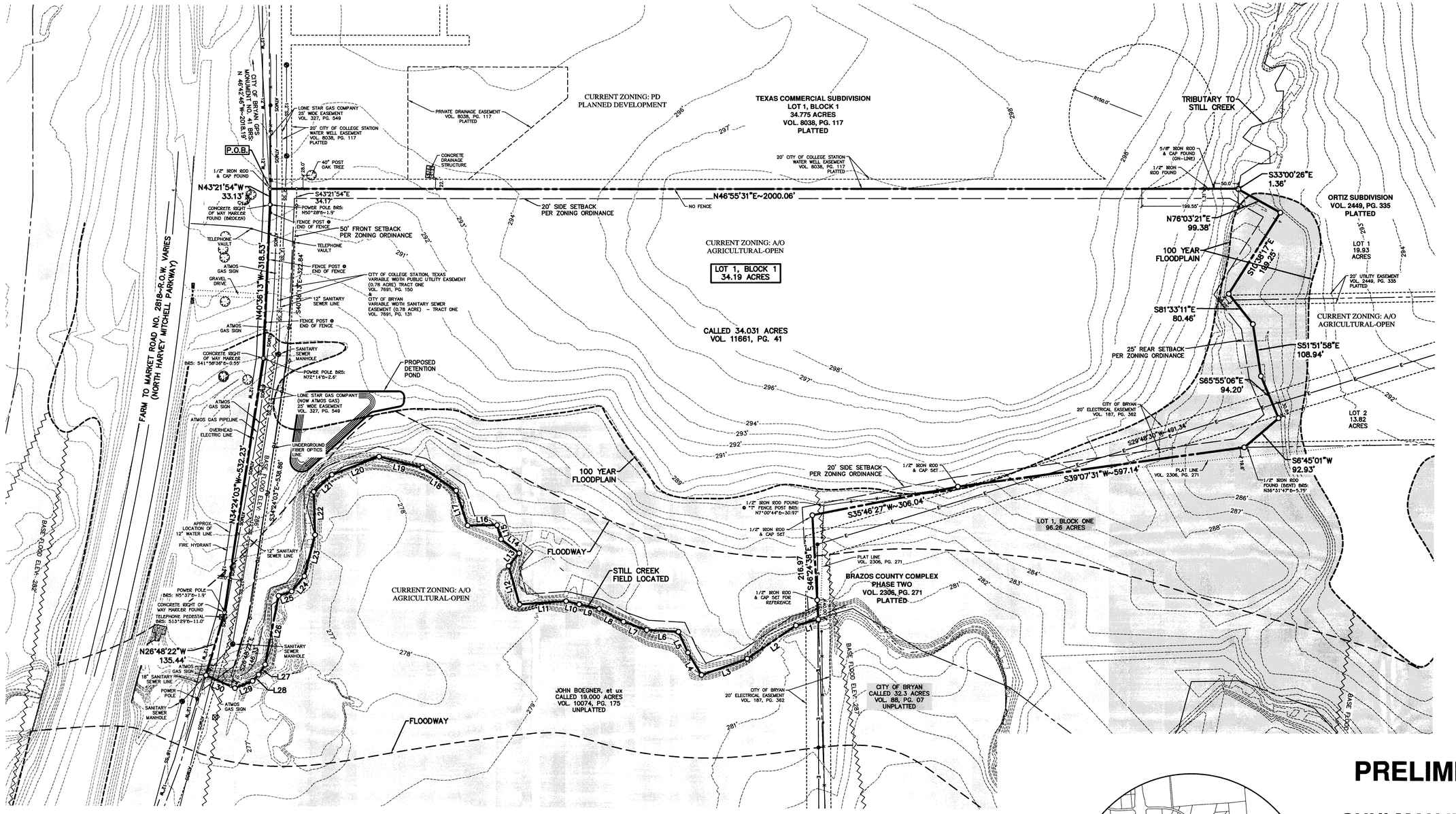


LEGEND

SANITARY SEWER MANHOLE	SS
SANITARY SEWER LINE	SS
STORM SEWER MANHOLE	
ATMOS GAS LINE	ATMOS
TELEPHONE PEDESTAL	
FIBER OPTICS LINE	FO
WATER METER	W
WATER LINE	W
WATER VALVE	
FIRE HYDRANT	
OVERHEAD ELECT. LINE	E
POWER POLE	
LIGHT POLE	
BARBED WIRE FENCE	
TREE (SIZE VARIES)	

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST LINE OF THE 34.031 ACRE TRACT RECORDED IN VOL. 11661, PG. 41 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 46°55'31"E.

2. CURRENT TITLE APPEARS TO BE VESTED IN RAFEEK N. SHANAA AND SUZANNE M. CHAMSEDDINE ACCORDING TO THE DEED RECORDED IN VOL. 11661, PG. 41 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. A PORTION OF THE SUBJECT TRACT DOES LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E, EFFECTIVE DATE: JULY 7, 2014.

4. 1/2" IRON RODS & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

5. CURRENT ZONING: A/O – AGRICULTURAL OPEN.

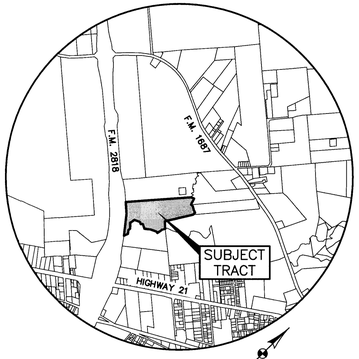
6. CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC DATA.

LINE TABLE:

Line #	Direction	Length
L1	S32°03'25"W	48.00'
L2	S12°36'21"W	121.81'
L3	S27°14'30"W	99.91'
L4	N74°10'30"W	53.99'
L5	N67°37'42"W	47.38'
L6	S50°05'52"W	65.56'
L7	S66°20'55"W	50.96'
L8	S74°42'16"W	56.55'
L9	S59°37'53"W	42.40'
L10	S60°44'04"W	27.93'
L11	S42°47'02"W	96.80'
L12	N58°41'49"W	83.01'
L13	N03°36'19"W	34.53'
L14	S84°32'25"W	47.31'
L15	N58°41'49"W	30.67'

LINE TABLE:

Line #	Direction	Length
L16	S46°12'15"W	60.77'
L17	N61°11'38"W	76.22'
L18	S80°57'42"W	84.28'
L19	S61°21'53"W	92.23'
L20	S25°51'01"W	104.38'
L21	S03°35'14"W	51.66'
L22	S44°49'59"E	89.53'
L23	S28°39'20"E	88.31'
L24	S03°27'14"E	41.16'
L25	S28°39'53"W	28.52'
L26	S31°57'40"E	144.52'
L27	S10°30'21"E	24.86'
L28	S00°15'34"W	18.14'
L29	S24°56'39"W	39.20'
L30	S70°41'34"W	65.54'



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAN
OF
SHULMAN INDUSTRIAL PARK
LOT 1, BLOCK 1

34.19 ACRES

S. F. AUSTIN SURVEY, A–62
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
RAFEEK N. SHANAA AND SUZANNE M. CHAMSEDDINE
603 FRONTIER TRAIL
HARKER HEIGHTS, TEXAS 76548-5619

SCALE: 1"=100' AUGUST, 2016

LAND SURVEYOR AND ENGINEER:
CEC CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX (979)846-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00

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