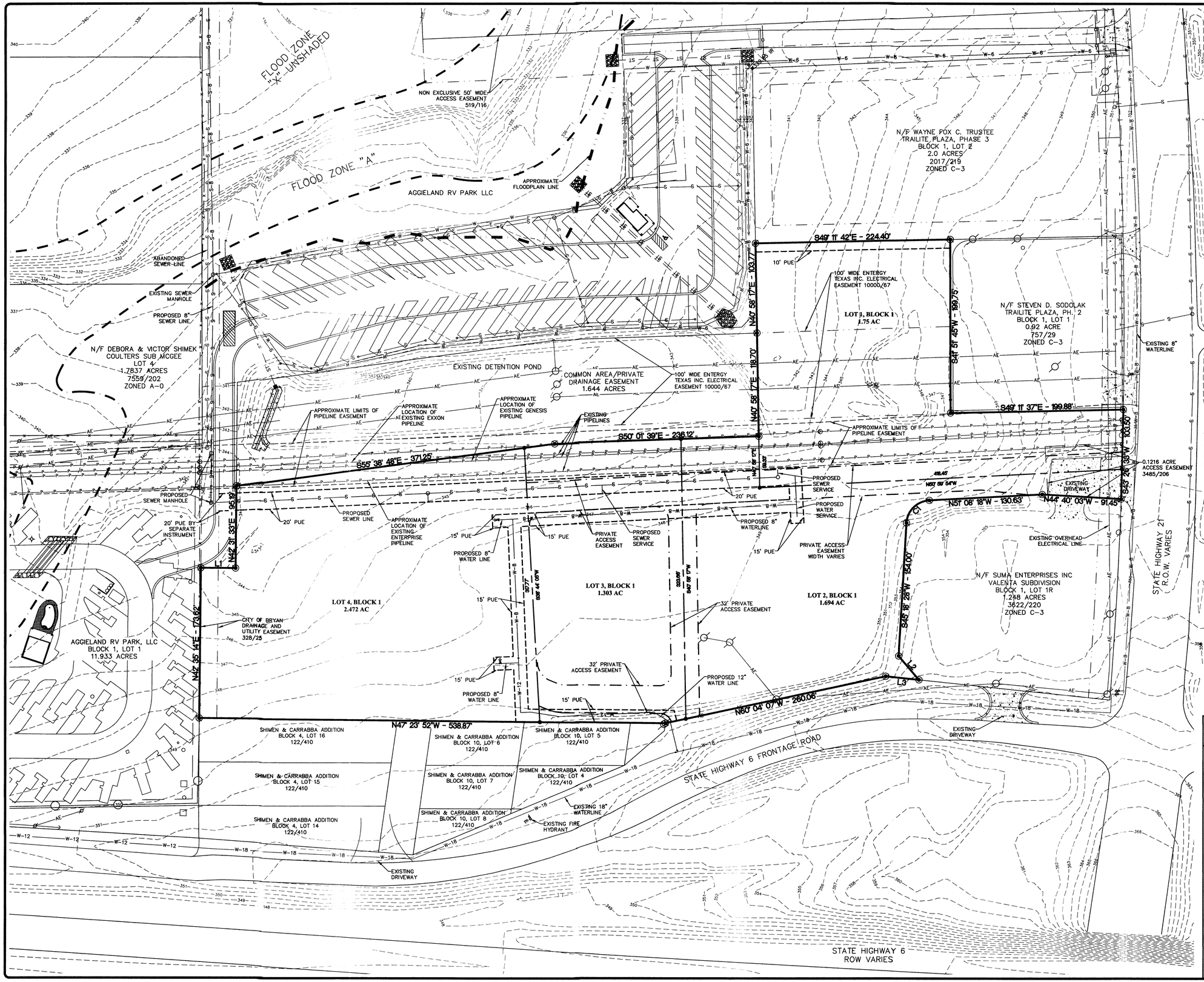

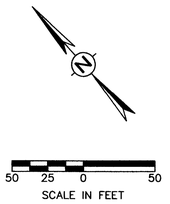

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. THE TOPOGRAPHY SHOWN IS FROM AERIAL & AS-BUILT SURVEY DATA.
3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
4. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
5. ZONING IS C-3 COMMERCIAL.

LEGEND

- 352 — EXISTING CONTOUR
- PLAT BOUNDARY
- ROW LINE
- EDGE OF PAVEMENT LINE
- LOT LINE
- PROPERTY CORNER
- PRIVATE ACCESS EASEMENT
- PUE
- EXISTING PIPELINE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.05'	S47° 28' 27"E
L2	38.16'	S1° 37' 17"W
L3	38.12'	N42° 03' 58"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	40.83'	28.00'	083°33'14"	25.02'	37.31'	S87°05'05"W

JUL 30 2014

NOT FOR RECORD
PRELIMINARY PLAN

6 AT 21 CROSSING COMMERCIAL SUBDIVISION

7.219 TOTAL ACRES
Block 1, Lot 1: 1.750 Ac
Block 1, Lot 2: 1.694 Ac
Block 1, Lot 3: 1.303 Ac
Block 1, Lot 4: 2.472 Ac

STEPHEN F. AUSTIN LEAGUE No. 10, A-83
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
JULY 2014

OWNER/DEVELOPER:
HWY 21 JOINT VENTURE
4400 OLD COLLEGE RD.
BRYAN, TX 77801
(979)703-8924

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900