



FIELD NOTES  
4.0305 Acre Tract

Being all that certain tract or parcel of land, lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 8 in Bryan, Brazos County, Texas and being a portion of the 5.0780 acre tract conveyed to Jerry Windham and Frank Thurmond by Bernath Concrete Products Company by deed recorded in Volume 918, Page 282 of the Deed Records and being a portion of the tract called 24.52 acres of land conveyed to Frank Thurmond and Jerry Windham by Maria Pults, Trustee by deed recorded in Volume 429, Page 7 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a 3/4-inch iron rod set at a fence corner, said iron rod being the north corner of the said 24.52 acre tract and marking the most westerly corner of the called 68.4 acre Lucy Harrison tract described in Volume 105, Page 488 of the Deed Records;

THENCE: S 43° 22' 38" E along the common line between the said Lucy Harrison tract and the 24.52 acre tract for a distance of 610.00 feet to a 3/4-inch iron rod set for corner;

THENCE: S 46° 37' 22" W into the interior of said 24.52 acre tract for a distance of 270.00 feet to a 3/4-inch iron rod set for corner;

THENCE: N 43° 22' 38" W for a distance of 664.72 feet to a 3/4-inch iron rod set for corner, said iron rod also being in the southeast right-of-way line of Osborn Lane (based on an 80-foot right-of-way width) as recorded by plat in Volume 377, Page 99 of the Deed Records;

THENCE: 34.28 feet in a northeasterly direction and counter-clockwise along the arc of a curve having a central angle of 03° 46' 19", a radius of 520.66 feet, a tangent of 17.15 feet and a long chord bearing N 15° 34' 56" E at a distance of 34.27 feet to a 3/4-inch iron rod set for the Point of Reverse Curve;

THENCE: 102.11 feet continuing along Osborn Lane in a northeasterly direction and clockwise along the arc of a curve having a central angle of 11° 24' 36", a radius of 512.76 feet, a tangent of 51.23 feet and a long chord bearing N 19° 24' 04" E at a distance of 101.94 feet to a 3/4-inch iron rod set for corner;

THENCE: S 43° 22' 38" E for a distance of 116.91 feet to a 3/4-inch iron rod set for corner;

THENCE: N 47° 25' 47" E for a distance of 150.00 feet to the POINT OF BEGINNING and containing 4.0305 acres of land, more or less.

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Public Surveyor No. 2859 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

*Michael R. McClure* 6/22/89  
Registered Public Surveyor No. 2859



A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

*Michael R. McClure* 6/22/89  
Registered Professional Engineer No. 32740



**PRE-PLATTED CONDITION**

(Contour Information Based On U.S.G.S. Datum)

**FINAL PLAT**

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Frank Boriskie, 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 30 day of June, 1989, in the Deed Records of Brazos County in Volume 1127, Page 166-A.

*Frank Boriskie* By Lawrence McCreary  
County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, Ed Wagoner, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 26th day of MAY, 1989, and same was duly approved on the 15th day of JUNE, 1989, by said Commission.

*Ed Wagoner*  
Chairman, City Planning Commission  
Bryan, Texas

APPROVAL OF THE 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.

*Bruce Kern*  
City Engineer, Bryan, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Frank Thurmond and Jerry Windham, owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us, in the Official Records of Brazos County in Volume 918, Page 282, and designated herein as the OSBORN LANE BUSINESS PARK PHASE ONE in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

*Frank Thurmond*  
*Jerry Windham*

NONE  
Lienholder Approval

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Frank Thurmond and Jerry Windham, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 22 day of June, 1989.

*Marie M. Garcia*  
Notary Public in and for Brazos County, Texas  
My Commission Expires: 1-26-91

GENERAL NOTES:

- PROPOSED LAND USE: United Parcel Service Facility
- ORIGIN OF BEARING SYSTEM: The Osborn Lane Extension Right-of-way Plat recorded in Volume 377, Page 99, the Allen Forest Phase Three Subdivision Plat recorded in Volume 475, Page 699 and the Allen Forest Phase Four Subdivision Plat recorded in Volume 498, Page 139 of the Deed Records of Brazos County, Texas, were used as the basis of bearing for this plat.
- This property is not within an established 100-Year Flood Hazard Area according to the City of Bryan Flood Insurance Rate Maps, Community Panel No. 480082 0007B, effective May, 19, 1981, as prepared by the Federal Emergency Management Agency.
- 3/4" Iron Rods are set at all property corners.
- Compliance with the current City of Bryan Stormwater Management Ordinance will be addressed with the Site Plan layout and Grading Plan submittal.

**FINAL PLAT**

**OSBORN LANE BUSINESS PARK  
PHASE I**

4.0305 ACRES

JOHN AUSTIN LEAGUE, A-2

BRYAN, BRAZOS COUNTY, TEXAS

MAY, 1989

Owner & Developer:  
FRANK THURMOND & JERRY WINDHAM  
1400 S. EAST BYPASS  
BRYAN, TEXAS

Engineer & Surveyor:  
MCCLURE ENGINEERING, INC.  
1722 BROADMOOR DRIVE  
BRYAN, TEXAS

on base  
of site