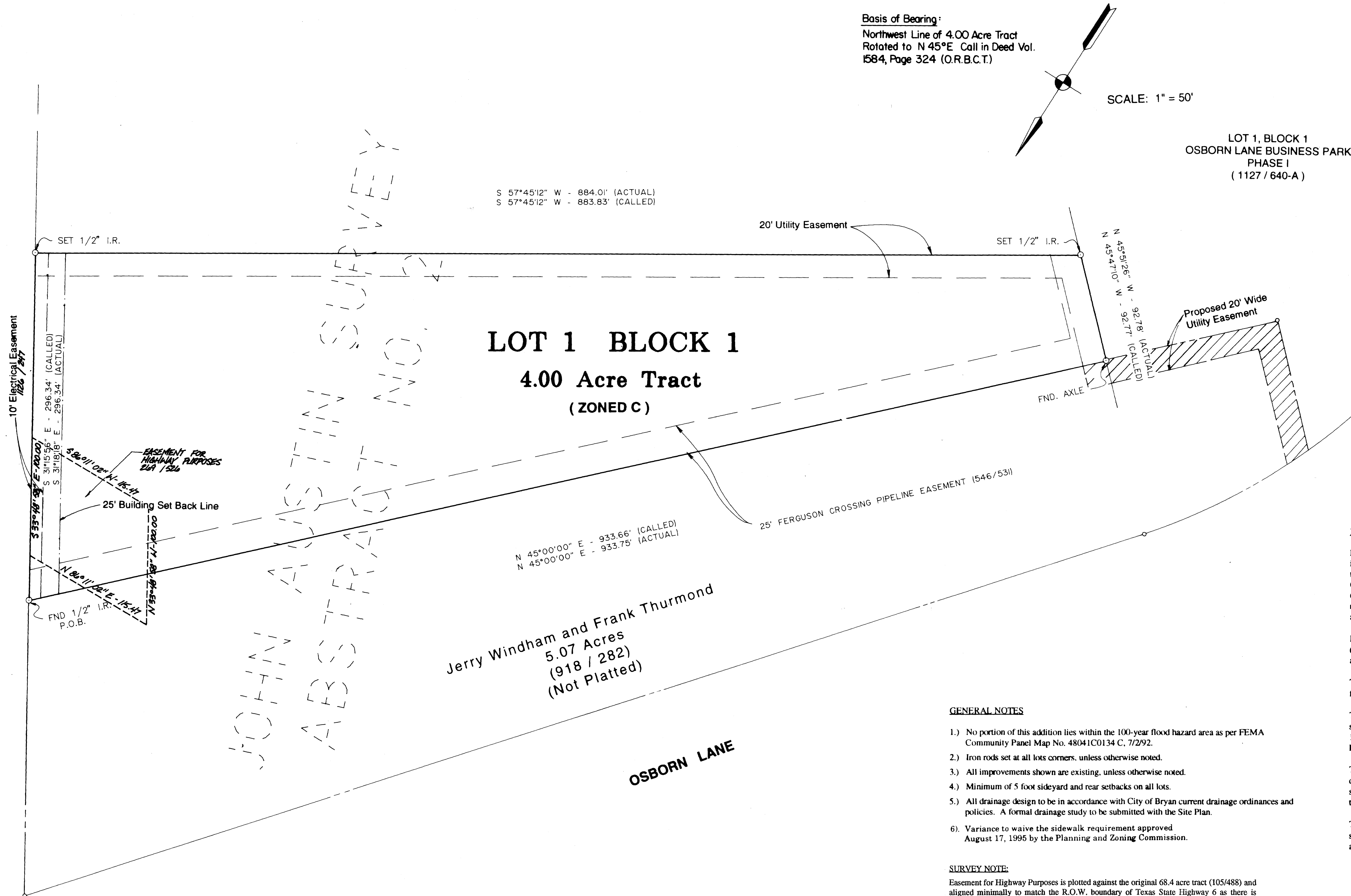


State Highway 6 (East By-Pass)
(ACCESS ROAD)

R.O.W. = 360' Frontage Road Pavement Width = 39' (Asphalt)

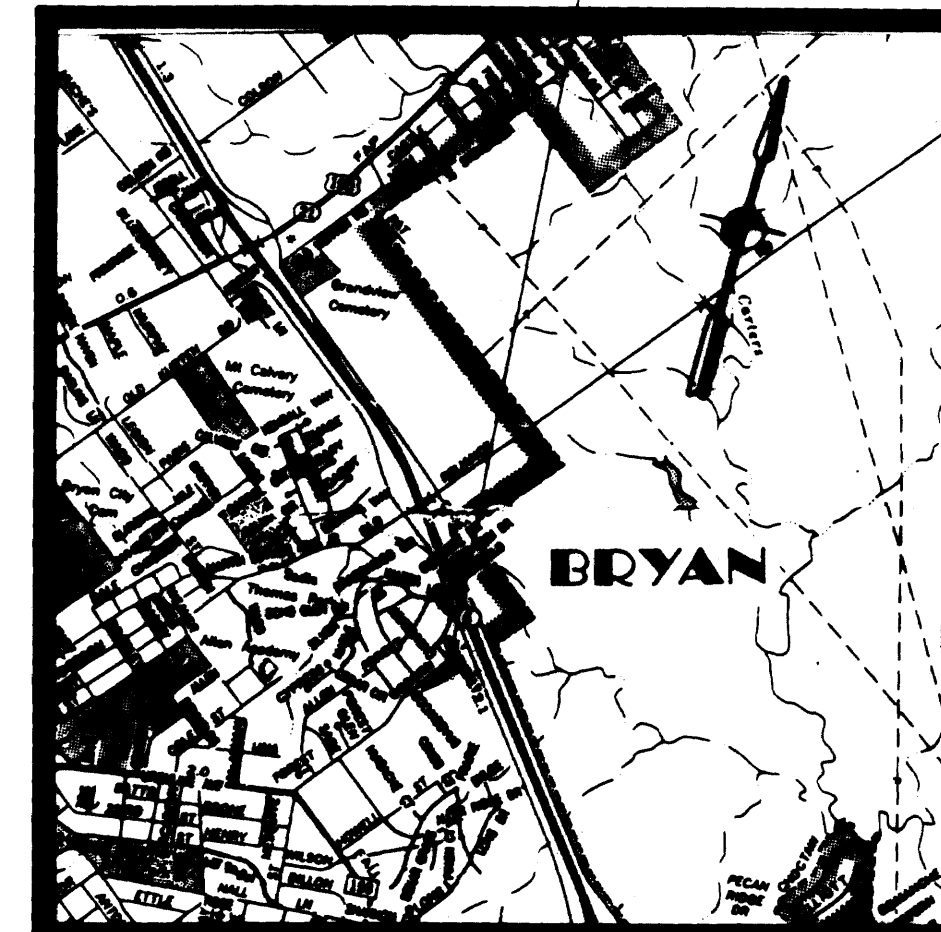


Basis of Bearing:
Northwest Line of 4.00 Acre Tract
Rotated to N 45° E Call in Deed Vol.
584, Page 324 (O.R.B.C.T.)

SCALE: 1" = 50'

PROJECT LOCATION

LOT 1, BLOCK 1
OSBORN LANE BUSINESS PARK
PHASE I
(1127 / 640-A)



VICINITY MAP
- not to scale -

FIELD NOTES

Field notes for all that certain tract or parcel of land containing 4.00 acres, lying and being situated in the John Austin Survey, Abstract No. 2, Brazos County, Texas and being part of the 14.00 acre tract described in a deed to Harrison Joplin Allen et al recorded in Volume 1584, Page 324 of the Official Records of Brazos County, Texas, (O.R.B.C.T.), said 14.00 acre tract being part of the 68.4 acre tract describe in a deed to Lucy Harrison recorded in Volume 105, Page 488 of the deed records of Brazos County, Texas; said 4.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod found in the southwest right-of-way line of State Highway No. 6 (East By-Pass) for most northerly corner and most easterly corner of a 5.07 acre tract described in a deed to Jerry Windham and Frank Thurmond recorded in Volume 918, Page 282, O.R.B.C.T.;

THENCE S 31°18'18" E along said State Highway No. 6 right-of-way line a distance of 296.34 feet to a point for most easterly corner;

THENCE S 57°45'12" W across said 14.00 acre tract a distance of 884.01 feet to a point for most southerly corner in the southwest line of said 14.00 acre tract, same being the northeast line of Lot 1, Block 1, Osborn Lane Business Park - Phase I according to the plat recorded in Volume 1127, Page 640-A, O.R.B.C.T.;

THENCE N 45°51'26" W along said southwest line of the 14.00 acre tract and said northeast line of Lot 1 a distance of 92.78 feet to an axle found for most westerly corner of said 14.00 acre tract, said axle being in the southeast line of the aforementioned 5.07 acre Windham and Thurmond tract;

THENCE N 45°00'00" E along said southeast line of the 5.07 acre tract and the northwest line of said 14.00 acre tract a distance of 933.75 feet to the POINT OF BEGINNING and containing 4.00 acres of land, more or less.

GENERAL NOTES

- 1) No portion of this addition lies within the 100-year flood hazard area as per FEMA Community Panel Map No. 48041C0134 C, 7/2/92.
- 2) Iron rods set at all lots corners, unless otherwise noted.
- 3) All improvements shown are existing, unless otherwise noted.
- 4) Minimum of 5 foot sideyard and rear setbacks on all lots.
- 5) All drainage design to be in accordance with City of Bryan current drainage ordinances and policies. A formal drainage study to be submitted with the Site Plan.
- 6) Variance to waive the sidewalk requirement approved August 17, 1995 by the Planning and Zoning Commission.

SURVEY NOTE:

Easement for Highway Purposes is plotted against the original 68.4 acre tract (105/488) and aligned minimally to match the R.O.W. boundary of Texas State Highway 6 as there is some discrepancy between old and new documentation. The easement, as shown, is labeled directly with the deed calls (269/526) to reduce confusion in referencing the easement.

FINAL PLAT
of
LOT 1, BLOCK 1
of the
PRESTON SMITH ADDITION
4.00 Acre Tract
JOHN AJUSTIN SURVEY - ABSTRACT NO. 2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 50' MARCH 1995

FILED

95 OCT 30 AM 11:00

591804

STATE OF TEXAS
COUNTY OF BRAZOS
I, Preston W. Smith, Jr., Notary Public, State of Texas, do hereby certify that the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein expressed.
Preston W. Smith, Jr.
Owner

CERTIFICATION OF THE CITY PLANNER
I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.
Rajeev Sharma
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
I, JOHN GODFREY, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 16th day of FEBRUARY, 1995, and same was duly approved on the 16th day of MARCH, 1995 by said commission.
John Godfrey
Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances.
David A. Brown
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Preston W. Smith, Jr., known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.
Given under my hand and seal on this 19th day of March, 1995.
Donald D. Garrett
Notary Public, State of Texas

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 3/8 meters and bounds describing said subdivision will describe a closed geometric form.
Donald D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.
Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary Ann Ward, 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 on the 30 day of March, 1995, in the Deed / Official Records of Brazos County, Texas, in Volume 1127, Page 640-A.
Mary Ann Ward
County Clerk, Brazos County, Texas

OWNER/DEVELOPER:
PRESTON W. SMITH, JR.
607 EAST 27TH STREET
BRYAN, TEXAS 77803 (409) 822-7744

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2688

on two base plates