

PRELIMINARY PLAN

- 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 CONTROL MONUMENT CS94-164 (Y:10207269.050; X:3541253.110) AND AS ESTABLISHED BY GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOD12B).
 - 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - A PORTION OF THE TRACT DOES LIE WITHIN A DESIGNATED REGULATORY 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M), AS DEFINED IN ORDINANCE NO. 1505, APPROVED BY THE BRYAN CITY COUNCIL NOVEMBER 23, 2004.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTH.
 - ALL MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE ORDINANCES.
 - LOTS WITH 2 FEET OR MORE OF PROPOSED FILL AT A BUILDING FOOTPRINT LOCATION WILL REQUIRE ONE OF THE FOLLOWING:
 - A SOILS REPORT SHOWING THAT THE COMPACTION REQUIREMENT OF 95% STANDARD PROCTOR IS MET, OR
 - ENGINEERED FOUNDATION DRAWINGS.
 - THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATIONS, REPAIR AND MAINTENANCE OF THESE AREAS. LANDSCAPE, FENCES, STRUCTURES, GRADINGS, ETC., SHALL NOT IMPED THE FLOW IN THE PRIVATE DRAINAGE EASEMENTS.
 - 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 P.U.E. AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE P.U.E TO ACCESS ELECTRIC FACILITIES.

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PUBLIC UTILITY EASEMENT (P.U.E.)
	PRIVATE DRAINAGE EASEMENT (P.D.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	BLOCK LABEL
	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
	RECORDING INFORMATION
	RIGHT-OF-WAY

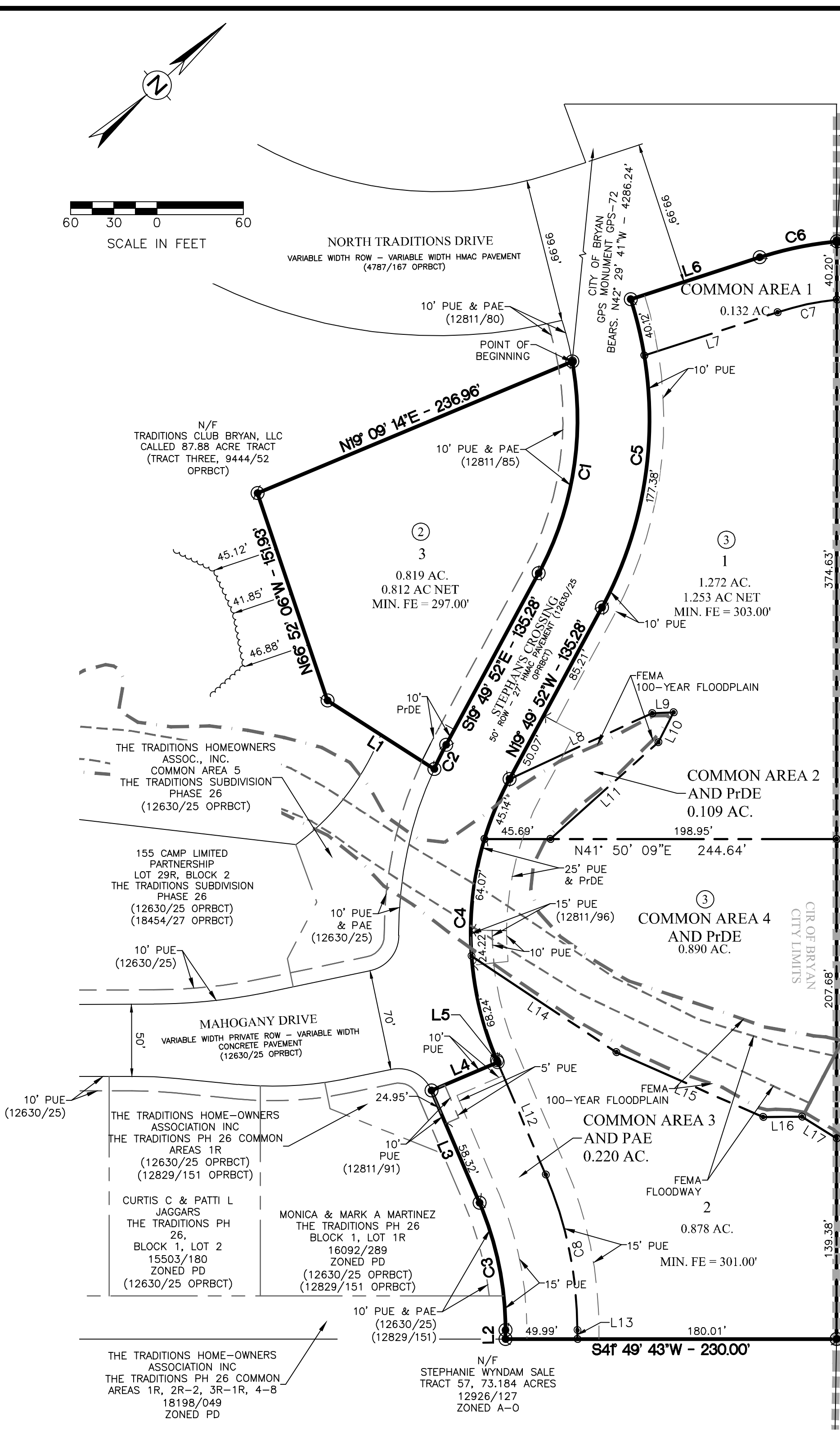
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	87.98'	S74° 30' 21" W
L2	6.15'	N49° 22' 20" W
L3	84.76'	N71° 19' 10" W
L4	50.00'	N18° 40' 50" E
L5	1.42'	N72° 35' 02" W
L6	94.30'	N23° 50' 55" E
L7	97.45'	N23° 50' 55" E
L8	109.18'	N17° 02' 30" E
L9	14.90'	N39° 48' 17" E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	151.64'	225.00'	038°36'57"	78.83'	148.79'	S39°08'21"E
C2	18.70'	275.00'	003°53'44"	9.35'	18.69'	S21°46'44"E
C3	90.85'	225.00'	023°08'06"	46.05'	90.23'	N59°41'09"W
C4	202.25'	225.00'	051°30'08"	108.53'	195.51'	N45°34'56"W
C5	220.77'	275.00'	045°59'48"	116.72'	214.89'	N42°49'46"W
C6	54.69'	246.69'	012°42'07"	27.46'	54.58'	N30°11'59"E
C7	42.12'	206.69'	011°40'29"	21.13'	42.04'	N29°41'10"E
C8	111.17'	274.99'	023°09'42"	56.35'	110.41'	S59°44'42"E

FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume _____ Page _____ and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Bryan/Traditions, L.P. By
Traditions Acquisitions Partnership, L.P., Its General Partner, By _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____ 20____

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission

Chair
Planning & Zoning Commission
Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

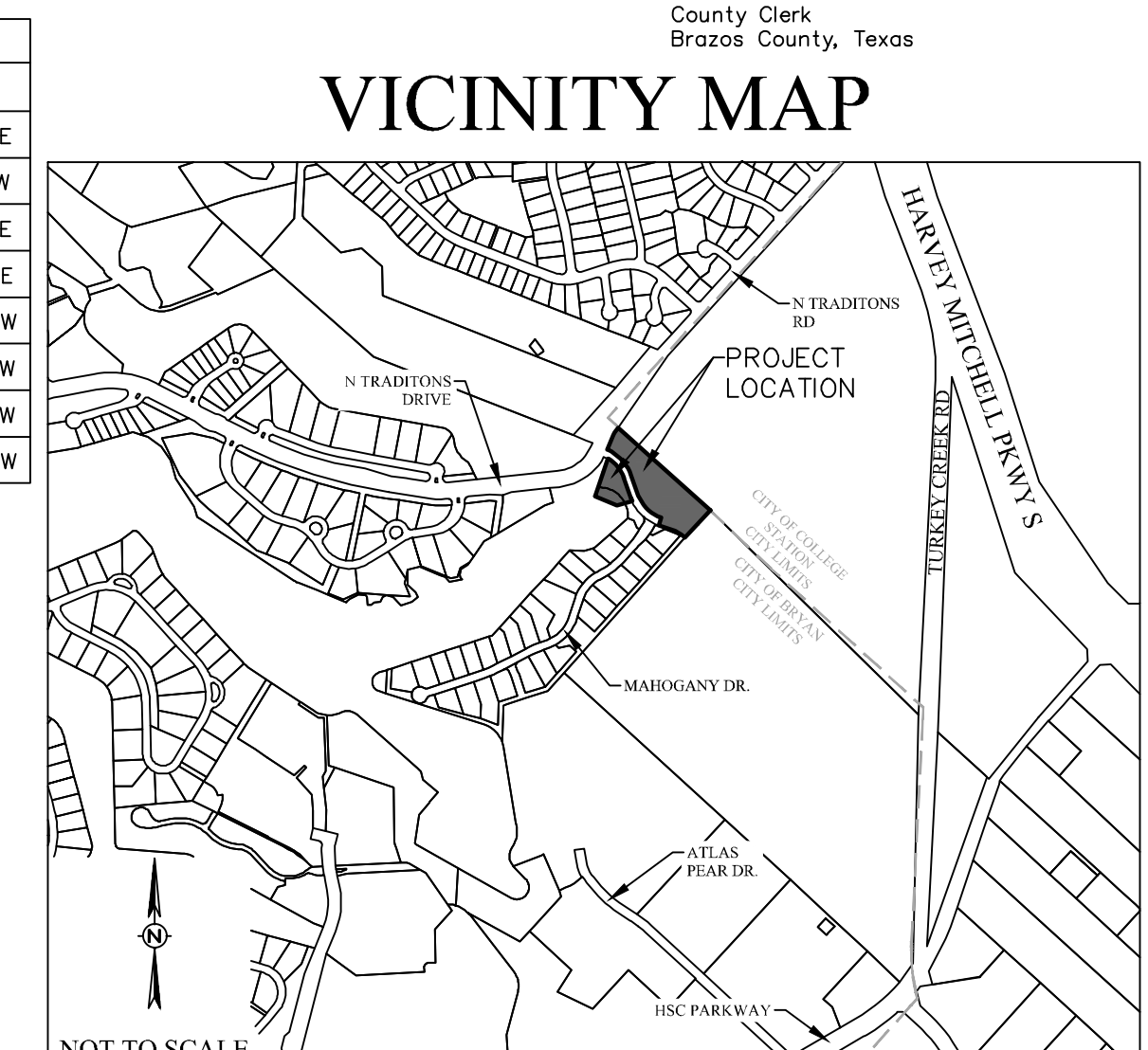
R.P.L.S. No. 6531

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____

County Clerk
Brazos County, Texas



PRELIMINARY PLAN & FINAL PLAT

THE TRADITION SUBDIVISION

PHASE 41

4.338 ACRES

3 LOTS

BLOCK 3, LOTS 1 & 2

BLOCK 2, LOT 3

COMMON AREAS 1-4

BEING A PORTION OF THE REMAINDER OF A CALLED

VOLUME 4006, PAGE 195 OPRBCT

AND A PORTION OF THE REMAINDER OF A CALLED

87.88 ACRE TRACT

VOLUME 5153, PAGE 1 OPRBCT

JOHN H. JONES SURVEY LEAGUE, A-26

BRYAN, BRAZOS, TEXAS

OWNER:
Bryan Commerce & Development Inc.
P.O. BOX 1080
Bryan, TX 77805

DEVELOPER:
Bryan Traditions, LP
2100 Traditions Blvd.
Bryan, Texas 77807

SCALE 1" = 40'
NOVEMBER 2024

SURVEYOR:
Kerr Surveying, LLC
P.O. BOX 1080
Bryan, TX 77805
979) 268-3195
TBPELS FIRM # 1001850
SURVEYS@KERRSURVEYING.NET

ENGINEER:
SCHULTZ
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-9900