CURVE TABLE					
CURVE	RADIUS	TANGENT	LENGTH	CHD	C
C1	512.76'	76.86'	152.58'	N 31°11'18" E	2.02'

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.

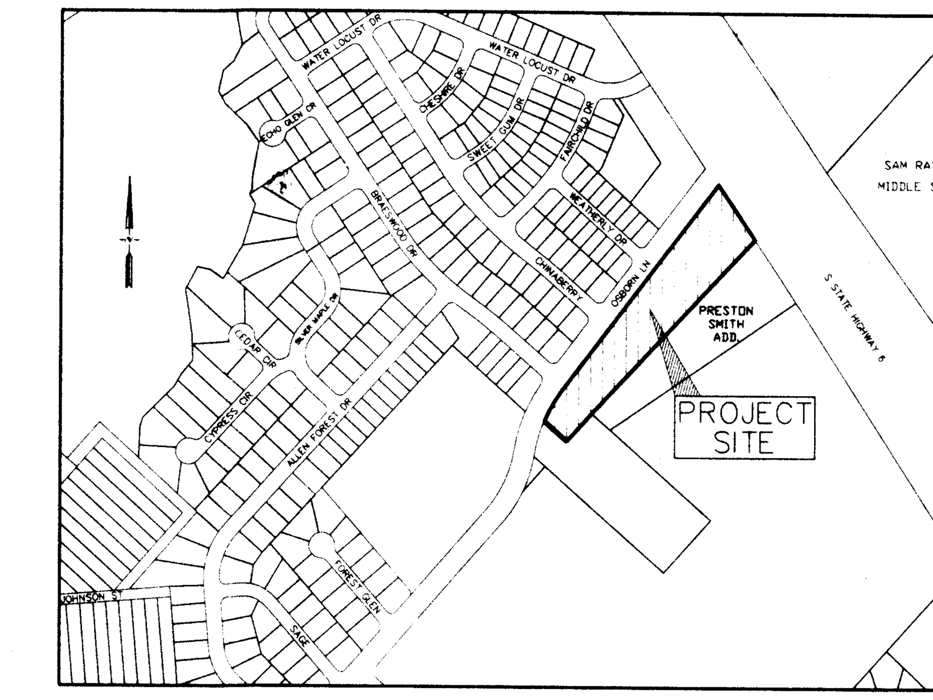
5. This Tract is zoned Commercial (C-3).

6. Each lot shall have separate Detention.

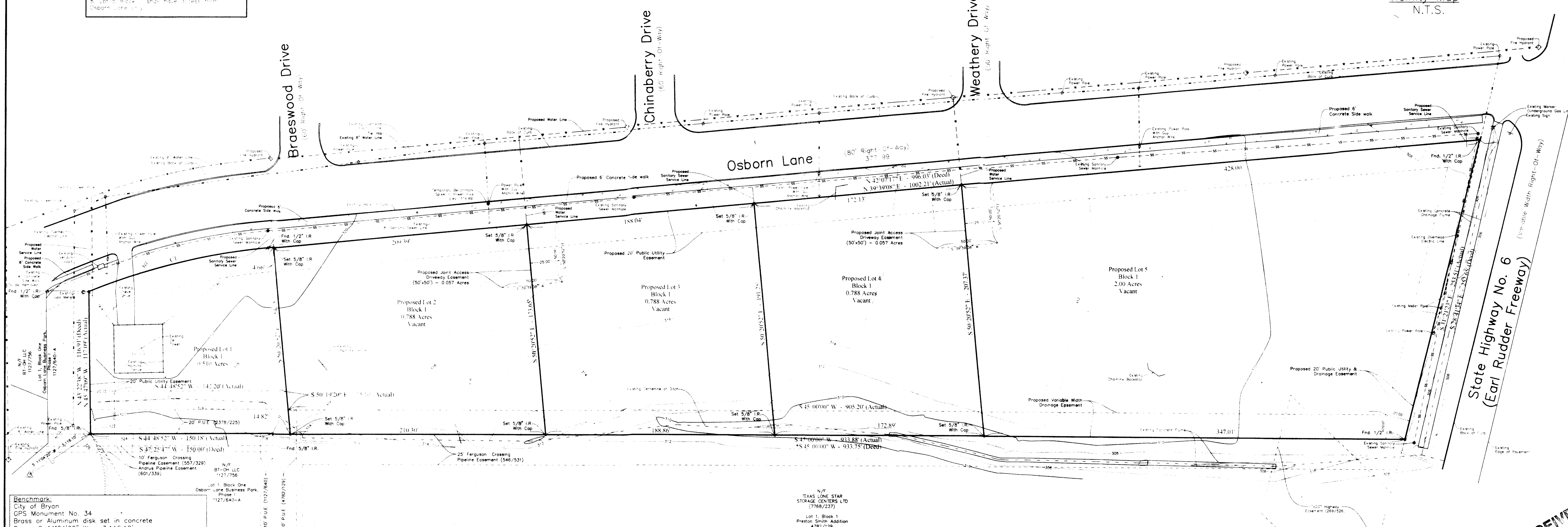
7. An off-site easement will be required for discharge into the creek where the creek centerline is located on an adjacent property.

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

SCALE: 1" = 40'



Vicinity Map
N.T.S.



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 this tract, said curve to the right with a radius of 512.76 feet and whose chord bears [illegible] 152.02 feet to a 1/2" iron rod with cap found at the end of this curve; THENCE: N 31° 09' [illegible]

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 April 28, 2011.

I, Donald D. Garrett, Registered Public Surveyor, No. 2972 do herby certify that the above plat is true and correct and agrees with a survey made on the gound under my supervision on April 28, 2011. I further certify that there are no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property except as shown.

RECEIVED
JUN 1 2011
Development & Engineering Services

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

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

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

Revised 5-24-2011
Revised 5-31-2011

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