

- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION GPS CONTROL MONUMENT CS94-164 (N: 10207269.05; E: 3541253.11) AND AS 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 1.0001048122 (CALCULATED USING GEOID12B).
 - THE TOPOGRAPHY SHOWN IS FROM AERIAL 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.
 - ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCE.
 - ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - THE PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M).
 - THE PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 3A ON THE MASTER PLAN.
 - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).

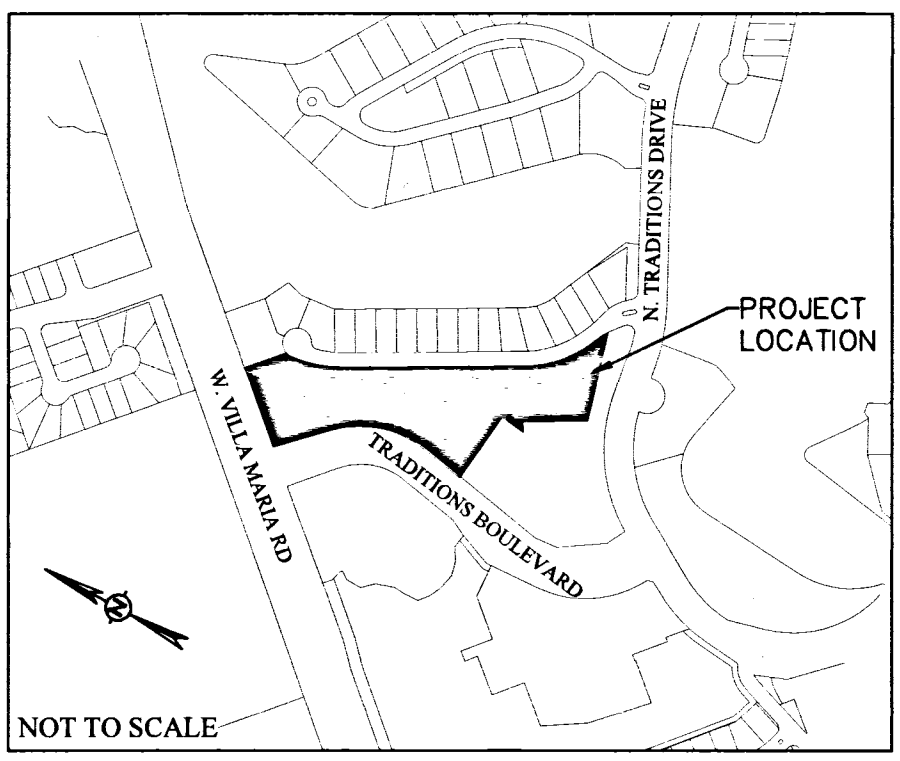
LINE #	LENGTH	DIRECTION
L1	37.11'	S61° 36' 26"W
L2	89.16'	N7° 43' 11"E
L3	18.52'	S85° 31' 14"E
L4	16.41'	S50° 37' 07"E
L5	72.88'	N7° 43' 11"E
L6	24.27'	N28° 23' 37"W
L7	73.59'	N83° 00' 43"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	349.01'	359.98'	055°33'12"	189.60'	335.50'	N16°27'42"W
C2	22.14'	49.99'	025°22'12"	11.25'	21.96'	S07°38'11"W
C3	193.52'	474.95'	023°20'42"	98.12'	192.18'	S16°43'16"E
C4	13.94'	399.96'	001°59'51"	6.97'	13.94'	S29°23'33"E
C5	245.22'	399.96'	035°07'45"	126.60'	241.40'	S47°57'21"E
C6	49.02'	188.48'	014°54'07"	24.65'	48.88'	S58°04'10"E

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CONTOUR
- 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 STORM PIPE
- JUNCTION BOX
- STORM INLETS
- W-8 — PROPOSED WATERLINE, SIZE NOTED
- W-8 — EXISTING WATERLINE, SIZE NOTED
- S-8 — PROPOSED SANITARY SEWER LINE, SIZE NOTED
- S-8 — EXISTING SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE

VICINITY MAP



PRELIMINARY PLAN
NOT FOR RECORD

PRELIMINARY PLAN
THE TRADITION SUBDIVISION
PHASE 8A
 6.886 ACRES - 14 LOTS
 BLOCK 1, LOTS 17-30 & COMMON AREA 4
 T.J. WOOTEN SURVEY LEAGUE, A-59
 BRYAN, BRAZOS, TEXAS

SCALE: 1"=50'
 SEPTEMBER, 2020

OWNER/DEVELOPER: BRYAN TRADITIONS, L.P.
 4250 S TRADITIONS DRIVE
 BRYAN, TEXAS 77807

SURVEYOR: Brad Kerr, R.P.L.S. 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) 784-3900