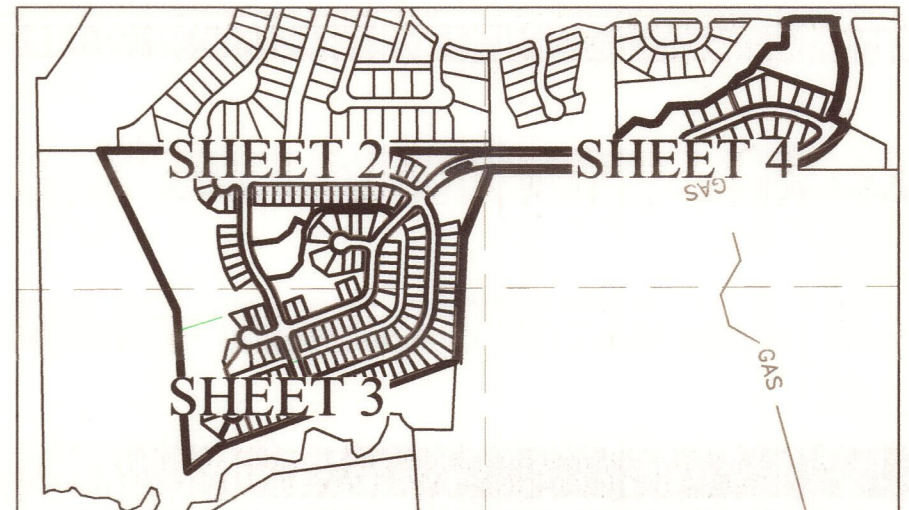


- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE MONUMENT (WITH COORDINATES) OR OPUS REPORT AND ESTABLISHED BY GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010343675865 (CALCULATED USING GED012B).
 - THE TOPOGRAPHY SHOWN IS FROM FIELD AND AERIAL DATA.
 - A 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.
 - ZONING FOR LOT 10 IN BLOCK 1 OF PHASE 35 IS CURRENTLY PLANNED DEVELOPMENT - MIXED USE (PD-M). THIS ORDINANCE WAS APPROVED BY THE BRYAN CITY COUNCIL ON DECEMBER 3, 2014 WITH ORDINANCE NO. 2081. ZONING FOR THE REMAINDER OF THIS TRACT IS PLANNED DEVELOPMENT DISTRICT - HOUSING (PD-H) PER CITY OF BRYAN ORDINANCE. THIS ORDINANCE WAS APPROVED ON _____.
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PD-H ZONING ORDINANCE.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - 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).
 - IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
 - SIDEWALKS AND TRAILS PER THE PD-H ZONING ORDINANCE.
 - A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
 - Pr.D.E. - PRIVATE DRAINAGE EASEMENT



INDEX MAP

**PRELIMINARY PLAN
NOT FOR RECORD**

**MASTER PRELIMINARY PLAN
THE TRADITIONS SUBDIVISION
PHASES 35 - 37**

64.706 ACRES - 166 LOTS
JOHN H JONES LEAGUE, A-26
BRYAN, BRAZOS, TEXAS

PHASE 35: 12.508 ACRES - 17 LOTS (3.431 ACRES COMMON AREA)
PHASE 36: 34.604 ACRES - 74 LOTS (18.450 ACRES COMMON AREA)
PHASE 37: 17.593 ACRES - 75 LOTS (3.807 ACRES COMMON AREA)

OWNER:
BRYAN COMMERCE &
DEVELOPMENT INC
P.O. BOX 1090
BRYAN, TX 77845
(979) 209-5130

SCALE: 1" = 150'
NOVEMBER 2020

SURVEYOR:
Brad Kerr, RPLS No. 4502

ENGINEER:
SCHULTZ

OWNER/DEVELOPER:
TRADITIONS ACQUISITION
PARTNERSHIP LP
4250 S TRADITIONS DR
BRYAN, TX 77807
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TPBE No. 12327
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

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

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	EXISTING CONTOUR
	LOT LINE
	ADJACENT PROPERTY LOT LINE
	PHASE LINE
	PROPERTY CORNER
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	EXISTING FLOODPLAIN
	EXISTING FLOODWAY ZONE AE
	PROPOSED CURB AND GUTTER
	CULVERT PIPES
	EXISTING OVERHEAD ELECTRIC
	5' SIDEWALK
	8' TRAIL

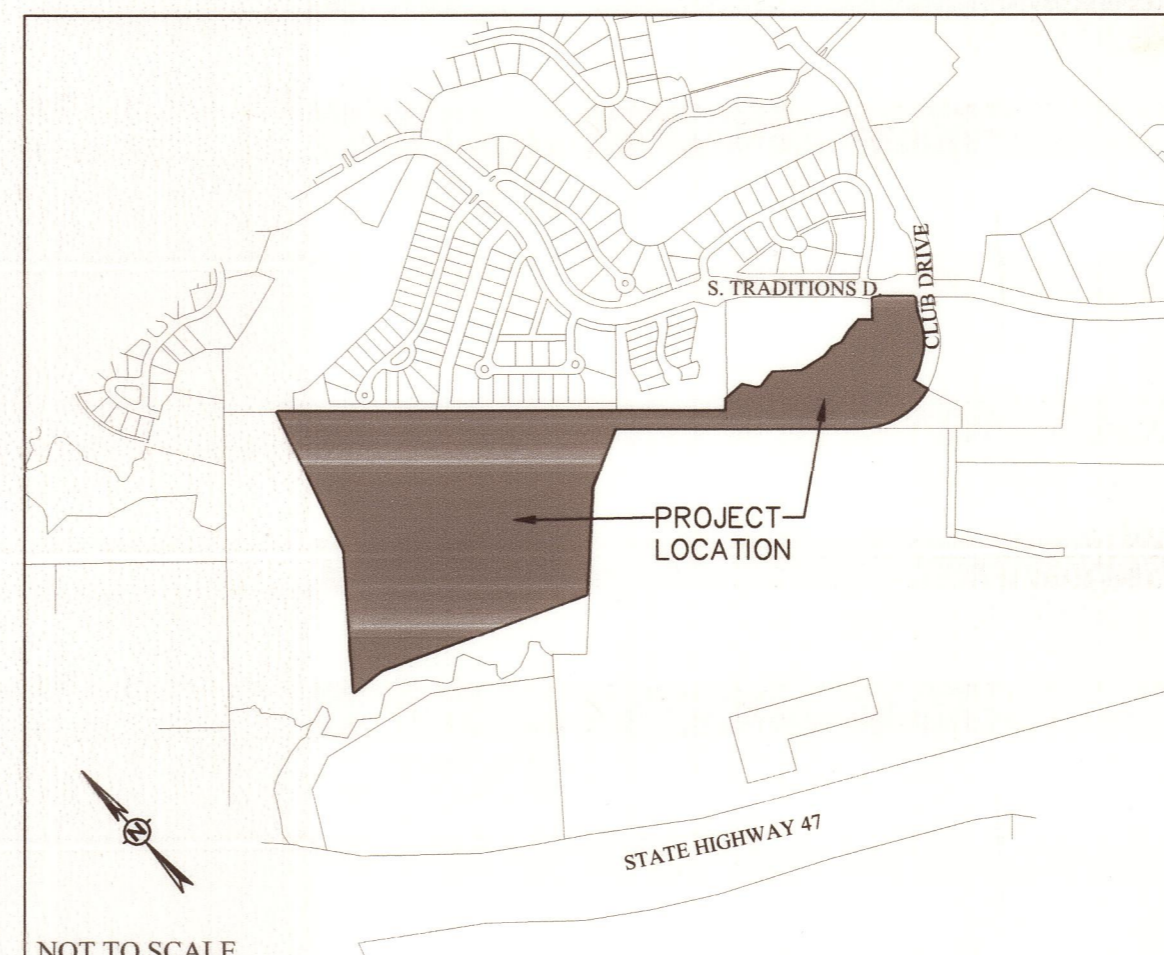
Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	74.28'	250.00'	017°01'11"	37.41'	73.99'	S33°31'31"W
C2	200.63'	380.00'	030°10'03"	102.71'	198.31'	S40°08'27"W
C3	118.65'	380.00'	017°53'22"	59.81'	118.17'	S84°12'39"W

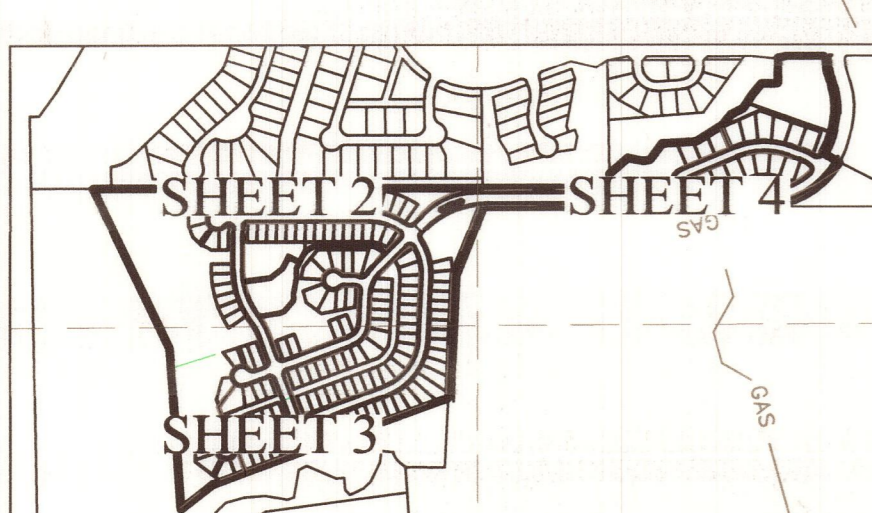
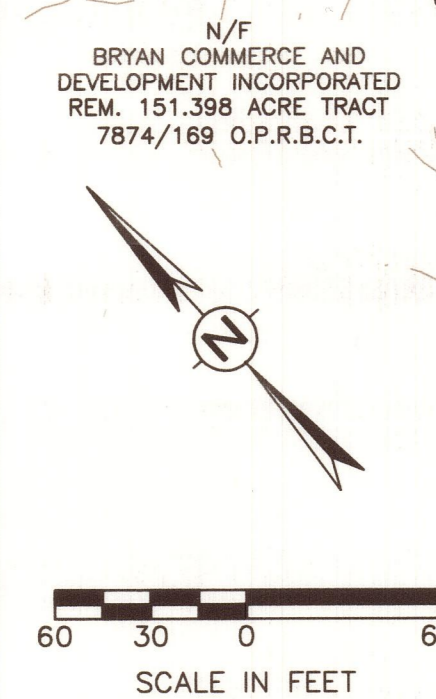
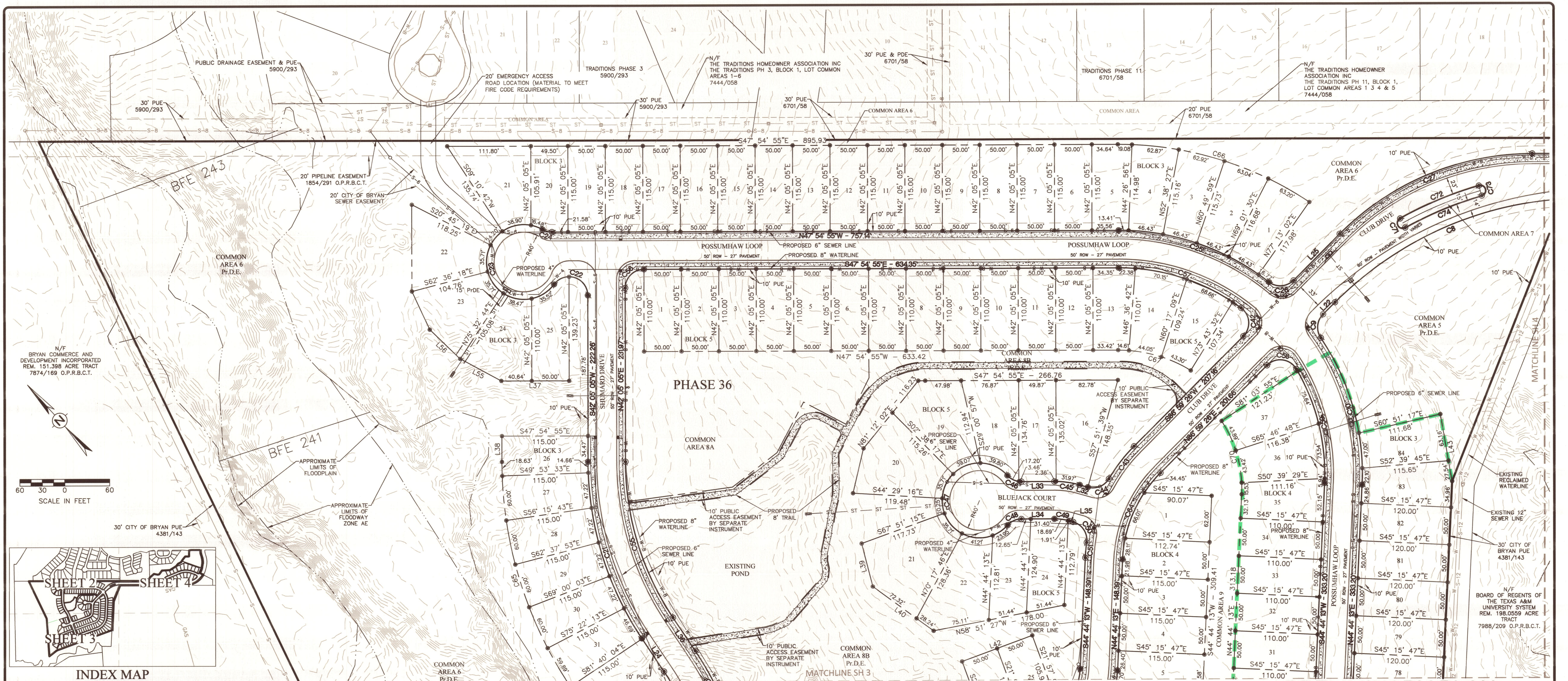
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	74.41'	N41° 07' 07"E
L2	126.58'	S89° 22' 28"E
L3	84.19'	S36° 25' 01"E
L4	35.34'	S57° 33' 03"E
L5	106.28'	N79° 04' 45"E
L6	176.37'	S51° 10' 48"E
L7	162.23'	S80° 19' 08"E
L8	70.62'	N81° 39' 08"E
L9	70.96'	S75° 07' 15"E
L10	85.06'	N74° 44' 34"E
L11	76.08'	N81° 52' 28"E
L12	86.40'	S48° 20' 23"E
L13	136.23'	N41° 39' 37"E
L14	43.22'	S57° 57' 21"E
L15	198.86'	S47° 57' 51"E
L16	13.95'	81° 37' 12"E
L18	68.68'	S25° 00' 55"W
L19	40.68'	S55° 15' 58"W
L21	212.11'	N85° 54' 20"W

VICINITY MAP



NOT TO SCALE



Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	74.26	250.00	017°01'11"	37.41	73.99	S33°13'31"W
C2	200.63	380.00	030°15'03"	102.71	198.31	S40°08'27"W
C3	118.65	380.00	017°53'22"	58.81	118.17	S64°12'39"W
C4	483.52	480.00	058°54'35"	271.07	472.07	N77°23'22"W
C5	460.33	476.15	059°00'07"	266.40	468.65	S77°28'09"E
C6	15.30	530.00	001°39'13"	7.65	15.30	S47°06'29"E
C7	13.56	470.00	001°39'13"	6.78	13.56	S47°06'29"E
C8	369.75	470.00	045°04'29"	185.04	360.29	S70°28'20"E
C9	34.35	25.00	078°43'11"	20.51	31.71	N47°37'50"E
C10	206.85	325.00	036°27'59"	107.06	203.37	N26°30'14"E
C11	381.26	325.00	087°12'48"	215.88	359.77	N78°20'37"E
C12	21.03	25.00	048°11'23"	11.18	20.41	N87°51'20"E
C13	241.19	50.00	276°22'46"	44.72	66.67	S21°57'01"W
C14	21.03	25.00	048°11'23"	11.18	20.41	N43°57'18"W
C15	39.27	25.00	080°00'00"	25.00	35.36	S86°57'01"W
C16	39.27	25.00	080°00'00"	25.00	35.36	S23°02'59"E
C17	216.63	50.00	250°31'44"	70.71	81.65	S57°12'53"W
C18	30.77	25.00	070°31'44"	17.88	28.87	N32°47'07"W
C19	39.27	25.00	080°00'00"	25.00	35.36	S86°57'01"W
C20	88.13	375.00	013°37'05"	44.78	88.92	S10°08'28"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C21	250.36	425.00	033°45'09"	128.93	246.76	S25°12'30"W
C22	62.57	25.00	143°24'05"	75.60	47.47	S29°36'58"E
C23	229.80	50.00	263°19'40"	56.19	74.71	S30°20'50"W
C24	13.06	25.00	029°55'35"	6.88	12.91	N32°57'08"W
C25	216.08	325.00	038°09'24"	112.19	212.10	N28°52'13"W
C26	36.30	25.00	083°11'03"	22.19	33.19	N51°25'03"W
C27	285.97	363.50	045°04'29"	150.84	278.85	N70°28'20"E
C28	15.30	530.00	001°39'13"	7.65	15.30	N47°06'29"E
C29	13.56	470.00	001°39'13"	6.78	13.56	N47°06'29"E
C30	39.27	25.00	090°00'00"	25.00	35.36	S87°03'55"W
C31	88.39	75.00	067°31'43"	50.14	83.37	S79°49'47"W
C32	309.71	425.00	041°45'10"	162.09	302.90	N49°31'47"W
C33	68.89	225.00	017°32'34"	34.72	68.62	N19°52'55"W
C34	40.74	25.00	083°22'33"	26.52	36.38	N57°47'54"W
C35	15.64	380.00	002°21'29"	7.82	15.84	S74°20'05"W
C36	42.34	25.00	087°02'31"	28.28	37.46	S41°44'59"W
C37	303.58	416.15	041°47'40"	158.89	296.88	N88°49'55"W
C38	39.27	25.00	090°00'00"	25.00	35.36	N20°56'05"W
C39	29.48	25.00	067°31'43"	16.71	27.79	N75°49'47"E
C40	273.27	375.00	041°45'10"	143.02	267.27	S49°31'47"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C41	66.83	175.00	021°52'54"	33.83	66.43	S17°42'44"E
C42	42.94	25.00	088°24'14"	28.96	47.47	S37°47'19"W
C43	54.83	225.00	013°57'48"	27.55	54.70	S80°00'33"W
C44	32.85	25.00	074°49'59"	19.13	30.38	N69°33'21"W
C45	34.42	125.00	015°46'34"	17.32	34.31	N40°01'38"W
C46	241.19	50.00	276°22'46"	44.72	66.67	S42°05'05"W
C47	21.03	25.00	048°11'23"	11.18	20.41	N23°48'14"W
C48	21.03	25.00	048°11'23"	11.18	20.41	S72°00'37"E
C49	20.65	75.00	015°46'34"	10.39	20.59	S40°01'38"E
C50	35.80	25.00	082°02'48"	21.75	32.82	S80°53'02"W
C51	20.30	225.00	005°10'13"	10.16	20.30	S47°19'20"W
C52	87.98	75.00	067°12'48"	49.84	83.02	S78°20'20"E
C53	39.27	25.00	080°00'00"	25.00	35.36	N23°02'58"W
C54	101.01	425.00	013°37'05"	50.75	100.78	N19°08'28"E
C55	220.91	375.00	033°45'09"	113.76	217.73	N25°12'30"E
C56	39.27	25.00	080°00'00"	25.00	35.36	N87°05'05"E
C57	175.20	275.00	036°30'07"	90.69	172.25	S29°39'52"E
C58	43.69	25.00	104°42'20"	32.41	39.59	S40°39'25"E
C59	158.59	275.00	033°02'28"	81.57	156.40	S28°12'58"W
C60	322.60	275.00	067°12'48"	182.78	304.42	S78°20'37"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C61	39.27	25.00	090°00'00"	25.00	35.36	N22°02'59"W
C62	42.94	25.00	090°00'00"	25.00	35.36	N68°57'01"E
C63	146.64	125.00	067°12'48"	83.07	138.37	N78°20'37"E
C64	129.68	175.00	042°15'13"	67.82	126.15	N69°33'21"W
C65	318.67	540.00	033°48'45"	164.13	314.07	N29°10'42"E
C66	271.31	460.00	033°47'35"	139.73	267.39	S31°01'08"E
C67	120.16	185.00	031°38'27"	52.42	100.87	N32°05'41"W
C68	146.64	125.00	067°12'48"	83.07	138.37	S78°20'37"W
C69	193.56	165.00	067°12'48"	106.65	182.65	N78°20'37"E
C70	103.10	165.00	035°48'08"	53.30	101.43	N28°50'08"E
C71	21.99	7.00	180°00'00"	INFINITY	14.00	N13°04'25"E
C72	114.22	507.00	012°54'30"	57.35	113.98	S70°28'20"E
C73	21.99	7.00	180°00'00"	INFINITY	14.00	S29°58'55"W
C74	111.07	493.00	012°54'30"	55.77	110.83	N70°28'20"W

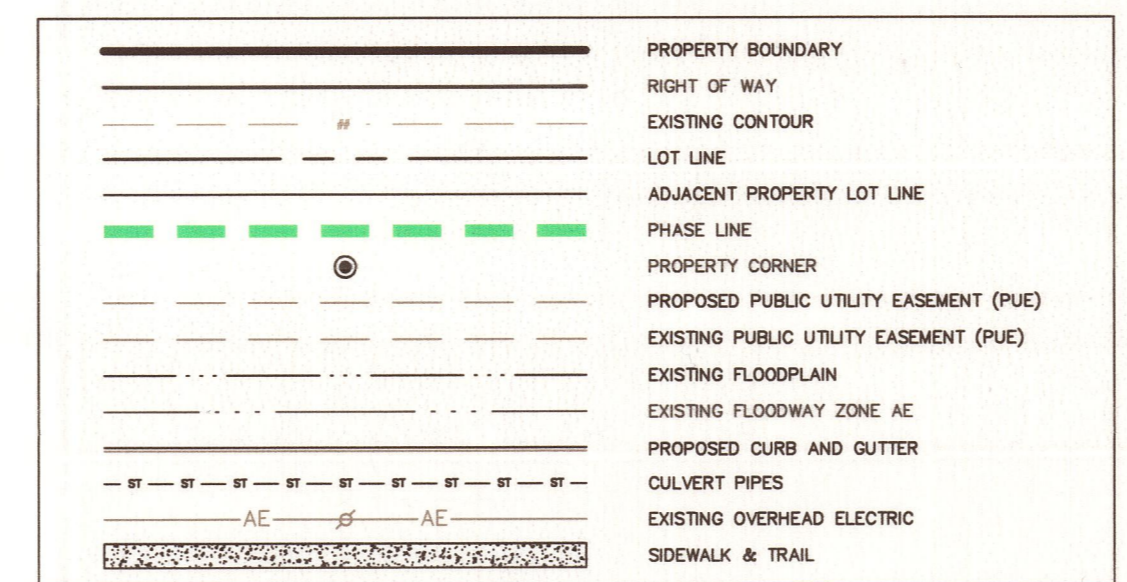
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	74.41	N41° 07' 07"E
L2	126.58	S89° 22' 26"E
L3	84.19	S36° 25' 01"E
L4	34.34	S57° 33' 03"E
L5	106.28	N79° 04' 45"E
L6	176.37	S51° 10' 48"E
L7	182.23	S80° 19' 58"E
L8	70.62	N81° 39' 58"E
L9	70.98	S75° 07' 15"E
L10	85.06	N74° 44' 34"E
L11	76.08	N81° 52' 28"E
L12	88.40	S48° 20' 23"E
L13	136.23	N41° 39' 37"E
L14	43.22	S57° 57' 21"E
L15	198.88	S47° 57' 51"E
L16	13.95	S1° 37' 12"E
L17	10.77	S42° 02' 06"W
L18	88.68	S25° 05' 55"W
L19	40.88	S55° 15' 58"W
L20	100.00	S18° 50' 40"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L21	212.11	N85° 54' 20"W
L22	126.58	S89° 22' 26"E
L23	61.92	N68° 02' 59"W
L24	53.30	S61° 19' 56"W
L25	87.36	S86° 56' 28"W
L26	2.78	N47° 56' 00"W
L27	29.67	S42° 03' 55"W
L28	64.85	N28° 39' 11"W
L29	29.67	N42° 03' 55"E
L30	64.85	S28° 39' 11"E
L31	94.81	S6° 46' 17"E
L32	11.24	N32° 06' 21"W
L33	44.05	N47° 54' 55"W
L34	44.05	S47° 54' 55"E
L35	4.94	S32° 06' 21"E
L36	53.35	N8° 19' 56"E
L37	90.64	N47° 54' 55"W
L38	34.47	N42° 06' 05"E
L39	100.96	N11° 51' 21"W
L40	100.00	S68° 02' 59"E

LEGEND



PRELIMINARY PLAN NOT FOR RECORD

MASTER PRELIMINARY PLAN THE TRADITIONS SUBDIVISION

PHASES 35 - 37
64.706 ACRES - 166 LOTS

JOHN H JONES LEAGUE, A-26
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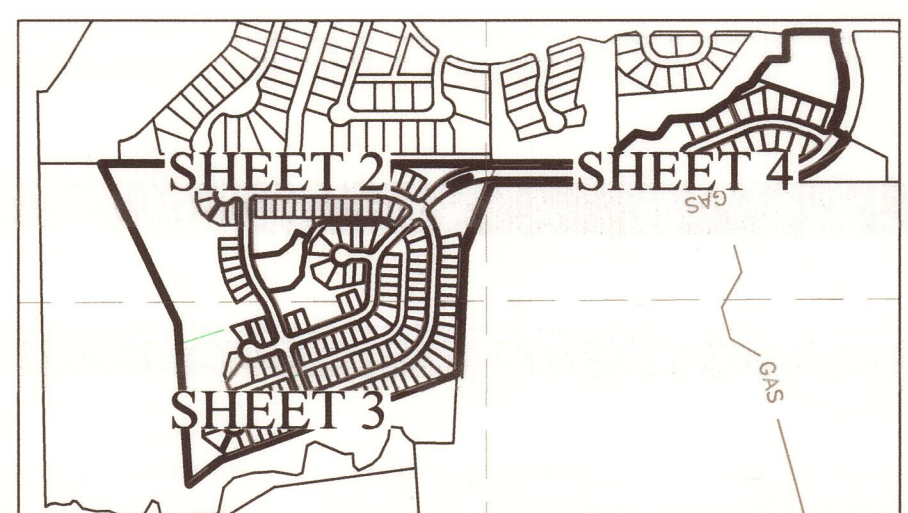
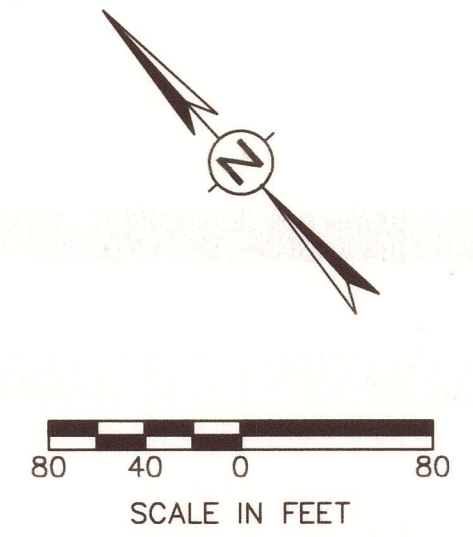
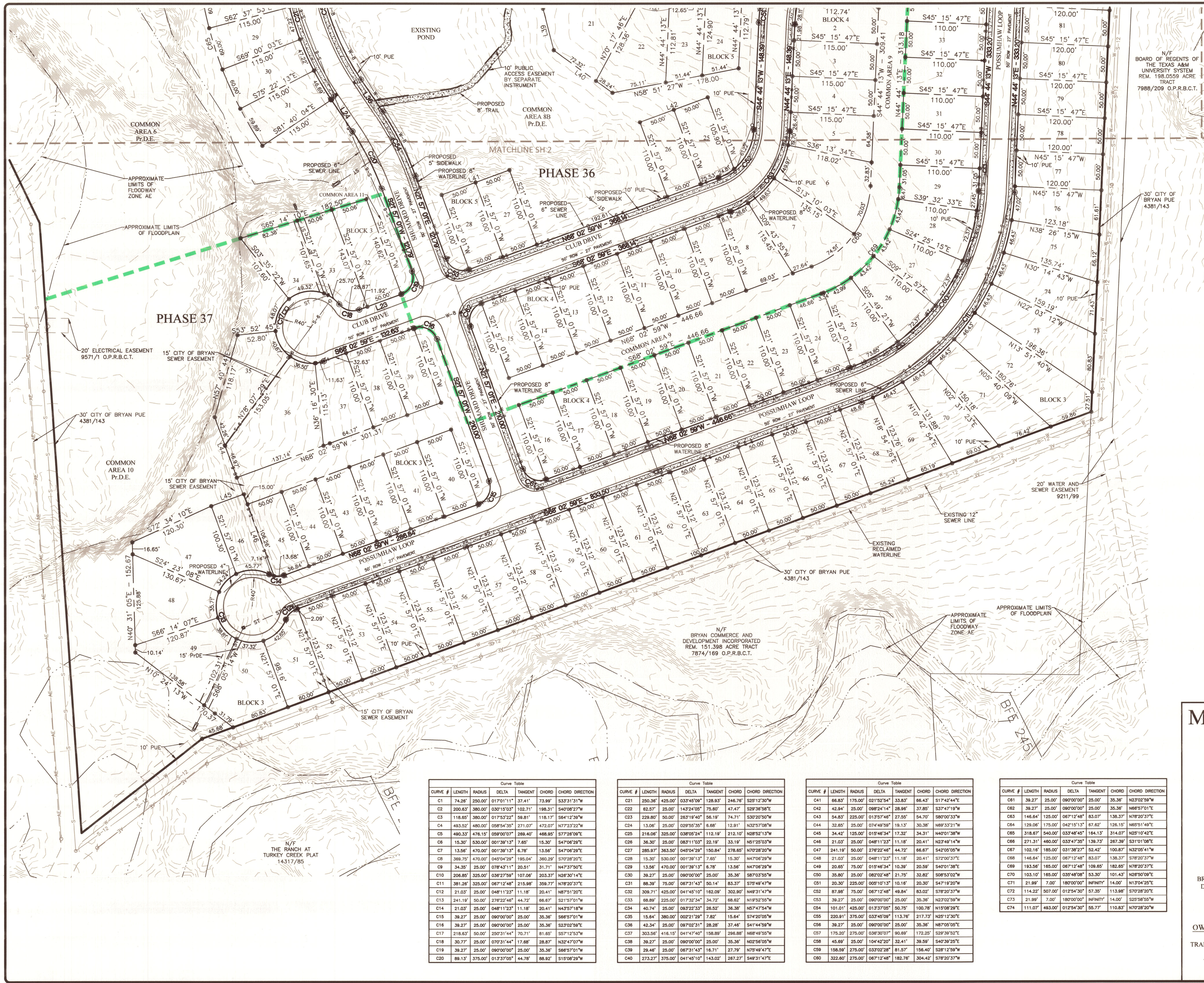
ENGINEER:

SCHULTZ
TBP# NO. 12327
450 S. TRADITIONS DR.
BRYAN, TX 77807
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SHEET 2 OF 5



INDEX MAP

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	74.41'	N41° 07' 07"E
L2	126.58'	S89° 22' 28"E
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L12	86.40'	S48° 20' 23"E
L13	136.23'	N41° 39' 37"E
L14	43.22'	S87° 57' 21"E
L15	188.88'	S47° 57' 51"E
L16	13.95'	S1° 37' 12"E
L17	10.77'	S42° 02' 08"W
L18	66.68'	S25° 03' 55"W
L19	40.68'	S55° 15' 58"W
L20	100.00'	S16° 50' 40"E

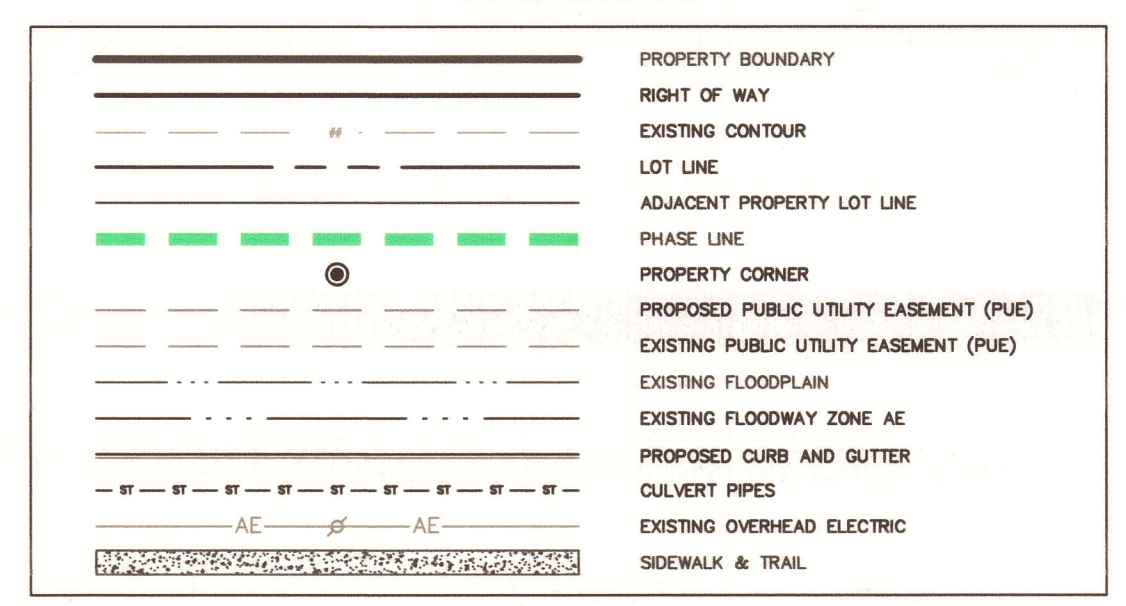
LINE TABLE

LINE #	LENGTH	DIRECTION
L21	212.11'	N85° 54' 30"W
L22	22.55'	N86° 59' 28"E
L23	61.92'	N88° 02' 59"W
L24	53.35'	S8° 19' 56"W
L25	87.36'	S86° 59' 28"W
L26	2.78'	N47° 56' 05"W
L27	29.67'	S42° 03' 50"W
L28	64.85'	N28° 39' 11"W
L29	29.67'	N42° 03' 50"E
L30	64.85'	S28° 39' 11"E
L31	0.94'	S8° 46' 17"E
L32	11.24'	N32° 08' 21"W
L33	44.05'	N47° 54' 55"W
L34	44.05'	S47° 54' 55"E
L35	4.94'	S32° 08' 21"E
L36	53.35'	N8° 19' 56"E
L37	80.64'	N47° 54' 55"W
L38	34.47'	N42° 03' 50"E
L39	100.58'	N11° 51' 21"W
L40	100.00'	S88° 02' 59"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L41	100.00'	S88° 02' 59"E
L42	100.00'	S88° 02' 59"E
L43	80.70'	S32° 12' 57"W
L44	89.23'	N21° 57' 01"E
L45	48.22'	S88° 02' 59"E
L46	121.28'	N21° 57' 01"E
L47	85.58'	S19° 35' 38"W
L48	90.06'	N47° 56' 05"W
L49	171.78'	N70° 24' 22"W
L50	57.98'	N63° 01' 08"W
L51	61.10'	N51° 14' 29"W
L52	56.89'	N36° 54' 50"W
L53	80.00'	N28° 43' 38"W
L54	61.35'	N65° 28' 28"E
L55	62.51'	N19° 41' 23"W
L56	56.24'	N3° 55' 11"W
L57	56.31'	N17° 09' 49"E

LEGEND



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911 SOUTHWEST PKWY E.
COLLEGE STATION, TEXAS 77840
(979) 764-3900
SHEET 3 OF 5

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	74.26'	250.00'	01°10'11"	37.41'	73.99'	S33°31'31"W
C2	200.63'	380.00'	03°01'03"	102.71'	198.31'	S40°08'27"W
C3	118.65'	380.00'	01°17'52"	59.81'	118.17'	S64°12'39"W
C4	493.52'	480.00'	08°54'35"	271.07'	472.07'	N77°23'22"W
C5	490.33'	476.15'	09°00'07"	268.40'	468.95'	S77°28'09"E
C6	15.30'	530.00'	00°13'01"	7.65'	15.30'	S47°06'29"E
C7	13.56'	470.00'	00°13'01"	6.78'	13.56'	S47°06'29"E
C8	369.75'	470.00'	04°04'29"	195.04'	360.29'	S70°28'20"E
C9	34.35'	25.00'	07°43'11"	20.51'	31.71'	N47°57'50"E
C10	206.85'	325.00'	03°27'58"	107.06'	203.37'	N26°30'14"E
C11	381.26'	325.00'	06°12'48"	215.98'	358.77'	N78°20'37"E
C12	21.03'	25.00'	04°11'23"	11.18'	20.41'	N87°51'20"E
C13	241.19'	50.00'	27°22'48"	44.72'	66.67'	S21°03'01"W
C14	21.03'	25.00'	04°11'23"	11.18'	20.41'	N87°51'20"E
C15	241.19'	50.00'	27°22'48"	44.72'	66.67'	S21°03'01"W
C16	21.03'	25.00'	04°11'23"	11.18'	20.41'	N87°51'20"E
C17	241.19'	50.00'	27°22'48"	44.72'	66.67'	S21°03'01"W
C18	21.03'	25.00'	04°11'23"	11.18'	20.41'	N87°51'20"E
C19	241.19'	50.00'	27°22'48"	44.72'	66.67'	S21°03'01"W
C20	21.03'	25.00'	04°11'23"	11.18'	20.41'	N87°51'20"E

Curve Table

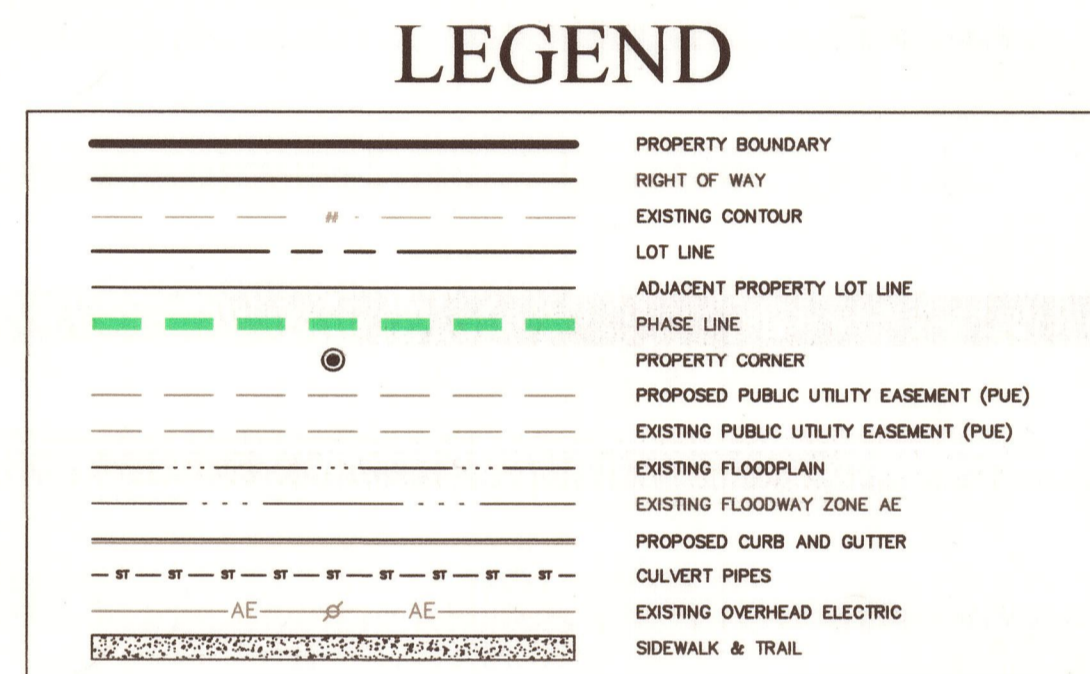
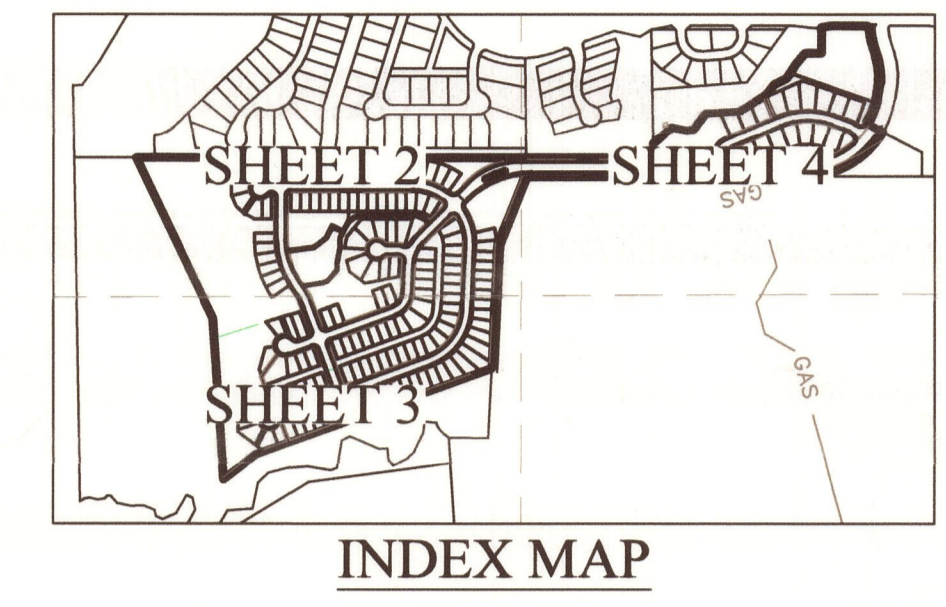
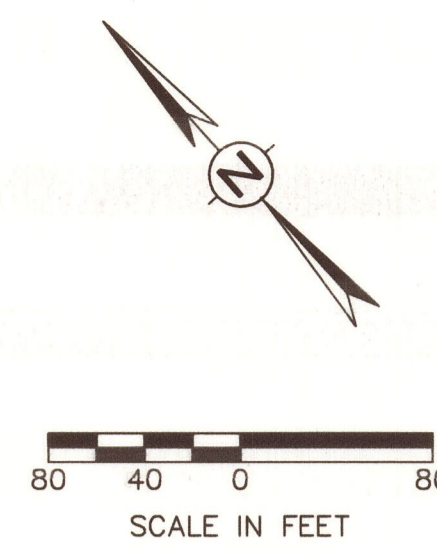
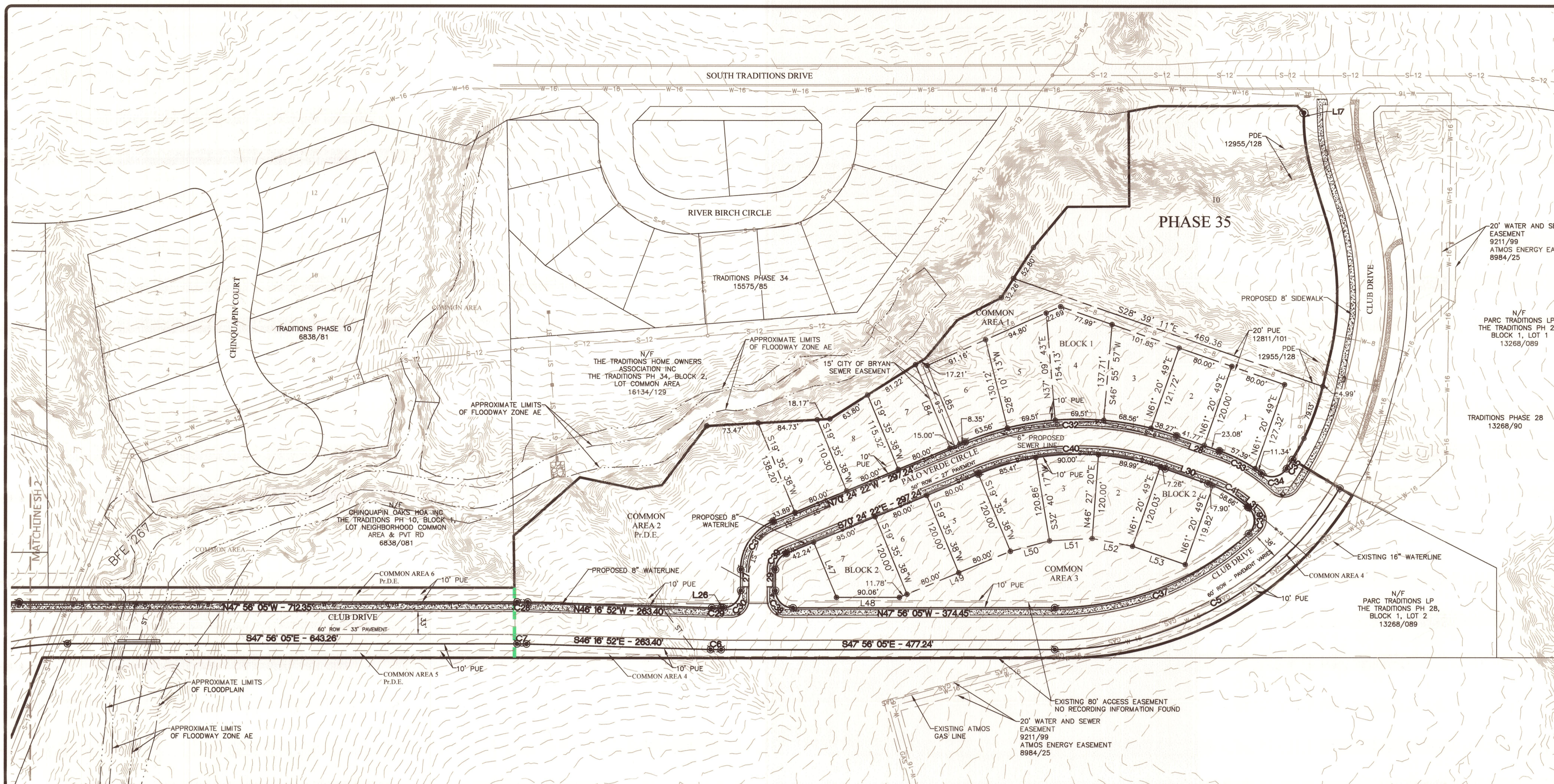
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C21	250.36'	425.00'	02°19'54"	128.93'	246.78'	S25°12'30"W
C22	62.57'	25.00'	14°32'05"	75.60'	47.47'	S29°36'58"E
C23	229.80'	50.00'	26°19'40"	56.19'	74.71'	S30°20'50"W
C24	13.06'	25.00'	02°55'35"	6.88'	12.91'	N32°52'08"W
C25	216.08'	325.00'	03°05'24"	112.19'	212.10'	N28°52'13"W
C26	36.30'	25.00'	08°31'03"	22.19'	33.19'	N51°25'03"W
C27	285.97'	363.50'	04°04'29"	150.84'	278.65'	N70°28'20"W
C28	15.30'	530.00'	00°13'01"	7.65'	15.30'	N47°06'29"W
C29	13.56'	470.00'	00°13'01"	6.78'	13.56'	N47°06'29"W
C30	39.27'	25.00'	09°00'00"	25.00'	35.36'	S87°03'55"W
C31	88.39'	75.00'	06°31'43"	50.14'	83.37'	S75°49'47"W
C32	309.71'	425.00'	04°14'51"	162.00'	302.80'	N49°31'47"W
C33	68.89'	225.00'	07°22'34"	34.72'	68.62'	N49°32'58"W
C34	40.74'	25.00'	08°22'33"	26.56'	36.38'	N57°47'54"W
C35	15.64'	380.00'	00°21'08"	7.82'	15.64'	S74°20'08"W
C36	42.34'	25.00'	09°02'31"	28.28'	37.46'	S41°44'58"W
C37	303.58'	416.15'	04°17'40"	158.89'	298.88'	N88°49'58"W
C38	39.27'	25.00'	09°00'00"	25.00'	35.36'	N02°56'08"W
C39	29.44'	25.00'	06°31'43"	16.71'	27.78'	N75°49'47"E
C40	273.27'	375.00'	04°14'51"	143.02'	287.27'	S49°31'47"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C41	66.83'	175.00'	02°19'54"	33.83'	66.43'	S17°42'44"E
C42	42.84'	25.00'	08°24'14"	28.96'	37.85'	S37°47'19"W
C43	54.83'	225.00'	01°37'46"	27.55'	54.70'	S80°03'33"W
C44	32.65'	25.00'	07°48'59"	19.13'	30.38'	N89°33'21"W
C45	34.42'	125.00'	01°46'34"	17.32'	34.31'	N40°01'38"W
C46	241.19'	50.00'	27°22'48"	44.72'	66.67'	S42°08'05"W
C47	21.03'	25.00'	04°11'23"	11.18'	20.41'	N23°49'14"W
C48	241.19'	50.00'	27°22'48"	44.72'	66.67'	S42°08'05"W
C49	21.03'	25.00'	04°11'23"	11.18'	20.41'	S72°00'37"E
C50	35.80'	25.00'	06°02'48"	21.75'	32.62'	S08°53'02"W
C51	20.30'	225.00'	00°10'13"	10.16'	20.30'	S47°19'20"W
C52	87.98'	75.00'	06°12'48"	48.84'	83.02'	S78°03'57"W
C53	39.27'	25.00'	09°00'00"	25.00'	35.36'	N23°09'57"W
C54	101.01'	425.00'	01°37'05"	50.75'	106.78'	N18°08'29"E
C55	220.91'	375.00'	03°45'09"	113.78'	217.73'	N03°12'30"E
C56	39.27'	25.00'	09°00'00"	25.00'	35.36'	N87°05'05"E
C57	175.20'	275.00'	03°30'07"	90.89'	172.25'	S39°38'52"E
C58	45.99'	25.00'	10°44'20"	32.41'	38.99'	S40°38'25"E
C59	158.59'	275.00'	03°30'28"	81.57'	156.40'	S28°12'59"W
C60	322.80'	275.00'	06°12'48"	162.78'	304.42'	S78°20'37"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C61	39.27'	25.00'	09°00'00"	25.00'	35.36'	N23°02'59"W
C62	39.27'	25.00'	09°00'00"	25.00'	35.36'	N86°57'01"E
C63	146.64'	125.00'	06°12'48"	83.07'	136.37'	N78°20'37"E
C64	126.06'	175.00'	04°21'53"	67.62'	126.15'	N69°51'49"E
C65	316.67'	540.00'	03°48'45"	164.13'	314.07'	N29°10'42"E
C66	271.31'	460.00'	03°47'35"	136.73'	267.39'	S31°51'08"E
C67	102.18'	185.00'	031°38'27"	52.42'	100.87'	N32°05'41"W
C68	146.64'	125.00'	06°12'48"	83.07'	136.37'	S78°20'37"W
C69	183.58'	165.00'	06°12'48"	106.85'	182.85'	N78°20'37"E
C70	103.10'	165.00'	03°48'45"	53.30'	101.43'	N69°50'49"E
C71	21.98'	7.00'	180°00'00"	INFINITY	14.00'	N13°04'28"E
C72	114.22'	507.80'	01°24'30"	57.35'	113.88'	S70°28'20"E
C73	21.98'	7.00'	180°00'00"	INFINITY	14.00'	S28°58'52"W
C74	111.07'	463.00'	01°24'30"	55.77'	110.83'	N70°28'20"W



**PRELIMINARY PLAN
NOT FOR RECORD**

**MASTER PRELIMINARY PLAN
THE TRADITIONS SUBDIVISION
PHASES 35 - 37
64.706 ACRES - 166 LOTS
JOHN H JONES LEAGUE, A-26
BRYAN, BRAZOS, TEXAS**

PHASE 35: 12.508 ACRES - 17 LOTS (3.431 ACRES COMMON AREA)
 PHASE 36: 34.604 ACRES - 74 LOTS (18.450 ACRES COMMON AREA)
 PHASE 37: 17.593 ACRES - 75 LOTS (3.807 ACRES COMMON AREA)

OWNER:
 BRYAN COMMERCIAL &
 DEVELOPMENT INC
 P.O. BOX 1000
 BRYAN, TX 77845
 (979) 209-5130

OWNER/DEVELOPER:
 PARTNERSHIP ACQUISITION
 PARTNERSHIP LP
 4350 S TRADITIONS DR
 BRYAN, TX 77807
 (979) 704-6395

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

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

SCALE: 1" = 150'
 NOVEMBER 2020

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	74.28	250.00	01°01'11"	37.41	73.99	S33°31'31"W
C2	200.63	380.00	03°01'50"	102.71	198.31	S40°08'27"W
C3	118.65	380.00	01°53'22"	59.81	118.17	S64°12'39"W
C4	483.52	480.00	08°54'35"	271.07	472.07	N77°23'22"E
C5	480.33	476.15	08°50'07"	268.40	468.95	S77°28'09"E
C6	15.30	530.00	00°39'13"	7.65	15.30	S47°06'29"E
C7	13.56	470.00	00°39'13"	6.78	13.56	S47°06'29"E
C8	380.75	470.00	04°04'50"	195.04	380.39	S70°28'07"E
C9	34.35	25.00	07°43'11"	20.51	31.71	N47°37'50"E
C10	206.85	325.00	03°27'59"	107.96	203.37	N26°30'14"E
C11	381.26	325.00	08°12'48"	215.98	359.77	N78°20'37"E
C12	21.03	25.00	04°11'23"	11.18	20.41	N87°51'20"E
C13	241.19	50.00	27°22'46"	144.72	66.67	S21°37'01"W
C14	21.03	25.00	04°11'23"	11.18	20.41	N47°57'18"W
C15	39.27	25.00	09°07'00"	20.00	35.36	S66°57'01"W
C16	39.27	25.00	09°07'00"	20.00	35.36	S23°02'59"E
C17	218.63	50.00	25°31'44"	70.71	81.65	S57°12'53"W
C18	30.77	25.00	07°31'44"	17.88	28.87	N32°47'07"W
C19	39.27	25.00	09°07'00"	20.00	35.36	S66°57'01"W
C20	89.13	375.00	01°37'30"	44.78	88.92	S15°08'29"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C21	250.36	425.00	03°45'09"	128.83	246.76	S28°12'30"W
C22	62.57	25.00	14°24'05"	75.60	47.47	S29°36'58"E
C23	229.80	50.00	26°19'40"	56.19	74.71	S30°20'50"W
C24	13.06	25.00	02°55'35"	6.86	12.91	N32°57'08"W
C25	216.06	325.00	03°08'24"	112.19	212.10	N28°52'13"W
C26	36.30	25.00	08°11'03"	22.19	33.19	N51°25'03"W
C27	285.97	363.00	04°04'29"	150.84	278.65	N70°28'20"W
C28	15.30	530.00	00°39'13"	7.65	15.30	N47°06'29"W
C29	13.56	470.00	00°39'13"	6.78	13.56	N47°06'29"W
C30	39.27	25.00	09°07'00"	20.00	35.36	S67°03'58"W
C31	88.39	75.00	08°31'43"	50.14	83.37	S75°49'47"W
C32	309.71	425.00	04°14'10"	162.09	320.90	N49°31'47"W
C33	68.89	225.00	01°37'34"	34.72	68.62	N19°52'55"W
C34	40.74	25.00	08°32'23"	26.52	38.38	N57°47'54"W
C35	15.84	380.00	00°21'29"	7.82	15.84	S74°30'05"W
C36	42.34	25.00	09°07'00"	26.28	37.46	S41°44'59"W
C37	303.56	416.15	04°14'47"	158.89	296.88	N49°49'55"W
C38	39.27	25.00	09°07'00"	20.00	35.36	N02°56'05"W
C39	29.44	25.00	08°31'43"	16.71	27.79	N75°49'47"E
C40	273.27	375.00	04°14'10"	143.02	267.27	S49°31'47"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C41	66.83	175.00	02°15'24"	33.83	66.43	S17°42'44"E
C42	42.94	25.00	08°24'14"	28.96	37.85	S37°47'19"W
C43	54.83	225.00	01°37'54"	27.55	54.70	S80°00'33"W
C44	32.65	25.00	07°49'59"	19.13	30.38	N69°33'21"W
C45	34.42	125.00	01°54'34"	17.32	34.31	N40°01'38"W
C46	21.03	25.00	04°11'23"	11.18	20.41	N23°49'14"W
C47	241.19	50.00	27°22'46"	144.72	66.67	S42°05'05"W
C48	21.03	25.00	04°11'23"	11.18	20.41	S72°00'37"E
C49	20.65	75.00	01°49'34"	10.39	20.98	S40°01'38"E
C50	35.60	25.00	06°02'48"	21.75	35.82	S69°53'07"W
C51	20.30	225.00	00°10'13"	10.16	20.30	S47°19'20"W
C52	87.98	75.00	06°17'48"	48.84	83.02	S78°20'37"W
C53	101.01	425.00	01°37'30"	50.75	100.78	N19°58'28"E
C54	101.01	425.00	01°37'30"	50.75	100.78	N19°58'28"E
C55	220.81	375.00	03°45'09"	113.78	217.33	N25°12'30"E
C56	39.27	25.00	09°07'00"	20.00	35.36	N87°05'05"E
C57	175.20	375.00	03°07'20"	80.69	172.25	S29°39'52"E
C58	45.69	25.00	10°42'20"	32.41	39.59	S40°39'25"E
C59	158.59	275.00	03°02'28"	81.57	158.40	S28°12'59"W
C60	322.60	275.00	06°12'14"	182.78	304.42	S78°20'37"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C61	39.27	25.00	09°07'00"	20.00	35.36	N23°02'59"W
C62	39.27	25.00	09°07'00"	20.00	35.36	N66°57'01"E
C63	146.64	125.00	06°12'48"	83.07	138.37	N78°20'37"E
C64	129.06	175.00	04°15'13"	67.62	126.15	N65°10'49"E
C65	316.67	540.00	03°48'45"	164.13	314.07	N25°10'42"E
C66	271.31	460.00	03°47'35"	139.73	267.39	S31°01'08"E
C67	102.18	185.00	03°38'27"	52.42	100.87	N32°05'41"W
C68	146.64	125.00	06°12'48"	83.07	138.37	S78°20'37"W
C69	163.86	165.00	06°12'48"	109.85	162.85	N78°20'37"E
C70	103.10	165.00	03°48'08"	53.30	101.45	N26°50'09"E
C71	31.89	7.00	18°00'00"	NINFINITY	14.00	N13°04'26"E
C72	114.22	507.00	01°25'30"	57.35	113.98	S73°28'20"E
C73	31.89	7.00	18°00'00"	NINFINITY	14.00	S25°58'56"W
C74	111.07	493.00	01°25'30"	55.77	110.83	N70°28'20"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	74.41	N41°07'07"E
L2	126.58	S89°22'26"E
L3	84.19	S36°25'01"E
L4	35.34	S57°33'03"E
L5	108.28	N79°04'45"E
L6	176.37	S51°10'48"E
L7	162.23	S80°19'58"E
L8	70.62	N81°39'58"E
L9	29.67	N28°33'15"E
L10	85.06	N74°44'34"E
L11	78.08	N81°52'28"E
L12	88.40	S48°20'23"E
L13	136.23	N41°19'37"E
L14	44.08	S47°54'55"E
L15	196.86	S47°57'51"E
L16	13.98	S1°37'12"E
L17	10.77	S42°02'26"W
L18	88.68	S25°05'55"W
L19	40.68	S55°15'58"W
L20	100.00	S18°00'40"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	212.11	N85°54'20"W
L22	22.55	N86°59'26"E
L23	61.92	N88°02'59"E
L24	53.35	S8°19'56"W
L25	87.38	S86°58'28"W
L26	2.78	N47°56'09"W
L27	29.67	S42°03'55"W
L28	64.85	N28°33'15"W
L29	29.67	N42°03'16"E
L30	84.85	S28°38'11"E
L31	0.94	S8°48'17"E
L32	11.24	N32°08'21"W
L33	44.08	N47°54'55"E
L34	44.08	S47°54'55"E
L35	62.91	N19°41'23"W
L36	56.24	N3°55'11"W
L37	56.31	N17°09'49"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L42	100.00	S68°02'59"E
L43	90.70	S32°12'57"W
L44	88.23	N21°57'01"E
L45	48.22	S68°02'59"E
L46	121.28	N21°57'01"E
L47	85.58	S19°35'38"W
L48	90.06	N47°56'09"W
L49	171.78	N70°24'22"W
L50	57.98	N83°01'08"W
L51	81.10	N81°14'29"W
L52	58.89	N38°54'50"W
L53	80.00	N28°43'38"W
L54	61.35	N85°28'28"E
L55	62.91	N19°41'23"W
L56	56.24	N3°55'11"W
L57	56.31	N17°09'49"E

LOT TABLE 1			
BLOCK & LOT #	LOT AREA (AC)	25' SETBACK LOT WIDTH (FT)	LOT DEPTH (FT)
BLOCK 1, LOT 1	0.244	80.27	120.64
BLOCK 1, LOT 2	0.221	80.02	120.00
BLOCK 1, LOT 3	0.249	74.85	127.31
BLOCK 1, LOT 4	0.286	73.77	152.21
BLOCK 1, LOT 5	0.261	73.43	140.27
BLOCK 1, LOT 6	0.233	75.62	124.07
BLOCK 1, LOT 7	0.225	80.00	122.32
BLOCK 1, LOT 8	0.201	80.00	108.32
BLOCK 1, LOT 9	0.228	80.00	124.25
BLOCK 2, LOT 1	0.220	80.00	119.93
BLOCK 2, LOT 2	0.207	83.51	121.71
BLOCK 2, LOT 3	0.211	84.00	122.27
BLOCK 2, LOT 4	0.200	79.71	122.09
BLOCK 2, LOT 5	0.220	80.00	120.00
BLOCK 2, LOT 6	0.220	80.00	120.00
BLOCK 2, LOT 7	0.229	95.00	105.23
BLOCK 3, LOT 1	0.148	50.00	118.12
BLOCK 3, LOT 2	0.146	50.00	116.90
BLOCK 3, LOT 3	0.145	50.00	116.23
BLOCK 3, LOT 4	0.144	50.00	115.85
BLOCK 3, LOT 5	0.136	50.00	114.96
BLOCK 3, LOT 6	0.132	50.00	115.00
BLOCK 3, LOT 7	0.132	50.00	115.00
BLOCK 3, LOT 8	0.132	50.00	115.00
BLOCK 3, LOT 9	0.132	50.00	115.00
BLOCK 3, LOT 10	0.132	50.00	115.00
BLOCK 3, LOT 11	0.132	50.00	115.00
BLOCK 3, LOT 12	0.132	50.00	115.00
BLOCK 3, LOT 13	0.132	50.00	115.00
BLOCK 3, LOT 14	0.132	50.00	115.00
BLOCK 3, LOT 15	0.132	50.00	115.00
BLOCK 3, LOT 16	0.132	50.00	115.00
BLOCK 3, LOT 17	0.132	50.00	115.00
BLOCK 3, LOT 18	0.132	50.00	115.00
BLOCK 3, LOT 19	0.132	50.00	115.00
BLOCK 3, LOT 20	0.128	50.38	114.80
BLOCK 3, LOT 21	0.190	50.26	111.99
BLOCK 3, LOT 22	0.178	50.00	100.88
BLOCK 3, LOT 23	0.176	50.00	105.00
BLOCK 3, LOT 24	0.175	50.00	111.83
BLOCK 3, LOT 25	0.143	58.07	121.51
BLOCK 3, LOT 26	0.135	50.00	114.98
BLOCK 3, LOT 27	0.142	50.00	114.17
BLOCK 3, LOT 28	0.142	50.00	114.17
BLOCK 3, LOT 29	0.142	50.00	114.17
BLOCK 3, LOT 30	0.142	50.00	114.17
BLOCK 3, LOT 31	0.141	50.00	114.18
BLOCK 3, LOT 32	0.163	50.00	141.84
BLOCK 3, LOT 33	0.153	62.45	140.61
BLOCK 3, LOT 34	0.150	54.87	100.17
BLOCK 3, LOT 35	0.187	56.94	134.65
BLOCK 3, LOT 36	0.305	50.00	153.77
BLOCK 3, LOT 37	0.150	50.00	110.45
BLOCK 3, LOT 38	0.126	50.00	110.00
BLOCK 3, LOT 39	0.126	50.00	110.00
BLOCK 3, LOT 40	0.126	50.00	110.00
BLOCK 3, LOT 41	0.126	50.00	110.00
BLOCK 3, LOT 42	0.126	50.00	110.00
BLOCK 3, LOT 43	0.126	50.00	110.00
BLOCK 3, LOT 44	0.126	50.00	110.00
BLOCK 3, LOT 45	0.126	50.00	110.00
BLOCK 3, LOT 46	0.117	50.31	103.60
BLOCK 3, LOT 47	0.212	50.00	111.63
BLOCK 3, LOT 48	0.215	50.00	114.85
BLOCK 3, LOT 49	0.202	54.34	103.37
BLOCK 3, LOT 50	0.200	53.00	111.84
BLOCK 3, LOT 51	0.150	64.99	106.69
BLOCK 3, LOT 52	0.141	50.00	123.12
BLOCK 3, LOT 53	0.141	50.00	123.12

LOT TABLE 2			
BLOCK & LOT #	LOT AREA (AC)	25' SETBACK LOT WIDTH (FT)	LOT DEPTH (FT)
BLOCK 3, LOT 54	0.141	50.00	123.12
BLOCK 3, LOT 55	0.141	50.00	123.12
BLOCK 3, LOT 56	0.141	50.00	123.12
BLOCK 3, LOT 57	0.141	50.00	123.12
BLOCK 3, LOT 58	0.141	50.00	123.12
BLOCK 3, LOT 59	0.141	50.00	123.12
BLOCK 3, LOT 60	0.141	50.00	123.12
BLOCK 3, LOT 61	0.141	50.00	123.12
BLOCK 3, LOT 62	0.141	50.00	123.12
BLOCK 3, LOT 63	0.141	50.00	123.12
BLOCK 3, LOT 64	0.141	50.00	123.12
BLOCK 3, LOT 65	0.141	50.00	123.12
BLOCK 3, LOT 66	0.141	50.00	123.12
BLOCK 3, LOT 67	0.141	50.00	123.12
BLOCK 3, LOT 68	0.147	50.00	123.40
BLOCK 3, LOT 69	0.162	50.00	126.66
BLOCK 3, LOT 70	0.182	50.00	139.84
BLOCK 3, LOT 71	0.220	50.00	164.22
BLOCK 3, LOT 72	0.275	50.00	202.16
BLOCK 3, LOT 73	0.239	50.00	176.39
BLOCK 3, LOT 74	0.191	50.00	146.16
BLOCK 3, LOT 75	0.164	50.00	128.30
BLOCK 3, LOT 76	0.150	50.00	120.00
BLOCK 3, LOT 77	0.138	50.00	120.00
BLOCK 3, LOT 78	0.138	50.00	120.00
BLOCK 3, LOT 79	0.138	50.00	120.00
BLOCK 3, LOT 80	0.138	50.00	120.00
BLOCK 3, LOT 81	0.138	50.00	120.00
BLOCK 3, LOT 82	0.138	50.00	120.00
BLOCK 3, LOT 83	0.149	50.18	120.16
BLOCK 3, LOT 84	0.143	50.57	112.53
BLOCK 4, LOT 1	0.148	67.77	103.32
BLOCK 4, LOT 2	0.132	50.07	114.97
BLOCK 4, LOT 3	0.132	50.00	115.00
BLOCK 4, LOT 4	0.132	50.00	115.00
BLOCK 4, LOT 5	0.147	50.00	115.37
BLOCK 4, LOT 6	0.225	59.96	130.25
BLOCK 4, LOT 7	0.221	59.55	129.63
BLOCK 4, LOT 8	0.145	50.00	110.68
BLOCK 4, LOT 9	0.126	50.00	110.00
BLOCK 4, LOT 10	0.126	50.00	110.00
BLOCK 4, LOT 11	0.126	50.00	110.00
BLOCK 4, LOT 12	0.126	50.00	110.00
BLOCK 4, LOT 13	0.126	50.00	110.00
BLOCK 4, LOT 14	0.126	50.00	110.00
BLOCK 4, LOT 15	0.126	50.00	110.00
BLOCK 4, LOT 16	0.126	50.00	110.00
BLOCK 4, LOT 17	0.126	50.00	110.00
BLOCK 4, LOT 18	0.126	50.00	110.00
BLOCK 4, LOT 19	0.126	50.00	110.00
BLOCK 4, LOT 20	0.126	50.00	110.00
BLOCK 4, LOT 21	0.126	50.00	110.00
BLOCK 4, LOT 22	0.126	50.00	110.00
BLOCK 4, LOT 23	0.126	50.00	110.00
BLOCK 4, LOT 24	0.126	50.00	110.00
BLOCK 4, LOT 25	0.148	66.83	110.00
BLOCK 4, LOT 26	0.147	65.79	110.00
BLOCK 4, LOT 27	0.147	65.79	110.00
BLOCK 4, LOT 28	0.147	65.79	110.00
BLOCK 4, LOT 29	0.134	55.99	110.08
BLOCK 4, LOT 30	0.126	50.00	110.00
BLOCK 4, LOT 31	0.126	50.00	110.00
BLOCK 4, LOT 32	0.126	50.00	110.00
BLOCK 4, LOT 33	0.126	50.00	110.00
BLOCK 4, LOT 34	0.126	50.00	110.00
BLOCK 4, LOT 35	0.134	55.74	110.01
BLOCK 4, LOT 36	0.153	66.96	113.81
BLOCK 4, LOT 37	0.163	68.99	118.89

LOT TABLE 3			
BLOCK & LOT #	LOT AREA (AC)	25' SETBACK LOT WIDTH (FT)	LOT DEPTH (FT)
BLOCK 5, LOT 1	0.126	50.00	110.00
BLOCK 5, LOT 2	0.126	50.00	110.00
BLOCK 5, LOT 3	0.126	50.00	110.00
BLOCK 5, LOT 4	0.126	50.00	110.00
BLOCK 5, LOT 5	0.126	50.00	110.00
BLOCK 5, LOT 6	0.126	50.00	110.00
BLOCK 5, LOT 7	0.126	50.00	110.00
BLOCK 5, LOT 8	0.126	50.00	110.00
BLOCK 5, LOT 9	0.126	50.00	110.00
BLOCK 5, LOT 10	0.126	50.00	110.00
BLOCK 5, LOT 11	0.126	50.00	110.00
BLOCK 5, LOT 12	0.126	50.00	110.00
BLOCK 5, LOT 13	0.132	54.74	109.92
BLOCK 5, LOT 14	0.144	64.20	109.77
BLOCK 5, LOT 15	0.140	62.81	108.42
BLOCK 5, LOT 16	0.206	50.00	138.73
BLOCK 5, LOT 17	0.155	50.00	134.78
BLOCK 5, LOT 18	0.174	60.71	118.27
BLOCK 5, LOT 19	0.202	50.00	129.88
BLOCK 5, LOT 20	0.212	50.00	120.00
BLOCK 5, LOT 21	0.239	50.00	130.80
BLOCK 5, LOT 22	0.195	50.00	124.68
BLOCK 5, LOT 23	0.141	56.07	124.72
BLOCK 5, LOT 24	0.137	50.00	118.85
BLOCK 5, LOT 25	0.126	50.41	110.00
BLOCK 5, LOT 26	0.126	50.00	110.00
BLOCK 5, LOT 27	0.126	50.00	110.00
BLOCK 5, LOT 28	0.126	50.00	110.00

**PRELIMINARY PLAN
NOT FOR RECORD**

**MASTER PRELIMINARY PLAN
THE TRADITIONS SUBDIVISION
PHASES 35 - 37
64.706 ACRES - 166 LOTS
JOHN H JONES LEAGUE, A-26
BRYAN, BRAZOS, TEXAS**

PHASE 35: 12.508 ACRES - 17 LOTS (3.431 ACRES COMMON AREA)
PHASE 36: 34.604 ACRES - 74 LOTS (18.450 ACRES COMMON AREA)
PHASE 37: 17.593 ACRES - 75 LOTS (3.807 ACRES COMMON AREA)

OWNER:
BRYAN COMMERCE &
DEVELOPMENT INC
P.O. BOX 1000
BRYAN, TX 77845
(979) 209-5130

SCALE: 1" = 150'
NOVEMBER 2020

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

ENGINEER:
SCHULTZ
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

OWNER/DEVELOPER:
TRADITIONS ACQUISITION
PARTNERSHIP LP
4250 S TRADITIONS DR
BRYAN, TX 77807
(979) 704-6395

SHEET 5 OF 5