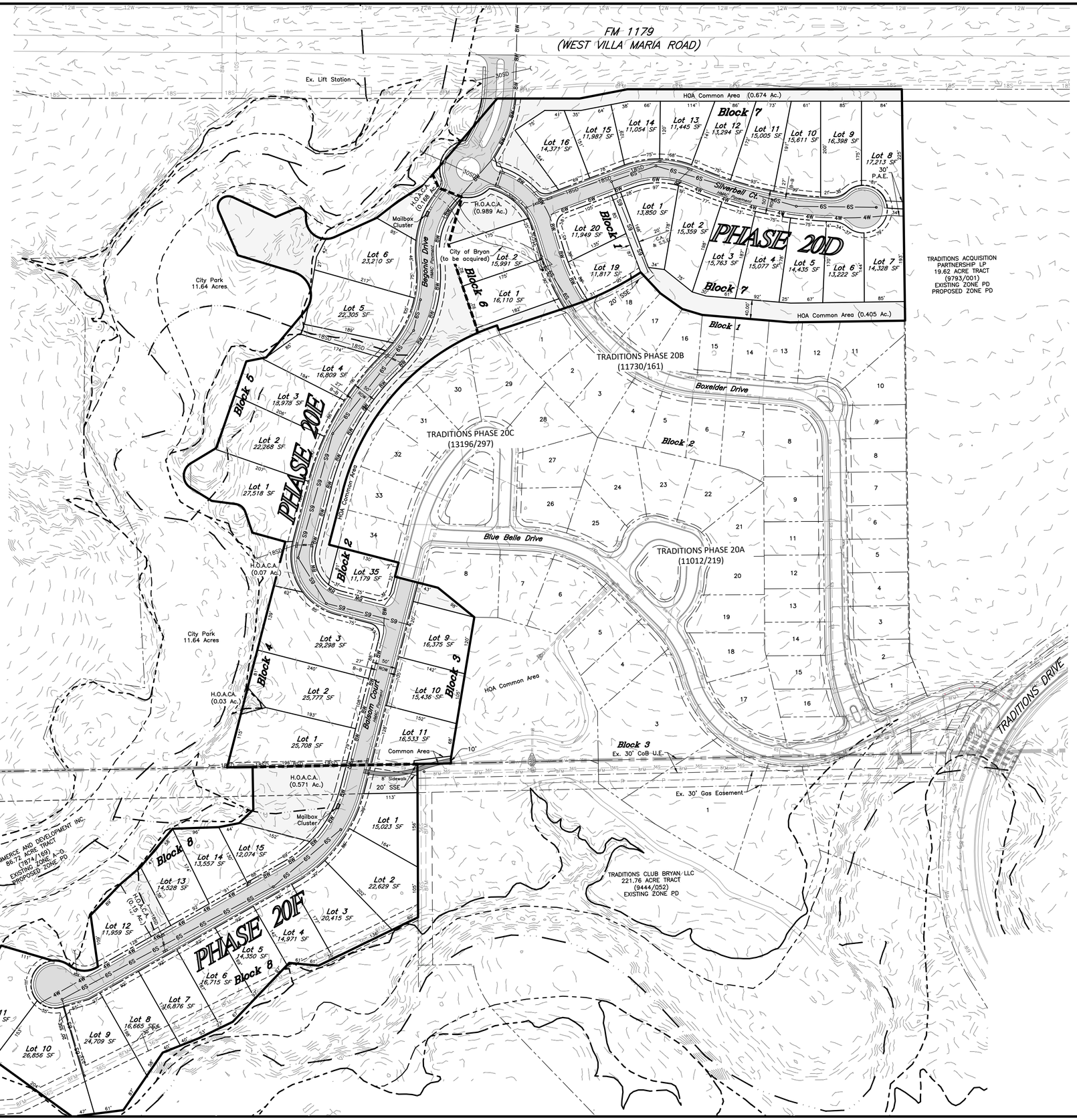
| Lot Dimension Table | | | | |
|---|---|---|---|---|
| Block | Lot | Width (FT) | Depth (FT) | Area (SF) |
| 1 | 19 | 90.9 | 135.0 | 11,817 |
| 1 | 20 | 95.9 | 135.0 | 11,949 |
| 2 | 35 | 87.5 | 130.0 | 11,179 |
| 3 | 9 | 119.6 | 137.0 | 16,375 |
| 3 | 10 | 105.0 | 147.0 | 15,436 |
| 3 | 11 | 121.1 | 157.3 | 16,533 |
| 4 | 1 | 85.3 | 240.0 | 25,708 |
| 4 | 2 | 108.5 | 240.0 | 25,777 |
| 4 | 3 | 112.9 | 240.0 | 29,298 |
| 5 | 1 | 136.0 | 248.9 | 27,518 |
| 5 | 2 | 102.1 | 203.6 | 22,268 |
| 5 | 3 | 87.2 | 211.9 | 18,978 |
| 5 | 4 | 110.7 | 172.0 | 16,809 |
| 5 | 5 | 107.5 | 202.1 | 22,305 |
| 5 | 6 | 127.2 | 196.2 | 23,210 |
| 6 | 1 | 90.4 | 178.5 | 16,110 |
| 6 | 2 | 90.2 | 175.0 | 15,991 |
| 7 | 1 | 111.9 | 173.0 | 13,850 |
| 7 | 2 | 93.1 | 188.0 | 15,359 |
| 7 | 3 | 75.0 | 192.4 | 15,763 |
| 7 | 4 | 77.1 | 181.5 | 15,077 |
| 7 | 5 | 77.1 | 174.0 | 14,435 |
| 7 | 6 | 86.0 | 157.0 | 13,222 |
| 7 | 7 | 117.1 | 168.3 | 14,328 |
| 7 | 8 | 121.4 | 200.0 | 17,213 |
| 7 | 9 | 89.8 | 187.5 | 16,398 |
| 7 | 10 | 93.8 | 165.5 | 15,611 |
| 7 | 11 | 90.4 | 181.5 | 15,005 |
| 7 | 12 | 86.4 | 156.5 | 13,294 |
| 7 | 13 | 76.6 | 130.5 | 11,445 |
| 7 | 14 | 80.6 | 124.5 | 11,054 |
| 7 | 15 | 81.2 | 140.0 | 11,987 |
| 7 | 16 | 76.4 | 152.5 | 14,371 |
| 8 | 1 | 92.2 | 138.5 | 15,023 |
| 8 | 2 | 91.8 | 183.0 | 22,629 |
| 8 | 3 | 92.0 | 189.5 | 20,415 |
| 8 | 4 | 92.0 | 159.5 | 14,971 |
| 8 | 5 | 92.0 | 155.5 | 14,350 |
| 8 | 6 | 92.0 | 178.0 | 16,715 |
| 8 | 7 | 92.0 | 182.5 | 16,876 |
| 8 | 8 | 92.0 | 188.0 | 16,665 |
| 8 | 9 | 87.9 | 215.5 | 24,709 |
| 8 | 10 | 82.5 | 193.0 | 26,856 |
| 8 | 11 | 132.2 | 147.5 | 23,596 |
| 8 | 12 | 117.8 | 118.0 | 11,959 |
| 8 | 13 | 92.8 | 156.0 | 14,528 |
| 8 | 14 | 90.4 | 152.0 | 13,557 |
| 8 | 15 | 134.1 | 141.0 | 12,074 |



# Vicinity Map

GENERAL NOTES:

1. ZONING: Planned Development – Mixed Use as passed and approved by the Bryan Council, Ordinance No. _____.
2. 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.
3. Residential Lots will not have direct driveway access to West Villa Maria Road.
4. The access in Phase 20D will be constructed of an all weather surface to be determined during the design of the infrastructure plans for that phase.
5. Proposed Land Use: Residential (48 Lots)
6. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0220 F effective 04/02/2014, no portion of this property is located in a 100–year flood hazard area.
7. Existing ground contours are based on a aerial data of the site.
8. Common Areas shall be owned & maintained by Homeowners Association
9. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
10. Where electric facilities are installed, BTU has the right to install, operate, relocated, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities, upon, over, under, and across the property included in the PUE, and the right of egress and ingress on property adjacent to the PUE to access electric facilities.

## Legend

- Existing Sewer Line w/ size
- Existing Water Line w/ size
- Existing Gas Line
- Proposed Water Line w/size
- Proposed Sewer Line w/size
- Proposed Storm Drain Line
- Boundary Line
- Existing Easement Line
- Property Line
- Proposed Easement Line
- Proposed Phase Boundary
- Existing Contour Line
- Fire Hydrant

SCALE: Hor: 1" = 100'

0 50' 100' 200'

# MASTER PRELIMINARY PLAN

# TRADITIONS PHASES 20D–20F

## 27.465 ACRES

JOHN AUSTIN SURVEY, A–2
BRYAN, BRAZOS COUNTY, TEXAS

Submitted MAY 2022
SCALE: 1" = 100'

Lots 19–20, Block 1
Lots 35, Block 2
Lots 9–11, Block 3
Lots 1–3, Block 4
Lots 1–6, Block 5
Lots 1–2, Block 6
Lots 1–16, Block 7
Lots 1–15, Block 8


Owners:
Lard Family Land Co.
1057 N. Dowling Rd.
College Station, Tx 77845

Bryan Commerce & Development Inc.
PO Box 1000
Bryan, Tx 77805

City of Bryan
PO Box 1000
Bryan, Tx 77805

Prepared By:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838


10150041–PP.dwg