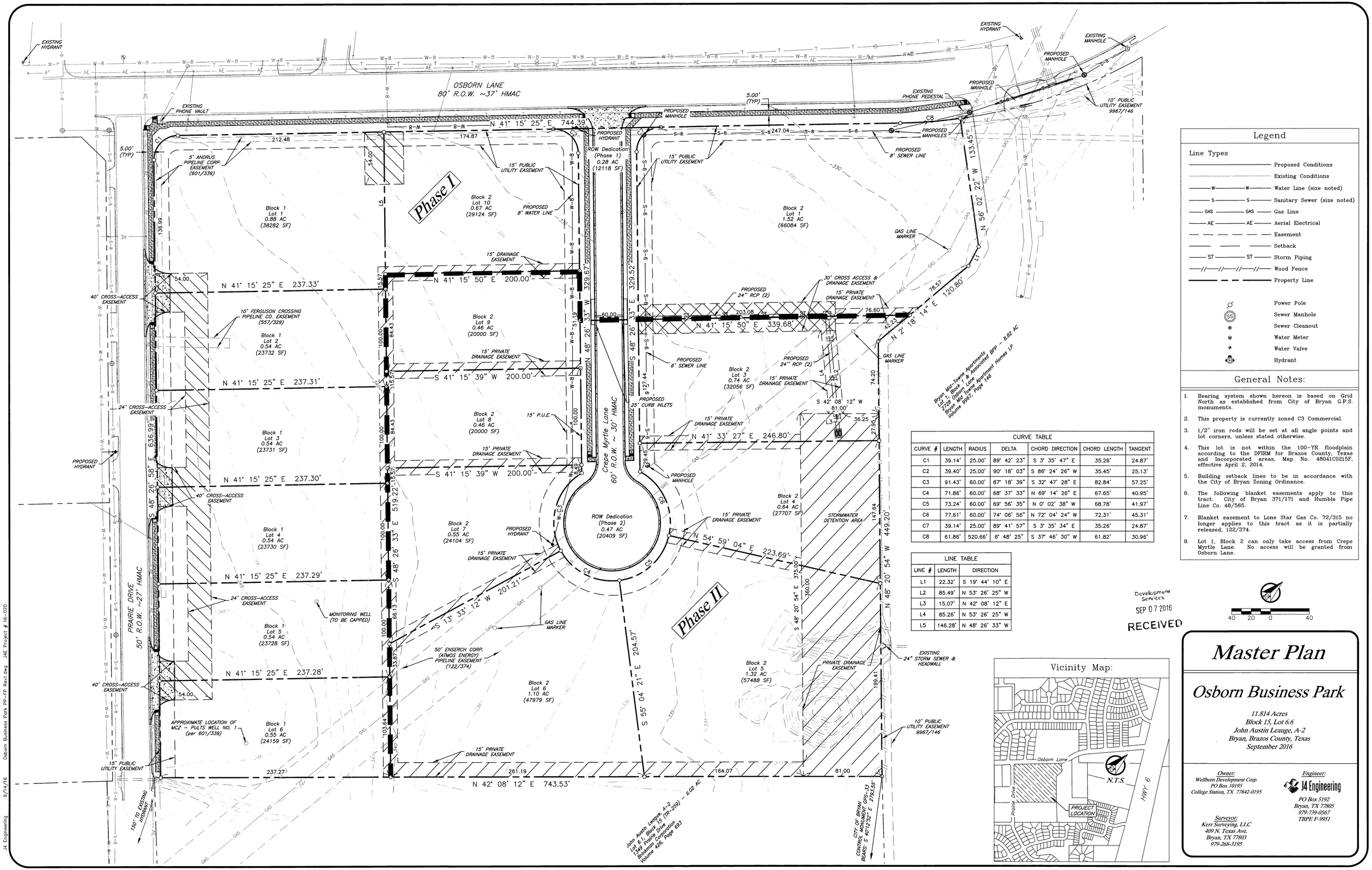

Legend

Line Types

- Proposed Conditions
- Existing Conditions
- W — W — Water Line (size noted)
- S — S — Sanitary Sewer (size noted)
- GAS — GAS — Gas Line
- AE — AE — Aerial Electrical
- Easement
- Setback
- ST — ST — Storm Piping
- Wood Fence
- Property Line

- Power Pole
- Sewer Manhole
- Sewer Cleanout
- Water Meter
- Water Valve
- Hydrant

General Notes:

1. Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
2. This property is currently zoned C3 Commercial.
3. 1/2" iron rods will be set at all angle points and lot corners, unless stated otherwise.
4. 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.
5. Building setback lines to be in accordance with the City of Bryan Zoning Ordinance.
6. The following blanket easements apply to this tract: City of Bryan 371/171 and Humble Pipe Line Co. 48/565.
7. Blanket easement to Lone Star Gas Co. 72/315 no longer applies to this tract as it is partially released, 122/374.
8. Lot 1, Block 2 can only take access from Crepe Myrtle Lane. No access will be granted from Osborn Lane.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.14'	25.00'	89° 42' 23"	S 3° 35' 47" E	35.26'	24.87'
C2	39.40'	25.00'	90° 18' 03"	S 86° 24' 26" W	35.45'	25.13'
C3	91.43'	60.00'	87° 18' 39"	S 32° 47' 28" E	82.84'	57.25'
C4	71.86'	60.00'	68° 37' 33"	N 69° 14' 26" E	67.65'	40.95'
C5	73.24'	60.00'	69° 56' 35"	N 0° 02' 38" W	68.78'	41.97'
C6	77.61'	60.00'	74° 06' 56"	N 72° 04' 24" W	72.31'	45.31'
C7	39.14'	25.00'	89° 41' 57"	S 3° 35' 34" E	35.26'	24.87'
C8	61.86'	520.66'	6° 48' 25"	S 37° 46' 30" W	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

Master Plan

Osborn Business Park

11.814 Acres
Block 15, Lot 6.6
John Austin Leauge, 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
979-739-0567
TBPE F-9951

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