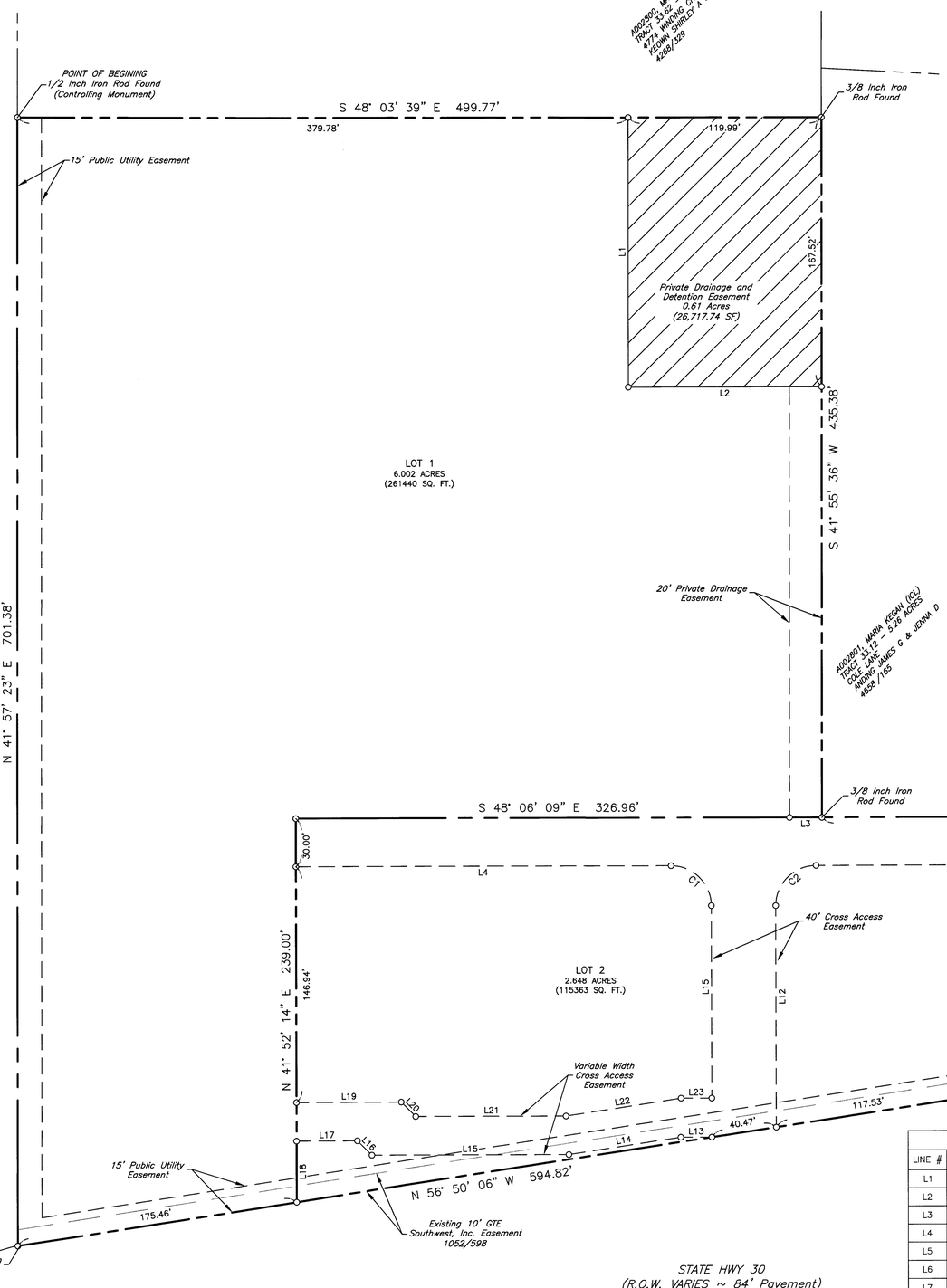
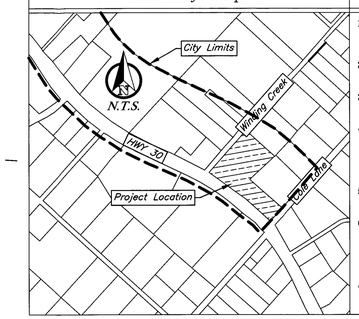
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.25'	25.00'	89° 56' 40"	N 3° 07' 49" W	35.34'	24.98'
C2	39.29'	25.00'	90° 03' 20"	S 86° 52' 11" W	35.37'	25.02'



Vicinity Map



General Notes:

1. Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
2. This property is currently zoned Agricultural – Open (AO) and Retail (C2).
3. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
4. This lot is not within the 100–YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0250E, effective May 16, 2012 and Map No. 48041C0220F, effective April 2, 2014.
5. Building setback lines to be in accordance with the City of Bryan Zoning Ordinance.
6. The following blanket easements do apply to this tract:
   City of Bryan 98/199
   City of Bryan 141/420
   City of Bryan 141/421
7. Easement to Brazos River Transmission Electric Coop. Inc., 134/16, does not apply.

METES AND BOUNDS DESCRIPTION
OF A
9.673 ACRE TRACT
MARIA KEGANS LEAGUE, A–28
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MARIA KEGANS LEAGUE, ABSTRACT NO. 28, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 5.486 ACRE TRACT OF LAND AS DESCRIBED AS TRACT 1 AND ALL OF A CALLED 5.00 ACRE TRACT OF LAND AS DESCRIBED AS TRACT 2 BY A DEED TO HOWARD C. NELSON RECORDED IN VOLUME 696, PAGE 737 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF 'WINDING CREEK ROAD' (50' ACCESS EASEMENT, TRACT TWO, 4268/329) MARKING THE NORTH CORNER OF SAID 5.00 ACRE TRACT AND THE WEST CORNER OF A CALLED 4.97 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SHIRLEY A. KEOWN AND KIMBERLY D. LYTLE RECORDED IN VOLUME 4268, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 4.97 ACRE TRACT BEARS: N 41° 52' 04" E FOR A DISTANCE OF 435.64 FEET (DEED CALL: N 43° 01' 54" E – 435.69 FEET, 4268/329);

THENCE: S 48° 03' 39" E ALONG THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID 4.97 ACRE TRACT FOR A DISTANCE OF 499.77 FEET (DEED CALL: S 46° 58' 06" E – 500.00 FEET, 696/737) TO A 3/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF A CALLED 5.26 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JAMES G. ANDING AND WIFE, JENNA D. ANDING RECORDED IN VOLUME 4658, PAGE 165 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE EAST CORNER OF SAID 5.00 ACRE TRACT AND THE SOUTH CORNER OF SAID 4.97 ACRE TRACT;

THENCE: S 41° 55' 36" W ALONG THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID 5.26 ACRE TRACT FOR A DISTANCE OF 435.38 FEET (DEED CALL: S 43° 01' 54" W – 435.60 FEET, 696/737) TO A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID REMAINDER OF 5.486 ACRE TRACT MARKING THE SOUTH CORNER OF SAID 5.00 ACRE TRACT AND THE WEST CORNER OF SAID 5.26 ACRE TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 27° 04' 58" E FOR A DISTANCE OF 0.27 FEET;

THENCE: S 48° 06' 09" E ALONG THE COMMON LINE OF SAID REMAINDER OF 5.486 ACRE TRACT AND SAID 5.26 ACRE TRACT FOR A DISTANCE OF 507.09 FEET (DEED CALL: S 43° 58' 06" E – 514.88 FEET, 696/737) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF COLE LANE (60' R.O.W.) MARKING THE EAST CORNER OF SAID REMAINDER OF 5.486 ACRE TRACT AND THE SOUTH CORNER OF SAID 5.26 ACRE TRACT. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 5.26 ACRE TRACT BEARS: N 41° 59'26" E FOR A DISTANCE OF 437.76 FEET (DEED CALL: N 41° 59' 19" E – 437.83 FEET, 4658/165);

THENCE: S 41° 59' 26" W ALONG THE NORTHWEST LINE OF COLE LANE FOR A DISTANCE OF 199.77 FEET (CALCULATED DEED CALL: S 42° 38' 09" W – 200.37 FEET, 696/737) TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF STATE HIGHWAY 30 (R.O.W. VARIES);

THENCE: ALONG THE NORTHEAST LINE OF STATE HIGHWAY 30, BEING THE NORTHEAST LINE OF A CALLED 0.72 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 959, PAGE 121 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR THE FOLLOWING CALLS:

N 38° 54' 01" W FOR A DISTANCE OF 213.69 FEET (DEED CALL: N 35° 44' 56" W – 221.40 FEET, 959/121) TO A 1/2 INCH IRON ROD SET. FOR REFERENCE, A BROKEN CONCRETE RIGHT–OF–WAY MARKER FOUND BEARS: S 38° 54' 01" E FOR A DISTANCE OF 0.50 FEET;

N 50° 46' 41" W FOR A DISTANCE OF 208.40 FEET (DEED CALL: N 47° 37' 36" W – 208.40 FEET, 959/121) TO A 1/2 INCH IRON ROD SET;

N 56° 50' 06" W FOR A DISTANCE OF 594.82 FEET (DEED CALL: N 53° 41' 01" W – 595.00 FEET, 959/121) TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF 'WINDING CREEK ROAD'. FOR REFERENCE, A CONCRETE RIGHT–OF–WAY MARKER FOUND BEARS: N 63° 44' 45" W FOR A DISTANCE OF 260.47 FEET;

THENCE: N 41° 57' 23" E ALONG THE NORTHWEST LINE OF SAID REMAINDER OF 5.486 ACRE TRACT AND SAID 5.00 ACRE TRACT FOR A DISTANCE OF 701.38 FEET (CALCULATED DEED CALL: N 43° 01' 54" E – 704.14 FEET, 696/737) TO THE POINT OF BEGINNING CONTAINING 9.673 ACRES OF LAND, AS SURVEYED ON THE GROUND MARCH, 2015. SEE PLAT PREPARED MARCH, 2015, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	167.73'	N 41° 56' 06" E
L2	119.99'	N 48° 09' 39" W
L3	20.01'	S 48° 06' 09" E
L4	233.28'	S 48° 06' 09" E
L5	510.75'	S 48° 06' 09" E
L6	16.53'	S 48° 06' 09" E
L7	172.85'	N 25° 26' 48" E
L8	176.64'	N 25° 26' 48" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	5.00'	S 48° 06' 09" E
L10	5.06'	N 38° 54' 01" W
L11	23.80'	N 38° 54' 01" W
L12	138.15'	N 41° 50' 32" E
L13	19.26'	N 48° 09' 28" W
L14	70.41'	N 56° 46' 09" W
L15	120.04'	N 41° 50' 32" E
L16	12.74'	N 3° 06' 09" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	37.88'	N 48° 06' 09" W
L18	38.06'	N 41° 52' 14" E
L19	65.27'	S 48° 06' 09" E
L20	12.74'	S 3° 06' 09" E
L21	93.39'	N 48° 06' 09" W
L22	72.41'	N 56° 46' 09" W
L23	19.08'	N 48° 09' 28" W

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Fateh Rajan, c/o SF Business Investments LLC, owner of the 9.76 acre tract shown on this plat, being Abstract No. 28 of the Maria Kegans League as conveyed in the Deeds Records of Brazos County in Volume 696, Page 737, and designated herein as Highway 30 Business Park, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
Fateh Rajan
SF Business Investments, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Fateh Rajan, 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 on this _____ day of _____, 20____.

_____
Notary Public, Brazos County , Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

_____
Brad Kerr, R.P.L.S. No. 4502

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

CERTIFICATE OF 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

CERTIFICATE OF THE 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

40 20 0 40

FINAL PLAT

Hwy 30 Business Park

9.76 Acres
A002801, Maria Kegan (ICL) Tract 32
Bryan, Brazos County, Texas
September 2015

Owner:
SF Business Investments LLC
2001 S College Ave
Bryan, TX 77801-1420

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
-\-\-\J4Engineering.jpg.jpg
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

J4 Engineering 9/8/2015 Hwy 30 Trackstop – PP & FP v2.dwg JAE Project # 13–042