

**EASEMENT NOTES:**

BLANKET EASEMENT TO CITY OF BRYAN, 98/329, PROVIDES A 20' EASEMENT CENTERED ON EXISTING AND FUTURE FIXTURES AND/OR APPLIANCES FOR ELECTRICAL AND TELEPHONE DISTRIBUTION.

BLANKET EASEMENT TO HUMBLE PIPE LINE CO., 48/537, DOES APPLY TO THIS TRACT. LOCATION OF PIPELINE AND WIDTH OF EASEMENT IS NOT SPECIFIED.

BLANKET EASEMENT TO LONE STAR GAS CO., 71/399, DOES APPLY TO THIS TRACT. LOCATION OF PIPELINE AND WIDTH OF EASEMENT IS NOT SPECIFIED.

EASEMENT TO MAGNOLIA PIPE LINE COMPANY, 127/146, DOES APPLY TO THIS TRACT AS DEFINED IN PARTIAL RELEASE AGREEMENT TO MOBILE PIPE LINE COMPANY, 633/27 OF THE RELEASE RECORDS (RR).

CONVEYANCE OF EASEMENT TO FERGUSON CROSSING PIPE LINE CO., 557/149, DOES NOT APPLY TO THIS TRACT.

BLANKET EASEMENT TO CITY OF BRYAN, 645/422, PROVIDES A 20' EASEMENT CENTERED ALONG ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINES ACROSS SUBJECT PROPERTY.

\*PROPOSED 60" PIPELINE EASEMENT SHOWN HEREON PER UNSIGNED AMENDMENT OF EASEMENT PROVIDED TO SURVEYOR. SAID AMENDMENT DEFINES BLANKET EASEMENT, 48/537.

\*BLANKET EASEMENT TO CITY OF BRYAN, 98/348, PROVIDES A 20' EASEMENT CENTERED ON EXISTING AND FUTURE FIXTURES AND/OR APPLIANCES FOR ELECTRICAL AND TELEPHONE DISTRIBUTION. SAID EASEMENT APPEARS TO COVER THE UTILITY POLE AND ADJOINING GUY WIRE LOCATED ON THE NORTHWEST LINE OF THE SUBJECT PROPERTY.

BLANKET EASEMENT TO HUMBLE PIPE LINE CO., 48/561, DOES APPLY TO THIS TRACT. LOCATION OF PIPELINE AND WIDTH OF EASEMENT IS NOT SPECIFIED.

EASEMENT TO HUMBLE PIPE LINE COMPANY, 64/591, PROVIDES THE RIGHT TO ERECT A BUILDING UPON SUBJECT PROPERTY AND ALONG THE PIPELINE DESIGNATED BY EASEMENT. AT TIME OF SURVEY, NO BUILDINGS ARE LOCATED ON SUBJECT PROPERTY.



# MASTER PRELIMINARY PLAN

**PROGRESS PARK SUBDIVISION**  
 31.820 ACRES  
 PHASE 1 - LOT 1, BLOCK 1  
 11.864 ACRES  
 PHASE 2 - LOTS 2-5, BLOCK 2  
 19.956 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 10, A-63  
 BRYAN, BRAZOS COUNTY, TEXAS

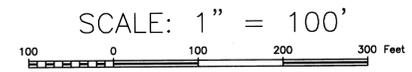
SCALE: 1" = 100'

**OWNER - PHASE 1**  
 MARION STAWNICZ  
 13200 EAST OSR  
 HEARNE, TEXAS 77859  
 979.255.5258

**OWNER - PHASE 2**  
 WORTH ACQUISITIONS, LLC  
 P.O. BOX 11871  
 COLLEGE STATION, TEXAS 77842  
 979.739.4930

FEBRUARY 2009  
**ENGINEER:**  
 HARLE ENGINEERING COMPANY  
 Firm Registration No. 4538  
 3002 Texas Avenue South  
 College Station, Texas 77845  
 P. O. Box 11587  
 College Station, Texas 77842  
 979.693.7191

**SURVEYOR:**  
 Kerr Surveying, LLC  
 Brad Kerr, RPLS No. 4502  
 505 Church Avenue  
 College Station, TX 77841  
 (979) 268-3195



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	37.37'	25.00'	85°39'11"	23.17'	33.99'	S00°59'18"E
C2	41.10'	25.00'	94°12'10"	26.90'	36.63'	N88°56'22"E
C3	36.19'	25.00'	82°56'31"	22.10'	33.11'	S84°09'47"W
C4	39.13'	25.00'	89°40'05"	24.80'	35.25'	S02°49'45"E

- GENERAL NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  2. THIS SUBDIVISION DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0131 C, EFFECTIVE DATE: 07-02-1992.
  3. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY PREPARED FOR THE CITY OF BRYAN IN 2002.
  4. THE CURRENT ZONING OF THIS TRACT IS A-O, AGRICULTURAL-OPEN.
  5. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
  6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINE ARE ARC LENGTHS.
  7. ACCESS TO LOTS 1 AND 2 FROM SH 6 AND CLARKS LANE SHALL ONLY BE AT THE LOCATION OF THE "FUTURE MAJOR COLLECTOR".