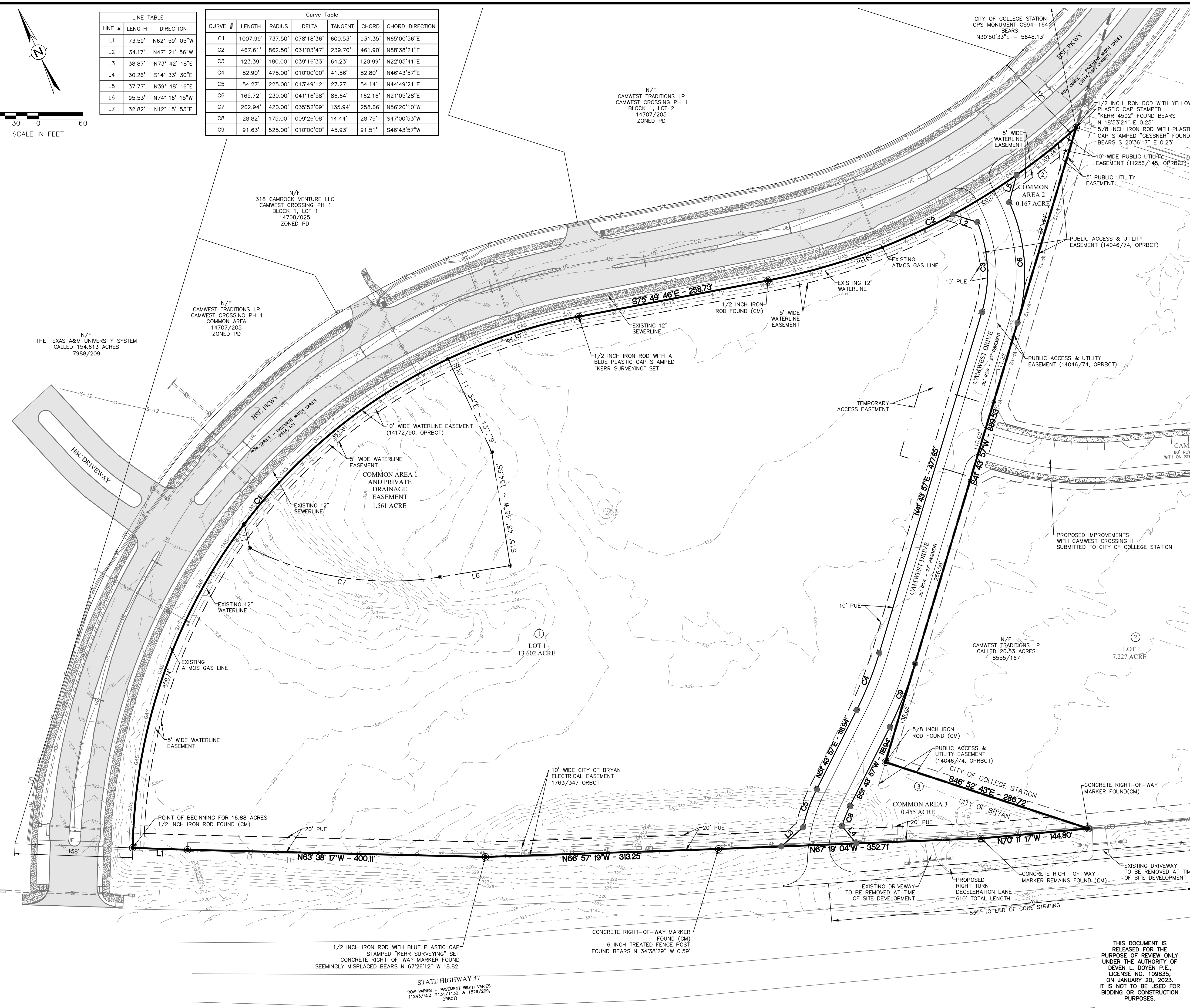
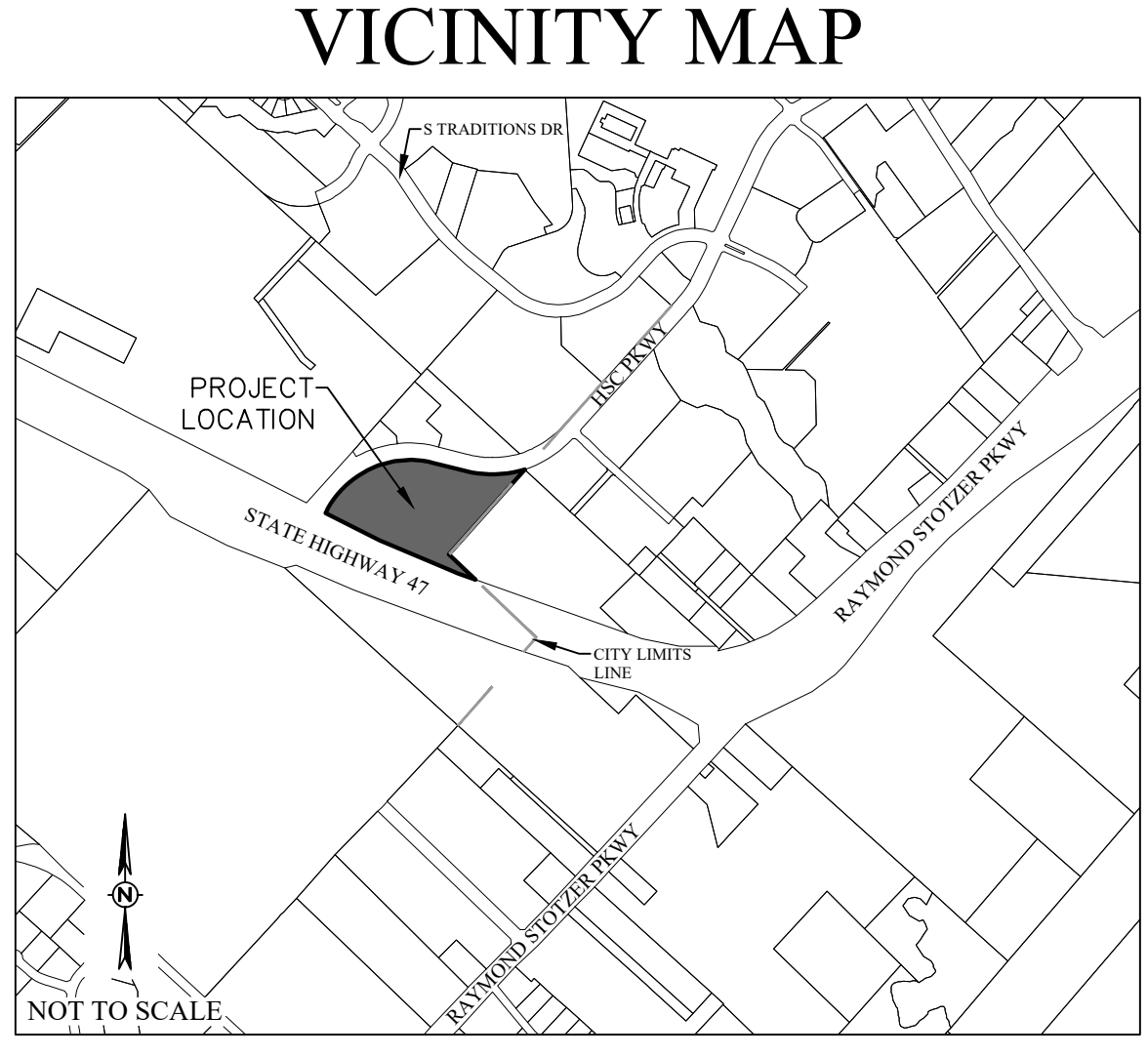


| LINE # | LENGTH | DIRECTION     |
|--------|--------|---------------|
| L1     | 73.59' | N62° 59' 05"W |
| L2     | 34.17' | N47° 21' 56"W |
| L3     | 38.87' | N73° 42' 18"E |
| L4     | 30.26' | S14° 33' 30"E |
| L5     | 37.77' | N39° 48' 16"E |
| L6     | 95.53' | N74° 16' 15"W |
| L7     | 32.82' | N12° 15' 53"E |

| CURVE # | LENGTH   | RADIUS  | DELTA      | TANGENT | CHORD   | CHORD DIRECTION |
|---------|----------|---------|------------|---------|---------|-----------------|
| C1      | 1007.99' | 737.50' | 078°18'36" | 600.53' | 931.35' | N65°00'56"E     |
| C2      | 467.61'  | 862.50' | 031°03'47" | 239.70' | 461.90' | N88°38'21"E     |
| C3      | 123.39'  | 180.00' | 039°16'33" | 64.23'  | 120.99' | N22°05'41"E     |
| C4      | 82.90'   | 475.00' | 010°00'00" | 41.56'  | 82.80'  | N46°43'57"E     |
| C5      | 54.27'   | 225.00' | 013°49'12" | 27.27'  | 54.14'  | N44°49'21"E     |
| C6      | 165.72'  | 230.00' | 041°16'58" | 86.64'  | 162.16' | N21°05'28"E     |
| C7      | 262.94'  | 420.00' | 035°52'09" | 135.94' | 258.66' | N56°20'10"W     |
| C8      | 28.82'   | 175.00' | 009°26'08" | 14.44'  | 28.79'  | S47°00'53"W     |
| C9      | 91.63'   | 525.00' | 010°00'00" | 45.93'  | 91.51'  | S46°43'57"W     |



- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
  - 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) DIVIDE BY A COMBINED SCALE FACTOR OF 0.99990463894660 (CALCULATED USING GEOID12B).
  - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
  - 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.
  - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PD), ORDINANCE No. 2336.
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE BIO-CORRIDOR DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  - THE WATER AND SEWER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES AND SEWERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS. THE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
  - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
  - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA).
  - THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY NATHAN PAUL KERR RPLS NO. 6843.
  - THE INFORMATION SHOWN ON THIS PLAN IS NOT FOR CONSTRUCTION. REFER TO SEALED CONSTRUCTION PLANS FOR FINAL INFORMATION.
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, 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 INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
  - THIS PRELIMINARY PLAN WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 223048, EFFECTIVE DATE: 08/01/2022. EXCEPTIONS LISTED ON SAID REPORT ARE ADDRESSED AS FOLLOWS:
    - BLANKET EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 98, PAGE 601 (DRBCT) DOES AFFECT THIS TRACT BUT THE EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
    - 10' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 11256, PAGE 145 (OPRBC) DOES CROSS THIS TRACT AS SHOWN.
    - PUBLIC ACCESS AND UTILITY EASEMENT TO CAMWEST TRADITIONS, LLC RECORDED IN VOLUME 14046, PAGE 74 (OPRBC) DOES CROSS THIS TRACT AS SHOWN.
    - RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 1763, PAGE 347 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - RIGHT-OF-WAY EASEMENT TO FERGUSON BURLERSON COUNTY GAS GATHERING SYSTEM RECORDED IN VOLUME 2204, PAGE 166 (ORBCT) DOES NOT CROSS THIS TRACT.
    - 10' WIDE WATERLINE EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 14172, PAGE 90 (OPRBC) DOES CROSS THIS TRACT AS SHOWN.
    - EASEMENT TO H.C. BECK, LTD AND G-CON, LLC RECORDED IN VOLUME 9514, PAGE 119 (OPRBC) HAS EXPIRED AND NO LONGER AFFECTS THIS TRACT.
    - TURKEY CREEK CONSERVATION AND RECREATION PRESERVE NON-MOTORIZED TRAIL EASEMENT RECORDED IN VOLUME 13722, PAGE 86 (OPRBC) DOES NOT APPLY TO THIS TRACT.



# PRELIMINARY PLAN

## CAMWEST CROSSING III

16.88 ACRES - 1 LOT  
 BLOCK 1, LOT 1 AND  
 COMMON AREA 1  
 BLOCK 2, COMMON AREA 2  
 BLOCK 3, COMMON AREA 3  
 JOHN H JONES LEAGUE, A-26  
 BRYAN, BRAZOS, TEXAS

(2.183 ACRES COMMON AREA)

SCALE: AS SHOWN  
 JANUARY 2023

OWNER/DEVELOPER: CamWest Traditions LP  
 351 Adriatic Pkwy  
 McKinney, TX 75070  
 (979) 542-8290

SURVEYOR: KERR SURVEYING, LLC  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 (979) 268-3195  
 TBPELS FIRM # 10018500  
 SURVEYS@KERRSURVEYING.NET

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109935, ON JANUARY 20, 2023. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET CONCRETE RIGHT-OF-WAY MARKER FOUND SEEMINGLY MISPLACED BEARS N 67°26'12" W 18.82'

STATE HIGHWAY 47 ROW VARIES - PAVEMENT WIDTH VARIES (1243/452, 2131/1130, & 1529/209, ORBCT)