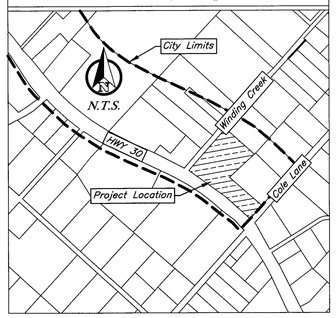
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.25'	25.00'	89° 56' 40"	N 3° 07' 49" W	35.34'	24.98'
C2	39.29'	25.00'	90° 03' 20"	S 86° 52' 11" W	35.37'	25.02'

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

Vicinity Map



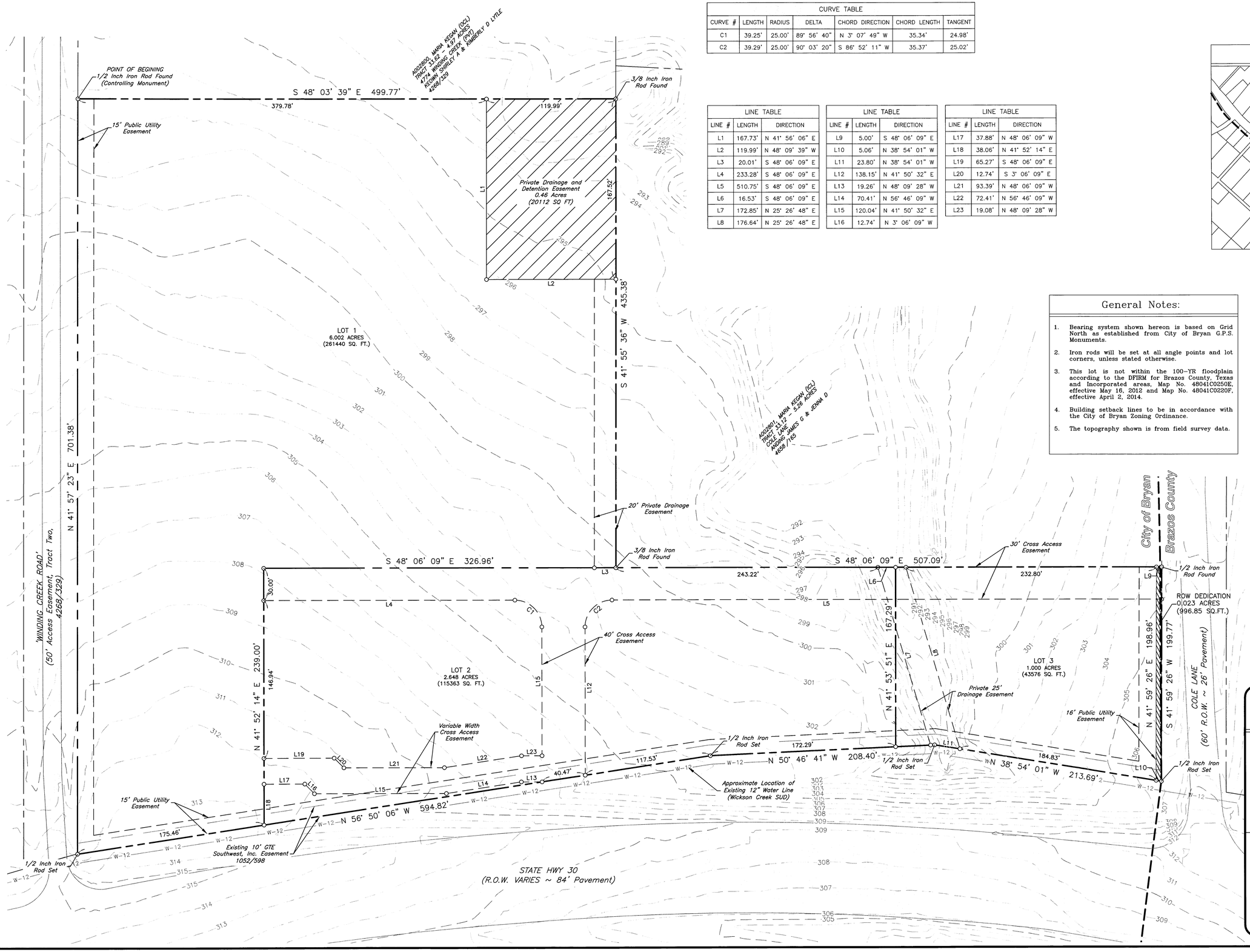
General Notes:

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 Zoning Ordinance.
5. The topography shown is from field survey data.

Legend

Line Types

- Proposed Conditions
- Existing Conditions
- Existing Water Line
- Existing Gas Line
- Existing Aerial Electrical
- Existing Contour
- Existing Easement
- Existing Storm Piping
- Existing Wood Fence
- Existing Chainlink Fence
- Existing Wire Fence
- Property Line
- Power Pole
- Water Meter
- Water Valve
- Hydrant



PRELIMINARY PLAN

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

SEP 18 2015

J4 Engineering 9/7/15 Hwy 30 Truckstop - PP & FP v2.dwg J4E Project # 13-042