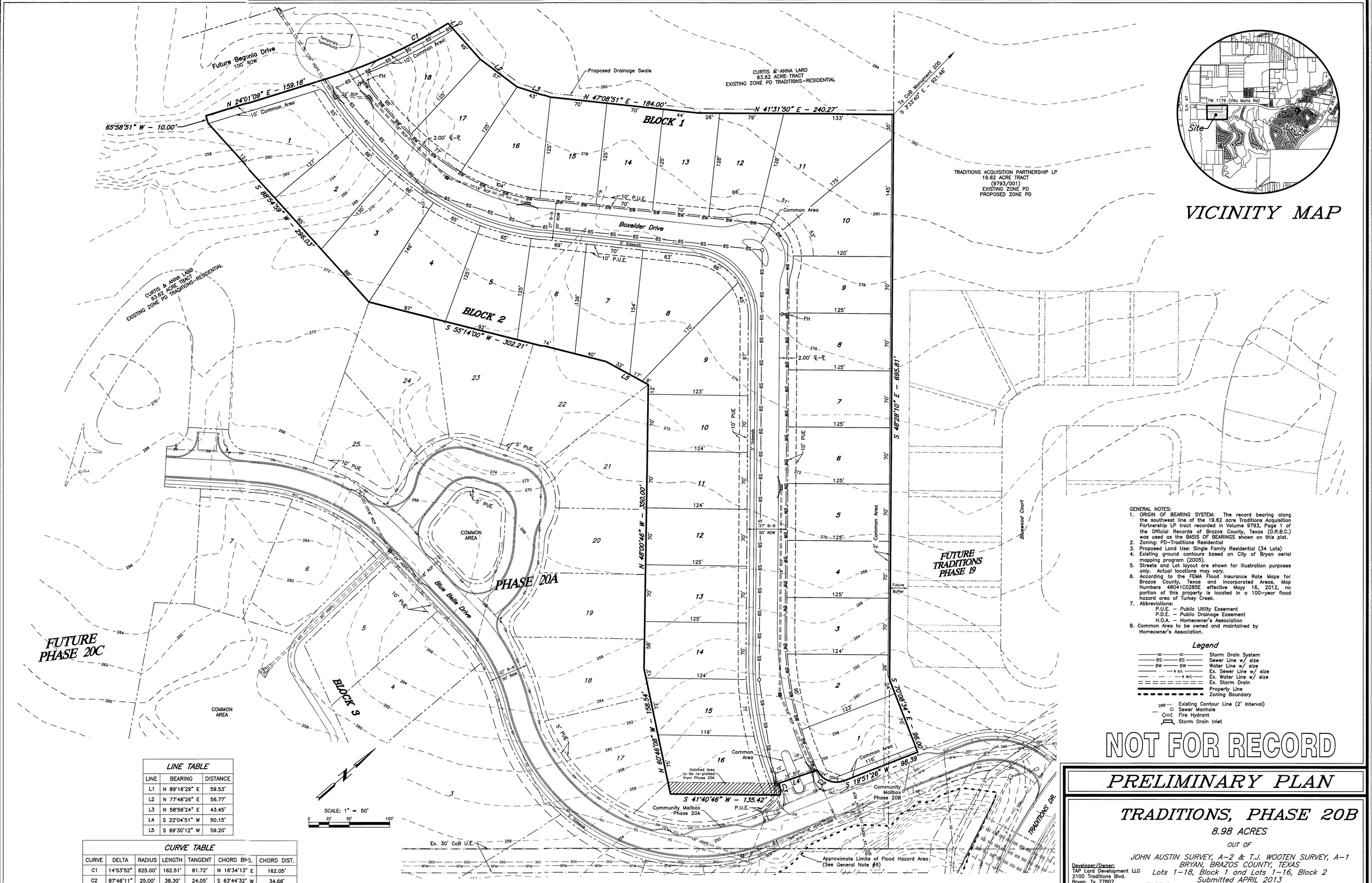

VICINITY MAP

GENERAL NOTES:

1. 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.
2. Zoning: PD–Traditions Residential
3. Proposed Land Use: Single Family Residential (34 Lots)
4. Existing ground contours based on City of Bryan aerial mapping program (2005).
5. Streets and Lot layout are shown for illustration purposes only. Actual locations may vary.
6. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E effective Mayy 16, 2012, no portion of this property is located in a 100–year flood hazard area of Turkey Creek.
7. Abbreviations:
   P.U.E. – Public Utility Easement
   P.D.E. – Public Drainage Easement
   H.O.A. – Homeowner's Association
8. Common Area to be owned and maintained by Homeowner's Association.

Legend

- SD — Storm Drain System
- 8S — Sewer Line w/ size
- 8W — Water Line w/ size
- 8 S/A — Ex. Sewer Line w/ size
- 8 W/A — Ex. Water Line w/ size
- Ex. Storm Drain
- Property Line
- Zoning Boundary
- 288 — Existing Contour Line (2' Interval)
- Sewer Manhole
- Fire Hydrant
- Storm Drain Inlet

NOT FOR RECORD

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°16'29" E	59.53'
L2	N 77°48'26" E	56.77'
L3	N 58°56'24" E	43.45'
L4	S 22°04'51" W	50.15'
L5	S 69°30'12" W	59.20'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	14°53'52"	625.00'	162.51'	81.72'	N 16°34'13" E	162.05'
C2	87°46'11"	25.00'	38.30'	24.05'	S 63°44'32" W	34.66'
C3	34°19'28"	25.00'	14.98'	7.72'	S 55°12'38" E	14.75'

PRELIMINARY PLAN

TRADITIONS, PHASE 20B

8.98 ACRES

OUT OF

JOHN AUSTIN SURVEY, A–2 & T.J. WOOTEN SURVEY, A–1
BRYAN, BRAZOS COUNTY, TEXAS
Lots 1–18, Block 1 and Lots 1–16, Block 2
Submitted APRIL 2013
SCALE: 1" = 50'

Developer/Owner:
TAP Lard Development LLC
2100 Traditions Blvd.
Bryan, Tx 77807
(979) 779–1007

Owner:
Traditions Acquisition Partnership, LP
2100 Traditions Blvd.
Bryan, Tx 77807
(979) 779–1007

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MAY 01 2013

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