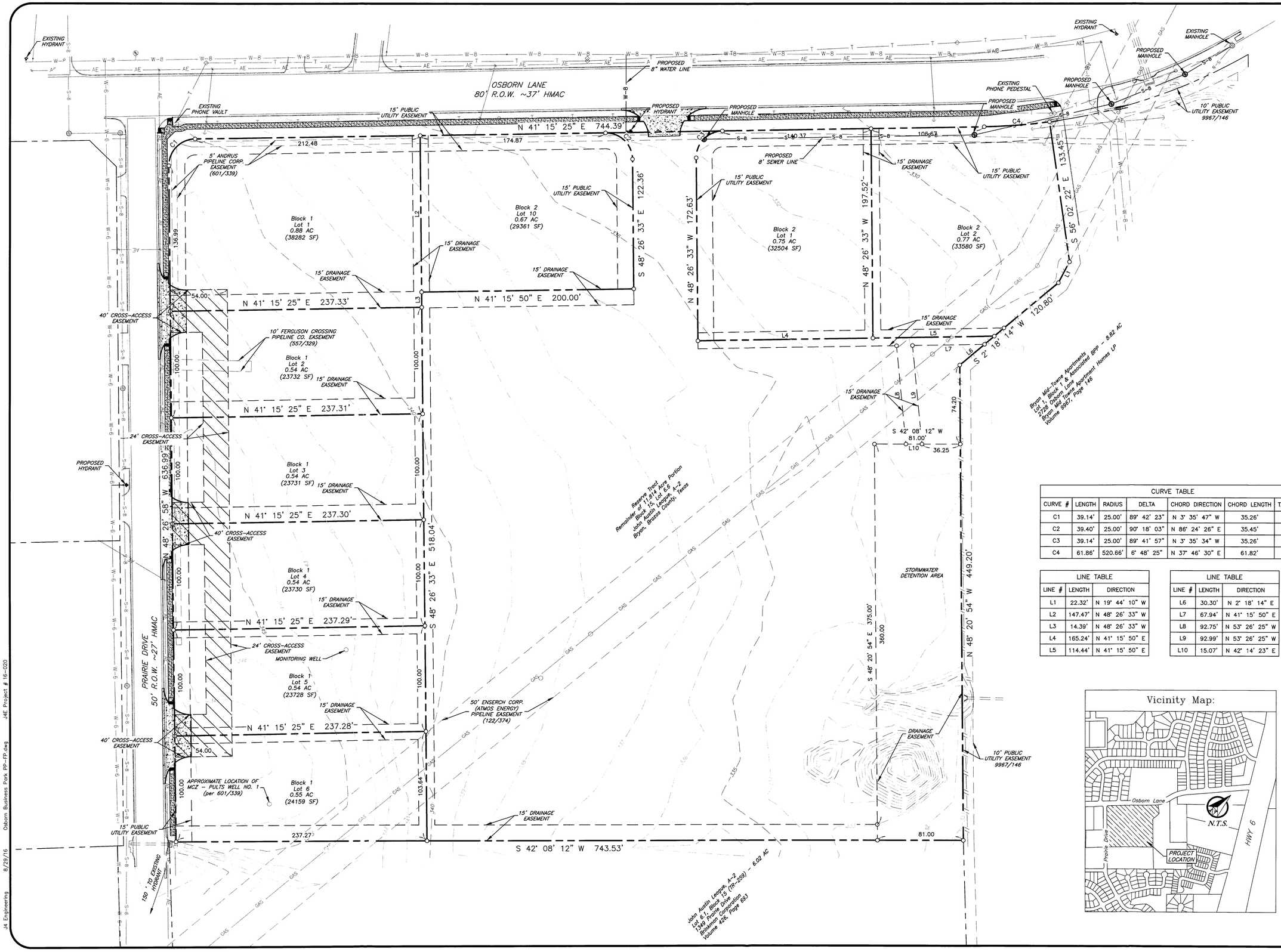

Legend

Line Types

- Proposed Property Line
- Existing Property Line
- Existing Easement
- Proposed Easement
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer
- Proposed Sanitary Sewer
- Existing Gas Line
- Existing Aerial Electrical
- Existing Contour
- Existing Storm Piping
- Existing Wood Fence

- Power Pole
- Sewer Manhole
- 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.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	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'	N 19° 44' 10" W
L2	147.47'	N 48° 26' 33" W
L3	14.39'	N 48° 26' 33" W
L4	165.24'	N 41° 15' 50" E
L5	114.44'	N 41° 15' 50" E

LINE TABLE

LINE #	LENGTH	DIRECTION
L6	30.30'	N 2° 18' 14" E
L7	67.94'	N 41° 15' 50" E
L8	92.75'	N 53° 26' 25" W
L9	92.99'	N 53° 26' 25" W
L10	15.07'	N 42° 14' 23" E

AUG 31 2016

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Vicinity Map:

Preliminary Plan

Osborn Business Park Phase I

5.803 Acres
Block 15, Lot 6.6
John Austin Leauge, A-2
Bryan, Brazos County, Texas
July 2016

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

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