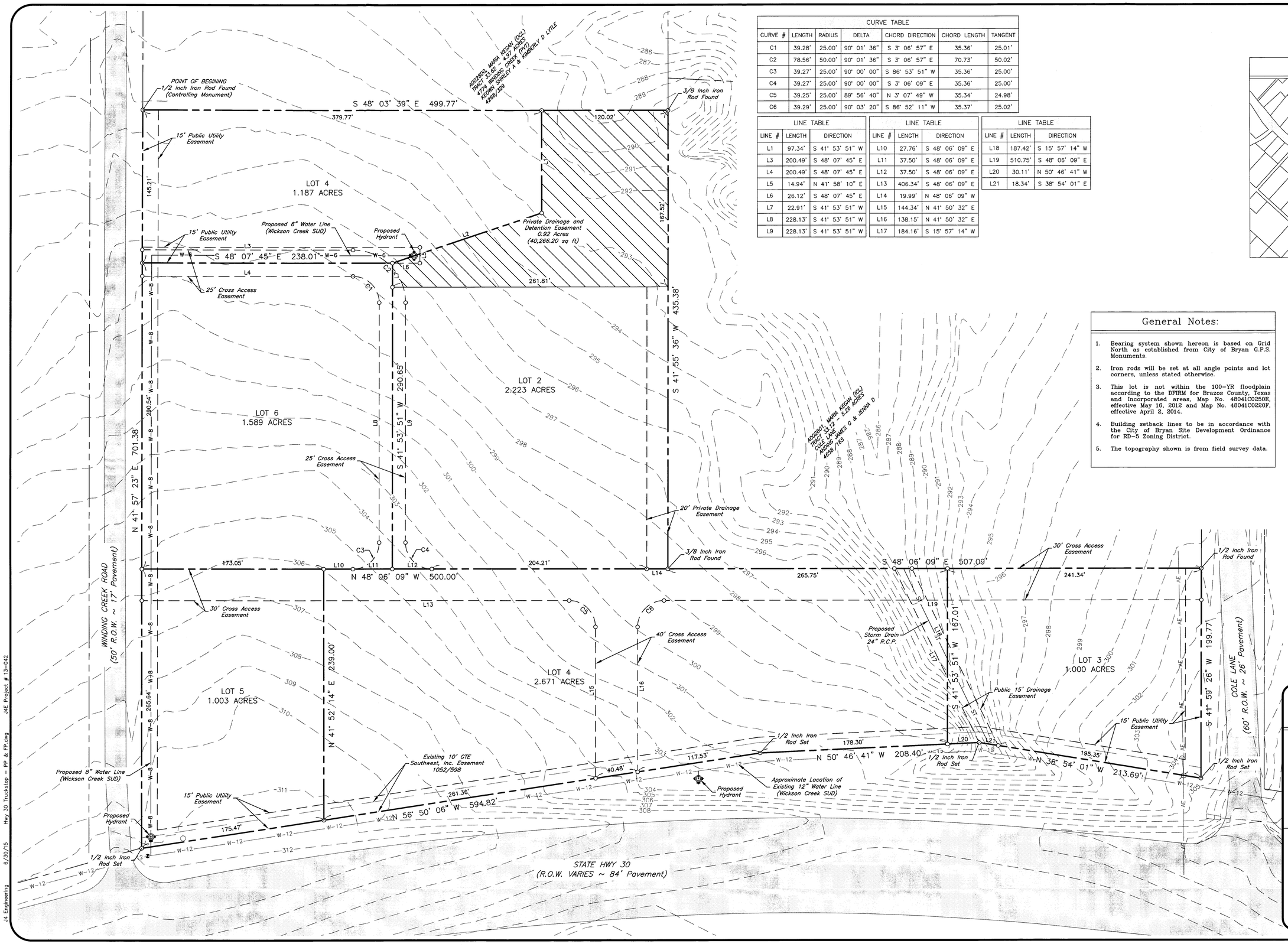


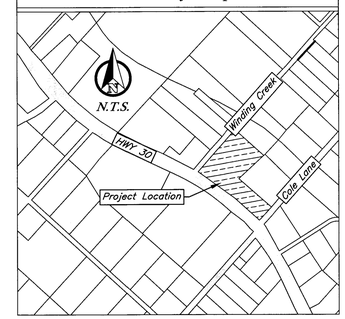
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.28'	25.00'	90° 01' 36"	S 3° 06' 57" E	35.36'	25.01'
C2	78.56'	50.00'	90° 01' 36"	S 3° 06' 57" E	70.73'	50.02'
C3	39.27'	25.00'	90° 00' 00"	S 86° 53' 51" W	35.36'	25.00'
C4	39.27'	25.00'	90° 00' 00"	S 3° 06' 09" E	35.36'	25.00'
C5	39.25'	25.00'	89° 56' 40"	N 3° 07' 49" W	35.34'	24.98'
C6	39.29'	25.00'	90° 03' 20"	S 86° 52' 11" W	35.37'	25.02'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	97.34'	S 41° 53' 51" W
L3	200.49'	S 48° 07' 45" E
L4	200.49'	S 48° 07' 45" E
L5	14.94'	N 41° 58' 10" E
L6	26.12'	S 48° 07' 45" E
L7	22.91'	S 41° 53' 51" W
L8	228.13'	S 41° 53' 51" W
L9	228.13'	S 41° 53' 51" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	27.76'	S 48° 06' 09" E
L11	37.50'	S 48° 06' 09" E
L12	37.50'	S 48° 06' 09" E
L13	406.34'	S 48° 06' 09" E
L14	19.99'	N 48° 06' 09" W
L15	144.34'	N 41° 50' 32" E
L16	138.15'	N 41° 50' 32" E
L17	184.16'	S 15° 57' 14" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L18	187.42'	S 15° 57' 14" W
L19	510.75'	S 48° 06' 09" E
L20	30.11'	N 50° 46' 41" W
L21	18.34'	S 38° 54' 01" E

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. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
3. 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.
4. Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for RD-5 Zoning District.
5. The topography shown is from field survey data.

Legend

Line Types

- Proposed Conditions
- Existing Conditions
- W-6 — Existing Water Line
- GAS — Existing Gas Line
- AE — Existing Aerial Electrical
- Existing Contour
- Existing Easement
- Existing Storm Piping
- Existing Wood Fence
- Existing Chainlink Fence
- XXX — Existing Wire Fence
- Property Line
- Power Pole
- Water Meter
- Water Valve
- Hydrant

40 20 0 40

PRELIMINARY PLAN

Hwy 30 Business Park

As shown on Plat of
A002801, Maria Kegan (ICL) Tract 32
Bryan, Brazos County, Texas

June 2015

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

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

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951