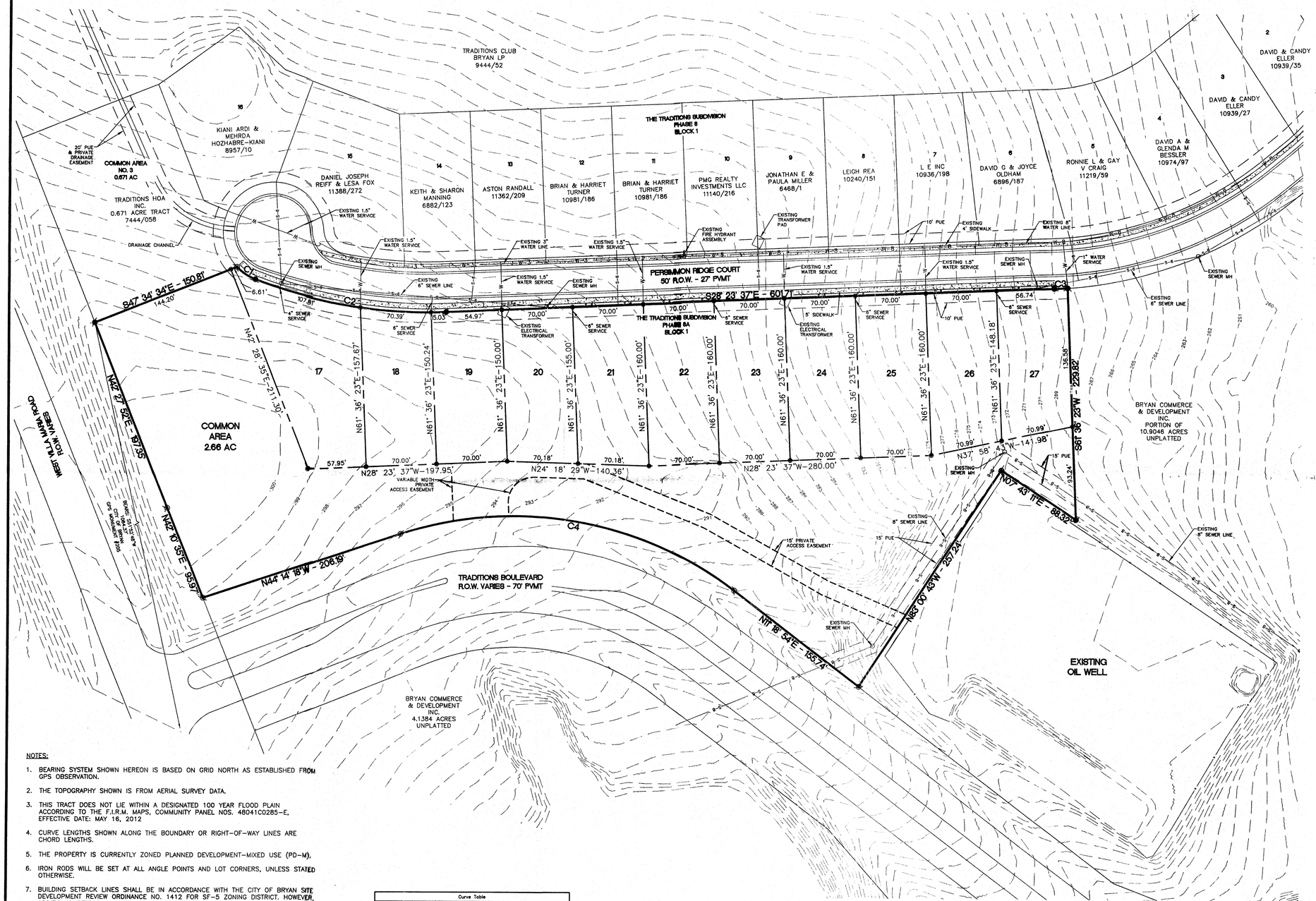


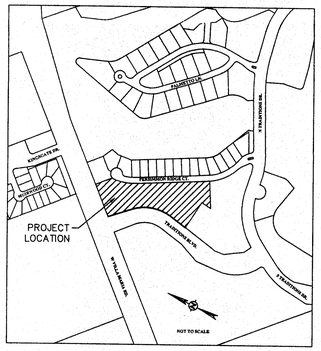
SCALE IN FEET

50 25 0 50

LEGEND

- EXISTING CONTOUR
- PLAT BOUNDARY
- ADJACENT PROPERTY
- EDGE OF PAVEMENT LINE
- LOT LINE
- PROPERTY CORNER
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED PRIVATE ACCESS EASEMENT
- EXISTING EASEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING FENCE
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- FIRE HYDRANT
- SANITARY SEWER MANHOLE

VICINITY MAP



NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THE TOPOGRAPHY SHOWN IS FROM AERIAL SURVEY DATA.
3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
4. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
5. THE PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
6. IRON RODS WILL BE SET AT ALL ANGLE POINTS AND LOT CORNERS, UNLESS STATED OTHERWISE.
7. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
8. THE PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 3A ON THE MASTER PLAN.
9. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
10. ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	22.14'	50.00'	025°22'12"	11.25'	21.95'	S07°38'11"W
C2	193.54'	475.00'	023°20'42"	98.13'	192.20'	S16°43'16"E
C3	13.26'	400.00'	001°53'56"	6.63'	13.26'	S29°20'35"E
C4	349.05'	360.00'	055°33'12"	189.62'	335.54'	N16°27'42"W

PRELIMINARY PLAN

THE TRADITIONS SUBDIVISION PHASE 8A

LOTS 17-27, BLOCK 1 AND COMMON AREA 1

5.51 TOTAL ACRES

T.J. WOOTEN SURVEY, A-59

BRYAN, BRAZOS COUNTY, TEXAS

RECEIVED
JUL 0 8 2013
Development & Engineering Services

SCALE: 1"=50'

JULY 2013

OWNER:
BRYAN COMMERCE & DEVELOPMENT, INC.
P.O. BOX 1000
BRYAN, TEXAS 77805

DEVELOPER:
BRYAN TRADITIONS, LP
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVE.
BRYAN, TEXAS 77803
979.288.3195

ENGINEER:
Schultz Engineering, LLC
2730 LONGMIRE DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.764.3900