

CURTIS & THOMAS LARD  
8.15 ACRE TRACT  
(2526/255)  
EXISTING ZONE C-2

BRYAN IND SCHOOL DISTRICT  
78.3 ACRE TRACT  
(7156/258)  
EXISTING ZONE RD-5

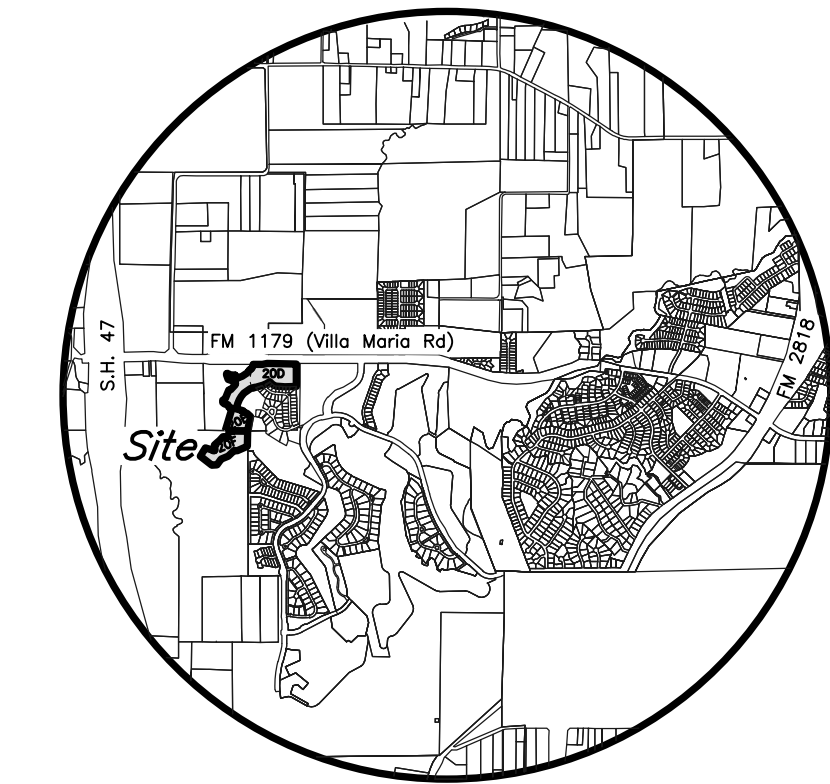
BRAZOS CHRISTIAN SCHOOL INC  
15.18 ACRE TRACT  
(1175/608)  
EXISTING ZONE PD

GERALD & CASSANDRA ANDERSON  
22.16 ACRE TRACT  
(7180/295)  
EXISTING ZONE C-2

GERALD & CASSANDRA ANDERSON  
22.16 ACRE TRACT  
(7180/295)  
EXISTING ZONE A-0

BRYAN COMMERCE AND DEVELOPMENT INC.  
86.72 ACRE TRACT  
(7874/169)  
EXISTING ZONE A-0  
PROPOSED ZONE PD

TRADITIONS CLUB BRYAN LLC  
221.76 ACRE TRACT  
(9444/052)  
EXISTING ZONE PD



VICINITY MAP

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 42°31'21" W	174.15'
L2	S 31°01'18" W	101.98'
L3	N 42°49'11" E	59.57'
L4	N 54°58'38" E	53.20'
L5	N 71°03'37" E	58.72'
L6	N 89°01'46" E	66.21'
L7	S 66°15'28" E	104.77'
L8	N 24°01'09" E	131.76'
L9	N 33°10'53" W	121.68'
L10	N 70°51'50" E	127.14'
L11	N 68°11'59" E	112.42'
L12	S 63°50'46" E	82.28'
L13	S 17°26'58" W	78.85'

**LINE TABLE**

LINE	BEARING	DISTANCE
L14	S 46°20'18" E	78.97'
L15	S 21°14'45" E	122.26'
L16	S 24°06'38" W	74.39'
L17	S 6°09'05" E	115.20'
L18	S 84°58'19" E	67.36'
L19	N 29°24'52" E	103.12'
L20	S 83°23'29" E	58.63'
L21	S 60°47'08" E	105.41'
L22	S 22°28'55" E	60.70'
L23	S 53°54'56" W	113.34'
L24	S 46°56'48" W	71.04'
L25	N 86°59'06" W	80.72'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	19°16'11"	525.00'	176.57'	89.13'	N 14°23'03" E	175.74'
C2	57°12'02"	625.00'	623.96'	340.77'	N 4°34'52" W	598.37'

- GENERAL NOTES:
- 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 plot.
  - Streets and Lot layout are shown for illustration purposes only. Actual locations may vary.
  - Residential lots will not have driveway access to the West Villa Maria Road.

**DEVELOPMENT PLAN**

**TRADITIONS, PHASE 20**

14.0 ACRES

OUT OF

JOHN AUSTIN SURVEY, A-2  
& T.J. WOOTEN SURVEY, A-1  
BRYAN, BRAZOS COUNTY, TEXAS  
Submitted MAY 2022

SCALE: 1" = 100'

Developer/Owner:  
Lord Family Land Co.  
1057 N. Dowling Road  
College Station, TX 77845

Prepared By:  
McClure & Browne Engineering/Surveying, Inc.  
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