CURVE TABLE					
CURVE	RADIUS	TANGENT	LENGTH	CHD	L.C.
C1	512.76'	76.86'	152.58'	N 31°11'18" E	52.02'

NOTES:

1. This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0134 C Effective Date July 2, 1992

2. All Property corners are Set 5/8" Iron Rods with cap unless otherwise stated.

3. Basis of Bearing: *Deed Bearing used as basis of bearings.

4. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.

5. This Tract is zoned Commercial (C-1).

6. Each lot shall have separate Detention.

7. An off-site easement will be required for discharge into the creek where the creek centerline is located on an adjacent property.

8. Lot 5 Block 1 shall have access from Osborn Lane only.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS

I(We), Jerry Windham, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(Us) in the Official/[redacted] Records of Brazos County, in Volume **6725** page **134**, whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

Owner/Developer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jerry Windham, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 17th day of June, 2011.

Notary Public, Brazos County, Texas

Melinda Garrett
My Commission Expires
06/10/2011

APPROVAL OF THE CITY PLANNER

..... 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
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

..... 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.

Chairman, Planning and Zoning Commission
City of 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....

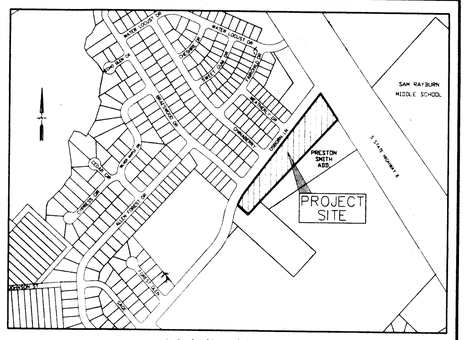
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certified 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, Texas, in Volume ....., Page .....

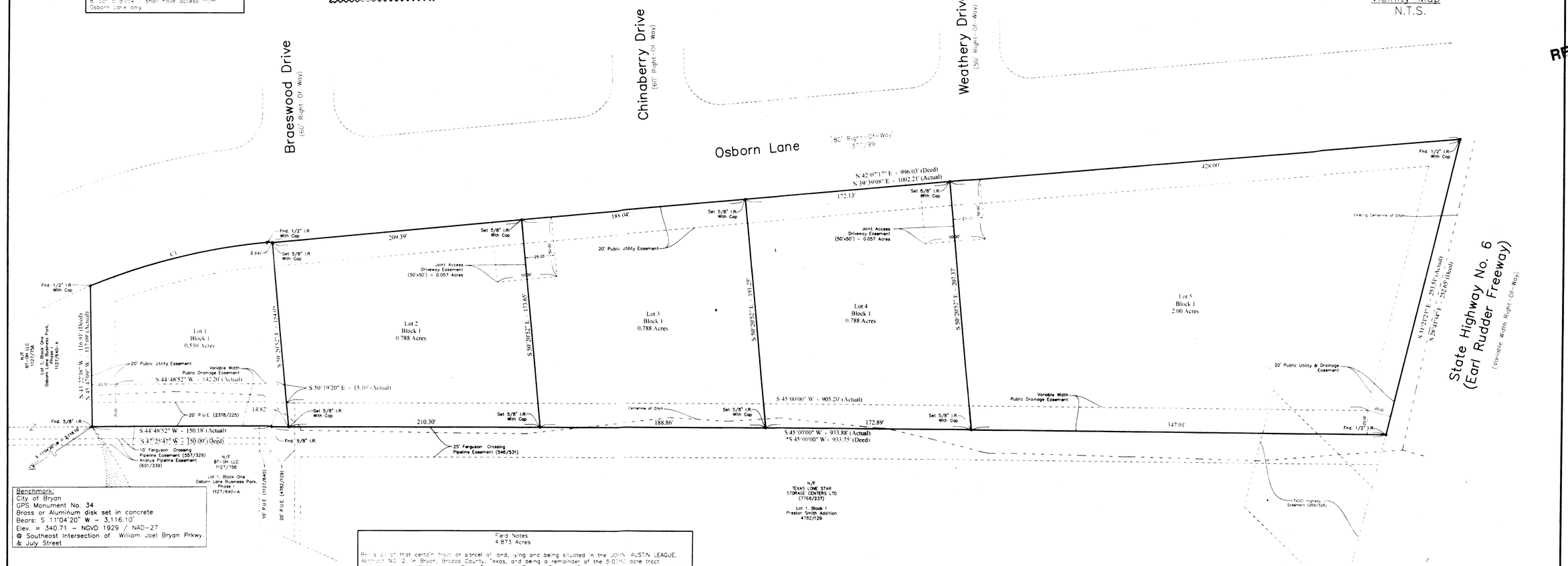
County Clerk, Brazos County, Texas

SCALE: 1" = 40'



Vicinity Map
N.T.S.

RECEIVED
JUN 20 2011



Benchmark:
City of Bryan
GPS Monument No. 34
Brass or Aluminum disk set in concrete
Bears: S 11°04'20" W - 3,116.10'
Elev. = 340.71 - NGVD 1929 / NAD-27
@ Southeast Intersection of William Joel Bryan Prkwy. & July Street

Field Notes
4.873 Acres

Being all of that certain tract or parcel of land, lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2, in Bryan, Brazos County, Texas, and being a remainder of the 5.0780 acre tract conveyed to Jerry Windham and Frank Thurmond by Bernath Concrete Products Company by deed recorded in Volume 918, Page 282 of the Official Records of Brazos County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the east corner of said 5.0780 acre tract being the most northerly common corner of Lot 1, Block 1 PRESTON SMITH ADDITION recorded in 4782/129 and this tract, same being the southwesterly right-of-way line of State Highway No. 6 East Bypass (variable width right-of-way);

THENCE S 45° 00' 00" W - 933.88 feet along the common line of said 5.0780 acre tract and said Lot 1, Block 1 PRESTON SMITH ADDITION to a 5/8" iron rod with cap set for common corner of Lot 1, Block One, OSBORN LANE BUSINESS PARK, PHASE I recorded in 1127/640-A and this tract;

THENCE S 44° 48' 52" W - 150.18 feet and N 45° 47' 09" W - 117.09 feet along the common line of said OSBORN LANE BUSINESS PARK, PHASE I to a 1/2" iron rod with cap found in the southeasterly right-of-way line of Osborn Lane (80' right-of-way) 377/99, same being the most northwesterly common corner of said OSBORN LANE BUSINESS PARK, PHASE I and this tract, also being the beginning of a curve to the right;

THENCE 152.58 feet in a clockwise direction along the common line of said Osborn Lane and said curve to the right with a radius of 512.76 feet and whose chord bears N 31° 11' 18" E - 152.02 feet to a 1/2" iron rod with cap found at the end of this curve;

THENCE N 39° 39' 08" E continuing along said Osborn Lane 1002.21 feet to a 1/2" iron rod with cap found at the intersection of said Osborn Lane and said State Highway No. 6, same being the most northerly corner of this tract;

THENCE S 31° 21' 23" E - 253.51 feet along said southwesterly right-of-way line of State Highway No. 6 to the PLACE OF BEGINNING and containing 4.873 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on Apr. 29, 2011.

CERTIFICATE OF SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 of 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 property markers and monuments were placed under my supervision on the ground, and that metes and bounds describing said subdivision will describe a closed geometric form.

Donald Garrett, REGISTERED No. 2972

Owner/Developer:
Jerry Windham
Address: 2000 Windham Ranch Road
Phone: (979) 690 - 1390

A FINAL PLAT
of
Windham Subdivision
4.873 Acres
John Austin League, A-2
Bryan, Brazos County, Texas
April 29, 2011

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 - 2688
Fax : (979) 846 - 3094

D:\Donnie\survey-Jobs\11-069\11-069-Revised6-8-2011-FP