

METES AND BOUNDS DESCRIPTION 11.802 ACRE TRACT JOHN AUSTIN LEAGUE, A-2

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND VOLUME 1127, PAGE 640-A OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS OF 512.70 FEET: COUNTY, TEXAS AND ALL OF A CALLED 7.773 ACRE TRACT OF LAND AS OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

BRYAN, BRAZOS COUNTY, TEXAS

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED 'MMCCLURE RPLS 2859' FOUND (Y:10233632.32; X:3550061.24) ON THE SOUTHWEST LINE OF N. EARL RUDDER FREEWAY - STATE HIGHWAY 6 (R.O.W. WIDTH VARIES) MARKING THE EAST CORNER SAID 7.773 ACRE TRACT AND THE NORTH CORNER OF LOT 33, BLOCK 1, SYMPHONY PARK SUBDIVISION, PHASE ONE AS SHOWN ON THE PLAT BUSINESS PARK PHASE 1 AND SAID WINDHAM SUBDIVISION FOR A DISTANCE RECORDED IN VOLUME 5044, PAGE 159 OF THE OFFICIAL PUBLIC RECORDS OF OF 116.99 FEET (PLAT CALL: S 43° 22' 38" E - 116.91 FEET, 1127/640-A) TO A ¾ INCH BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID WINDHAM HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED SUBDIVISION; ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-33 AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES THENCE: N 42° 21' 12" E CONTINUING ALONG THE COMMON LINE OF SAID

2859 FOUND ON THE NORTHEAST LINE OF LOT 1, BLOCK 1, BRYAN MID-TOWNE BEARS: S 20° 12' 20" E FOR A DISTANCE OF 0.30 FEET; APARTMENTS AS SHOWN ON THE PLAT RECORDED IN VOLUME 9967, PAGE 146 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON THENCE: S 48° 19' 29" E ALONG THE COMMON LINE OF SAID OSBORN LANE ROD FOUND MARKING THE SOUTH CORNER OF SAID 7.773 ACRE TRACT AND BUSINESS PARK PHASE 1 AND SAID PRESTON SMITH ADDITION FOR A THE WEST CORNER OF SAID BLOCK 1, SYMPHONY PARK SUBDIVISION;

TRACT AND SAID BRYAN MID-TOWNE APARTMENTS FOR A DISTANCE OF 27.09 OF SAID 7.773 ACRE TRACT. FOR REFERENCE, A 5/8 INCH IRON ROD WITH CAP FEET TO A ¼ INCH IRON ROD FOUND MARKING A NORTHEAST CORNER OF SAID

STAMPED 'RPLS 2972' FOUND BEARS: N 55° 17' 34" E FOR A DISTANCE OF 0.79 BRYAN MID-TOWNE APARTMENTS AND THE EAST CORNER OF SAID OSBORN FEET: LANE BUSINESS PARK PHASE 1;

BUSINESS PARK PHASE I AND SAID BRYAN MID-TOWNE APARTMENTS FOR A (PLAT CALL: N 57° 46′ 03" E - 854.32 FEET, 4782/129) (DEED CALL: N 55° 17′ 50" E

664.72 FEET, 1127/640-A) (PLAT CALL: N 43° 25' 20" E - 664.76 FEET, 9967/146) TO A LAND AS SURVEYED ON THE GROUND DECEMBER 2019. 1/2 INCH IRON PIPE FOUND ON THE EAST LINE OF OSBORN LANE (80' R.O.W.,

377/99) MARKING THE SOUTHWEST CORNER OF SAID OSBORN LANE BUSINESS PARK PHASE 1 AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 520.60 FEET:

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 46' 09" FOR AN ARC DISTANCE OF 34.25 FEET (CHORD BEARS: N 10° 39' 46" E - 34.24 LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, FEET) (PLAT CALL CHORD: N 15° 34' 56" È - 34.27 FEET) TO A ½ INCH IRON ROD BRYAN. BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLOCK 1, WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE END POINT OF OSBORN LANE BUSINESS PARK PHASE I AS SHOWN ON THE PLAT RECORDED IN SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS

DESCRIBED BY A DEED TO BT-OH, LLC RECORDED IN VOLUME 15015, PAGE 265 THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 23' 56" FOR AN ARC DISTANCE OF 102.00 FEET (CHORD BEARS: N 14° 28' 40" E - 101.83 FEET) (PLAT CALL CHORD: N 19° 24' 04" E - 101.94 FEET) TO A ½ INCH IRON ROD SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS FOUND MARKING THE END POINT OF SAID CURVE, THE NORTHWEST CORNER OF SAID OSBORN LANE BUSINESS PARK PHASE 1 AND THE WEST CORNER OF LOT 1, BLOCK 1, WINDHAM SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 10333, PAGE 291 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 16' 30" E ALONG THE COMMON LINE OF SAID OSBORN LANE

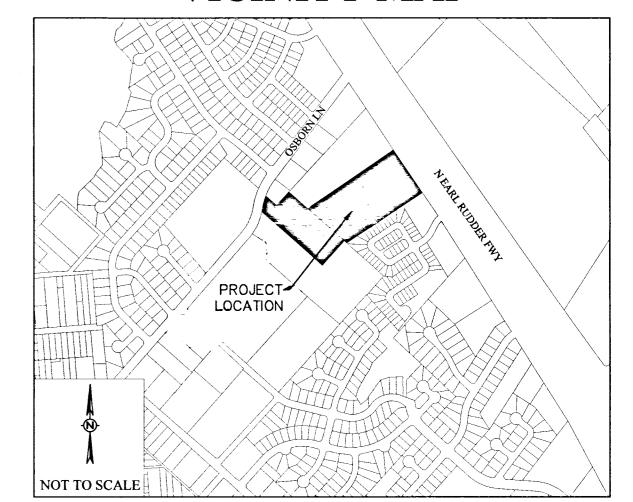
SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN OSBORN LANE BUSINESS PARK PHASE 1 AND SAID WINDHAM SUBDIVISION SURFACE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF FOR A DISTANCE OF 150.24 FEET (PLAT CALL: N 47° 25' 47" E - 150.00 FEET, 1127/640-A) TO AN AXLE FOUND MARKING THE NORTHEAST CORNER OF SAID OSBORN LANE BUSINESS PARK PHASE I AND THE WEST CORNER OF A CALLED THENCE: S 56° 10' 15" W ALONG THE SOUTHEAST LINE OF SAID 7.773 ACRE 6.23 ACRE TRACT AS SHOWN ON THE PLAT OF THE PRESTON SMITH ADDITION TRACT FOR A DISTANCE OF 747.53 FEET (DEED CALL: S 56° 09' 14" W - 747.57 RECORDED IN VOLUME 4782, PAGE 129 OF THE OFFICIAL PUBLIC RECORDS OF FEET, 15015/265) TO A ½ INCH IRON ROD WITH CAP STAMPED 'MMCCLURE RPLS BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND

DISTANCE OF 207.95 FEET (PLAT CALL: S 46° 03' 29" E - 207.91 FEET, 4782/129) TO 1/2 THENCE: N 48° 19' 29" W ALONG THE COMMON LINE OF SAID 7.773 ACRE SOUTH CORNER OF SAID PRESTON SMITH ADDITION AND THE WEST CORNER

THENCE: N 55° 17' 34" E ALONG THE COMMON LINE OF SAID 7.773 ACRE THENCE: \$ 41° 39' 22" W ALONG THE COMMON LINE OF SAID OSBORN LANE TRACT AND SAID PRESTON SMITH ADDITION FOR A DISTANCE OF 854.74 FEET DISTANCE OF 269.90 FEET (PLAT CALL: S 46° 37' 22" W - 270.00 FEET, T127/640-A) 854.32 FEET, T5015/265) TO 5/8 INCH IRON ROD WITH CAP STAMPED 'RPLS 2972' (PLAT CALL: S 46° 34' 19" W - 269.89 FEET, 9967/146) TO A ¼ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF THE N. EARL RUDDER FREEWAY FOUND MARKING THE SOUTH CORNER OF SAID OSBORN LANE BUSINESS PARK MARKING THE EAST CORNER OF SAID PRESTON SMITH ADDITION AND THE NORTH CORNER OF SAID 7.773 ACRE TRACT

THENCE: N 48° 20' 17" W CONTINUING ALONG THE COMMON LINE OF SAID THENCE: S 33° 52' 31" E ALONG THE SOUTHWEST LINE OF N. EARL RUDDER OSBORN LANE BUSINESS PARK PHASE 1 AND SAID BRYAN MID-TOWNE FREEWAY FOR A DISTANCE OF 428.73 FEET (DEED CALL: S 33° 51' 27" E - 428.70 APARTMENTS FOR A DISTANCE OF 664.82 FEET (PLAT CALL: N 43° 22' 38" E - FEET, 15015/265) TO THE POINT OF BEGINNING CONTAINING 11.802 ACRES OF

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

SURVEYOR:

OWNER/DEVELOPER

BT-OH LLC 55 GLENLAKE PARKWAY NE ATLANTA, GA 30328-3474 (210) 240-6041

Brad Kerr, RPLS No. 4502 Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 268-3195

TBPELS FIRM # 10018500

ENGINEER

TBPE NO. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 764-3900

SHEET 2 OF 2