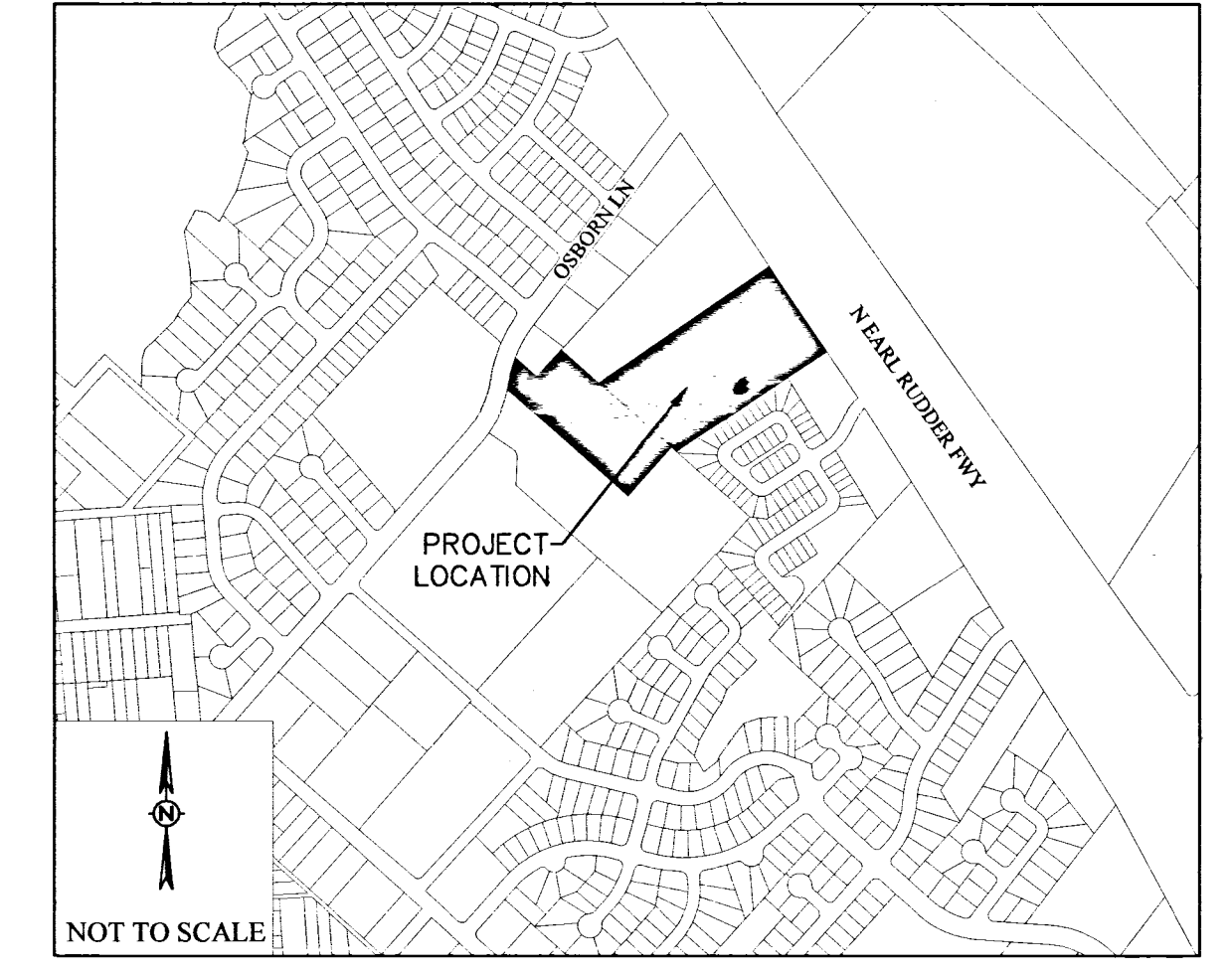


- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-33 (Y:10230645.06; X:3550917.70) AND AS ESTABLISHED FROM GPS OBSERVATION.
  - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000113734873 (CALCULATED USING GEOID12B).
  - CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
  - EASEMENT TO FERGUSON CROSSING PIPE LINE COMPANY, 546/531, MAY HAVE EXPIRED. FURTHER INVESTIGATION IS RECOMMENDED.
  - 10' PUBLIC UTILITY EASEMENT ALONG THE SOUTHEAST LINE OF THIS TRACT AS SHOWN ON PLAT OF SYMPHONY PARK MAY OR MAY NOT HAVE BEEN DEDICATED BY SAID PLAT. FURTHER INVESTIGATION IS RECOMMENDED.
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0215F, EFFECTIVE DATE: APRIL 02, 2014.
  - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
  - ZONING FOR THESE TRACTS IS COMMERCIAL DISTRICT C-3.
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN COMPREHENSIVE ZONING ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  - BUFFER AREA REDUCED FROM 75' TO 45' WITH ADDED LANDSCAPING.
  - CONTOURS PROVIDED ARE AERIAL CONTOURS.
  - IMPROVED VEHICULAR AND PEDESTRIAN AREAS INTENDED FOR PUBLIC USE ON LOTS 1R AND 2 SHALL BE COVERED BY A RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENT.

VICINITY MAP



**FINAL PLAT**  
**OSBORN LANE BUSINESS PARK**  
**PHASE 1**  
 BLOCK 1, LOTS 1R & 2  
 11.802 ACRES  
 BRYAN, BRAZOS COUNTY, TEXAS  
**BEING A REPLAT OF**  
**OSBORN LANE BUSINESS PARK**  
**PHASE 1**  
 BLOCK 1, LOT 1  
 VOLUME 1127/640-A  
 AND  
 7.773 ACRES  
 JOHN AUSTIN LEAGUE, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SCALE 1" = 60'  
 MAY 2020

**OWNER/DEVELOPER:** BT-OH LLC  
 55 GLENLAKE PARKWAY NE  
 ATLANTA, GA 30338-3474  
 (210) 240-6041

**SURVEYOR:** Kerr Surveying, L.L.C.  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 (979) 268-3195  
 TBPELS FIRM # 10018500

**ENGINEER:** SCHULTZ  
 TBPEN NO. 12327  
 911 SOUTHWEST PKWY. E.  
 COLLEGE STATION, TEXAS 77840  
 (979) 764-3900  
 SHEET 1 OF 2

ORIGINAL PLAT  
 1127/640-A  
 15015/265

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	34.25'	520.60'	00°3'46"09"	17.13'	34.24'	N10°39'46"E
C2	102.00'	512.70'	011°23'56"	51.17'	101.83'	N14°28'40"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	27.09'	N48°19'29"W

