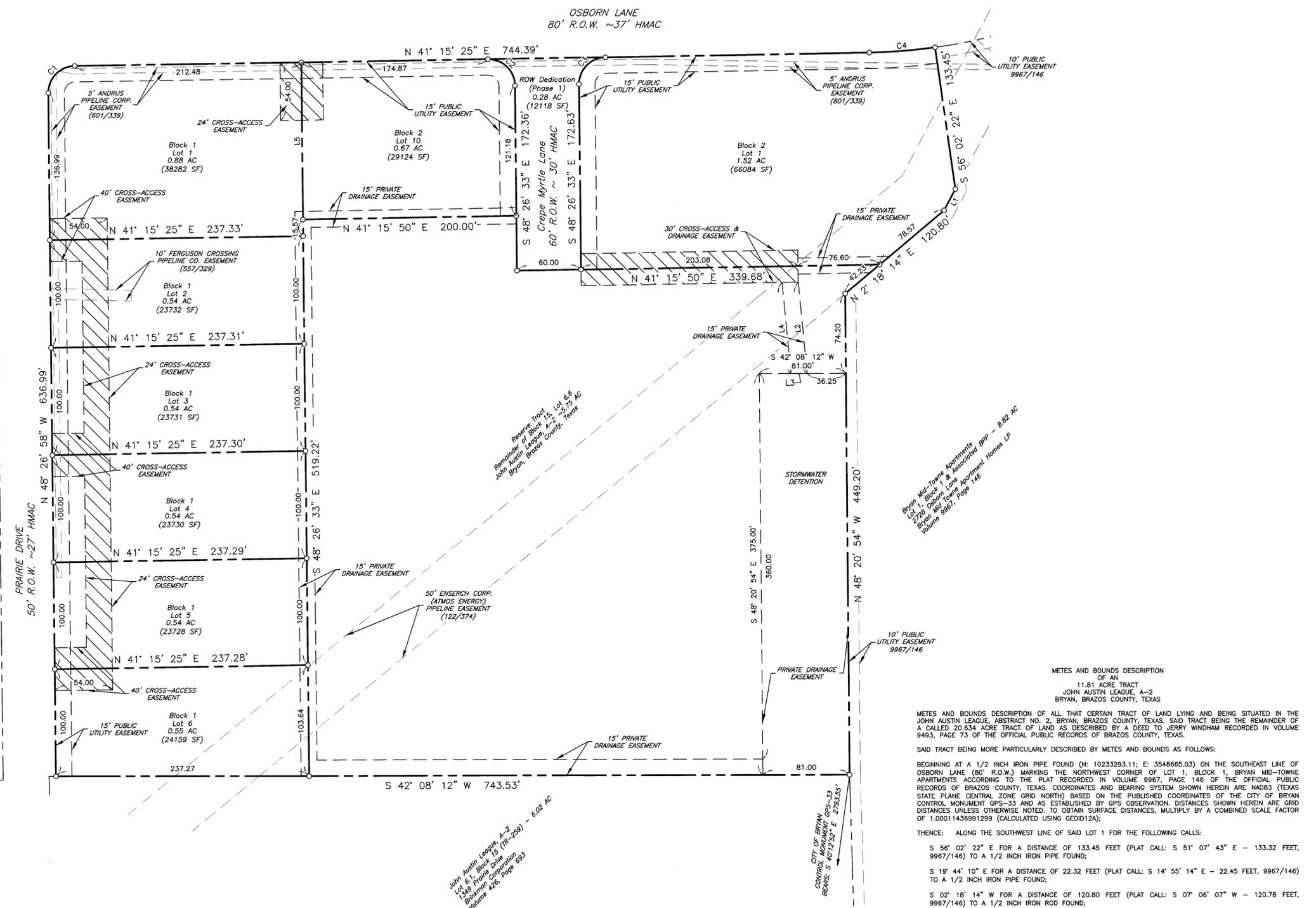


J4 Engineering 9/14/16 9/14/16 Osborn Business Park - PF - Rev'd.dwg J4E Project # 16-020



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	TANGENT	
C1	39.14'	25.00'	89° 42' 23"	N 3° 35' 47" W	35.26'	24.87'
C2	39.40'	25.00'	90° 18' 03"	N 86° 24' 26" E	35.45'	25.13'
C3	39.14'	25.00'	89° 41' 57"	N 3° 35' 34" W	35.26'	24.87'
C4	61.86'	520.66'	6° 48' 25"	N 37° 46' 30" E	61.82'	30.96'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	22.32'	S 19° 44' 10" E
L2	85.49'	N 53° 26' 25" W
L3	15.07'	N 42° 08' 12" E
L4	85.26'	N 53° 26' 25" W
L5	146.28'	N 48° 26' 33" W

**METES AND BOUNDS DESCRIPTION OF AN 11.81 ACRE TRACT**  
 JOHN AUSTIN LEAGUE, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 20.634 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JERRY WINDHAM RECORDED IN VOLUME 9493, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND (N: 10233293.11; E: 3548665.03) ON THE SOUTHEAST LINE OF OSBORN LANE (80' R.O.W.) MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, BRYAN MID-TOWNE APARTMENTS ACCORDING TO THE PLAT RECORDED IN VOLUME 9967, PAGE 146 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-33 AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011436991299 (CALCULATED USING GEOD12A);

THENCE: ALONG THE SOUTHWEST LINE OF SAID LOT 1 FOR THE FOLLOWING CALLS:

S 56° 02' 22" E FOR A DISTANCE OF 133.45 FEET (PLAT CALL: S 51° 07' 43" E - 133.32 FEET, 9967/146) TO A 1/2 INCH IRON PIPE FOUND;

S 19° 44' 10" E FOR A DISTANCE OF 22.32 FEET (PLAT CALL: S 14° 55' 14" E - 22.45 FEET, 9967/146) TO A 1/2 INCH IRON PIPE FOUND;

S 02° 18' 14" W FOR A DISTANCE OF 120.80 FEET (PLAT CALL: S 07° 06' 07" W - 120.78 FEET, 9967/146) TO A 1/2 INCH IRON ROD FOUND;

S 48° 20' 54" E FOR A DISTANCE OF 449.20 FEET (PLAT CALL: S 43° 25' 20" E - 449.06 FEET, 9967/146) TO A 1/2 INCH IRON PIPE FOUND MARKING THE NORTH CORNER OF A CALLED 6.02 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE BRINKMAN CORPORATION RECORDED IN VOLUME 426, PAGE 693 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 1 BEARS: S 49° 33' 58" E FOR A DISTANCE OF 352.11 FEET (PLAT CALL: S 44° 33' 17" E - 351.68 FEET, 9967/146) AND THE CITY OF BRYAN CONTROL MONUMENT GPS-33 BEARS: S 40° 12' 52" E FOR A DISTANCE OF 279.55 FEET;

THENCE: S 42° 08' 12" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20.634 ACRE TRACT AND SAID 6.02 ACRE TRACT FOR A DISTANCE OF 743.53 FEET (DEED CALL: S 47° 03' 58" W - 743.49 FEET, 9493/73) TO A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PRAIRIE DRIVE (50' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 20.634 ACRE TRACT;

THENCE: N 48° 26' 58" W ALONG THE NORTHEAST LINE OF PRAIRIE DRIVE FOR A DISTANCE OF 636.99 FEET (DEED CALL: N 43° 31' 55" W - 636.85 FEET, 9493/73) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET. FOR REFERENCE, A 1 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF PRAIRIE DRIVE BEARS: S 41° 02' 49" W FOR A DISTANCE OF 49.66 FEET, FROM WHICH, A 1/2 INCH IRON ROD FOUND BENT BEARS: S 48° 27' 35" E FOR A DISTANCE OF 351.94 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 42' 23" FOR AN ARC DISTANCE OF 39.14 FEET (CHORD BEARS: N 03° 35' 47" W - 35.26 FEET) (DEED CALLCHORD: N 01° 19' 16" E - 32.26 FEET, 9967/146) TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF OSBORN LANE MARKING THE END POINT OF SAID CURVE;

THENCE: N 41° 15' 25" E ALONG THE SOUTHEAST LINE OF OSBORN LANE FOR A DISTANCE OF 744.39 FEET (DEED CALL: N 46° 10' 28" E - 744.30 FEET, 9493/73) TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 520.66 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 48' 25" FOR AN ARC DISTANCE OF 61.86 FEET (CHORD BEARS: N 37° 46' 30" E - 61.82 FEET) (CALCULATED DEED CALL ARC: 61.83 FEET, 9967/146) TO THE POINT OF BEGINNING CONTAINING 11.81 ACRES OF LAND AS SURVEYED ON THE GROUND APRIL, 2016. SEE PLAT PREPARED MAY, 2016, FOR MORE DESCRIPTIVE INFORMATION.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Jerry Windham, Wellborn Development Corp., owner of the 11.814 acre tract shown on this plat, being Lot 6.6, Block 15 of the John Austin League A-2 as conveyed in the Deeds Records of Brazos County in Volume 9493, Page 073, and designated herein as Osborn Business Park, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, paths, watercourses, drains, easements and public places hereon shown for the purposes identified.

\_\_\_\_\_  
 Jerry Windham  
 Wellborn Development Corp.

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Jerry Windham, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public, Brazos County, Texas

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 City Planner  
 Bryan, Texas

**CERTIFICATE OF CITY ENGINEER**

I, \_\_\_\_\_, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 City Engineer  
 Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

\_\_\_\_\_  
 Chair, Planning & Zoning Commission  
 Bryan, Texas

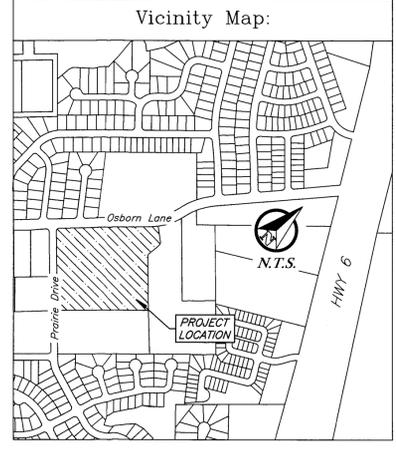
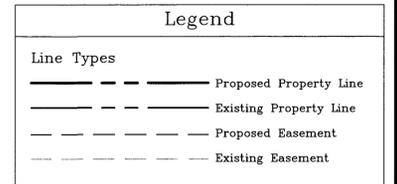
**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County in Volume \_\_\_\_ Page \_\_\_\_.

\_\_\_\_\_  
 County Clerk  
 Brazos County, Texas

- General Notes:**
- Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
  - This property is currently zoned C3 Commercial.
  - 1/2" iron rods will be set at all angle points and lot corners, unless stated otherwise.
  - This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215F, effective April 2, 2014.
  - Building setback lines to be in accordance with the City of Bryan Zoning Ordinance.
  - The following blanket easements apply to this tract: City of Bryan 371/171 and Humble Pipe Line Co. 48/565.
  - Blanket easement to Lone Star Gas Co. 72/315 no longer applies to this tract as it is partially released, 122/374.
  - Lot 1, Block 2 can only take access from Crepe Myrtle Lane. No access will be granted from Osborn Lane.



**Final Plat**

**Osborn Business Park Phase I**

6.06 Acres  
 Block 15, Lot 6.6  
 John Austin League, A-2  
 Bryan, Brazos County, Texas  
 September 2016

Owner:  
 Wellborn Development Corp.  
 PO Box 10195  
 College Station, TX 77842-0195

Engineer:  
 J4 Engineering  
 PO Box 5192  
 Bryan, TX 77805  
 979-759-0267  
 TBPE F-9951

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