
 - 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
TRADITIONS PHASE 33
 1.99 ACRES - 1 LOT
 J.H. JONES LEAGUE, A-26
 BRYAN, BRAZOS COUNTY, TEXAS
 PHASE 33: 1.99 ACRES - 1 LOT (1.60 ACRES COMMON AREA)

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

OWNER/DEVELOPER:
 Bryan Traditions, LP
 2100 Traditions Blvd
 Bryan, TX 77807

SCALE: AS SHOWN
 JULY 2017

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

ENGINEER:

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