

CURVE TABLE				
CURVE	RADIUS	TANGENT	LENGTH	CHD.
C1	512.76'	76.86'	152.58'	N 31°11'18" E 152.02'

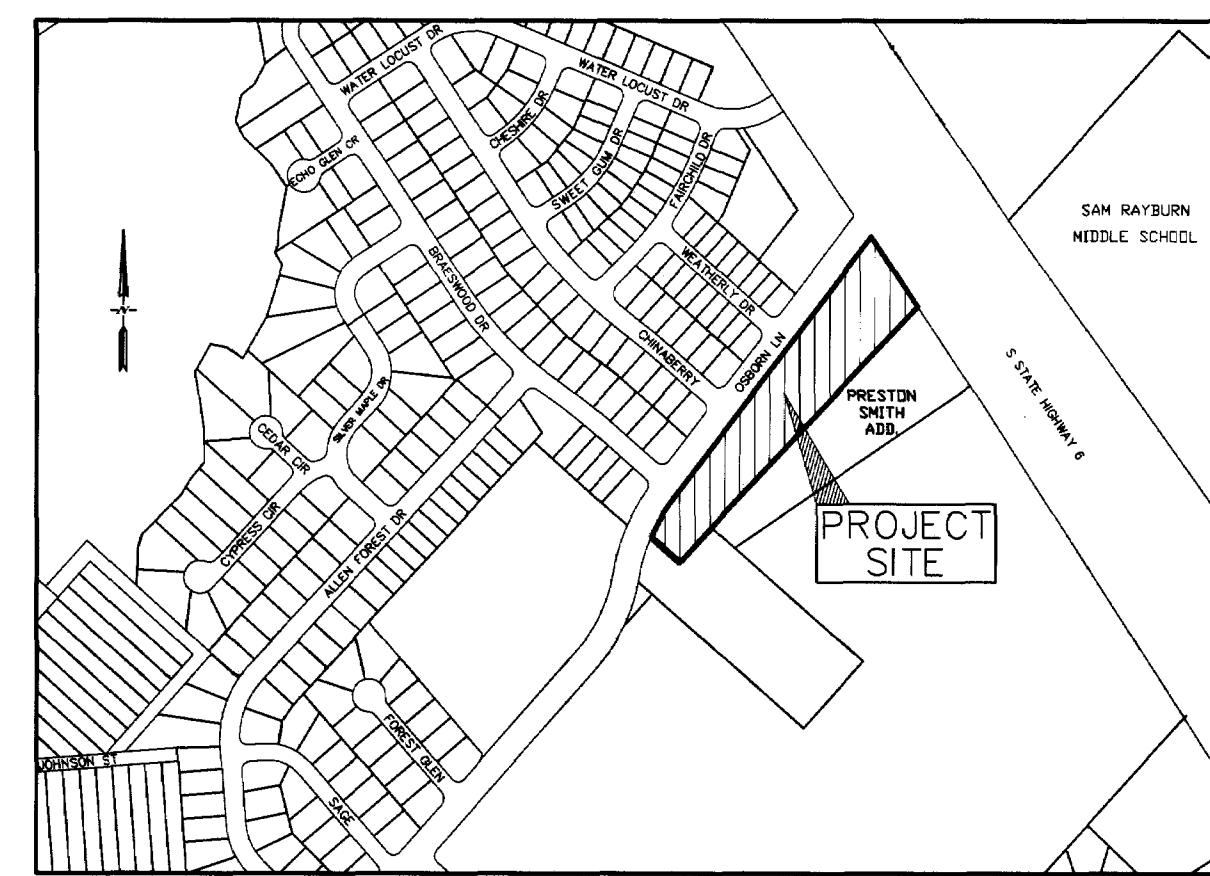
- NOTES:
- This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 48041C0134 C Effective Date: July 2, 1992.
 - All Property corners are Set 5/8" Iron Rods with cap unless otherwise stated.
 - Basis of Bearing: *Deed Bearing used as basis of bearings.
 - All setbacks shall be in accordance with the City of Bryan ordinances and regulations.
 - This Tract is zoned Commercial (C-3).
 - Each lot shall have separate Detention.
 - An off-site easement will be required for discharge into the creek where the creek centerline is located on an adjacent property.
 - Lot 5 Block 1 shall have access from Osborn Lane only.

CERTIFICATE OF OWNERSHIP
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Jerry Windham, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me (Us) in the Official Records of Brazos County in Volume 6235 page 124, whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose intended.

APPROVAL OF THE CITY PLANNER
 I, Lindsay Garret, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 29th day of July, 2011.

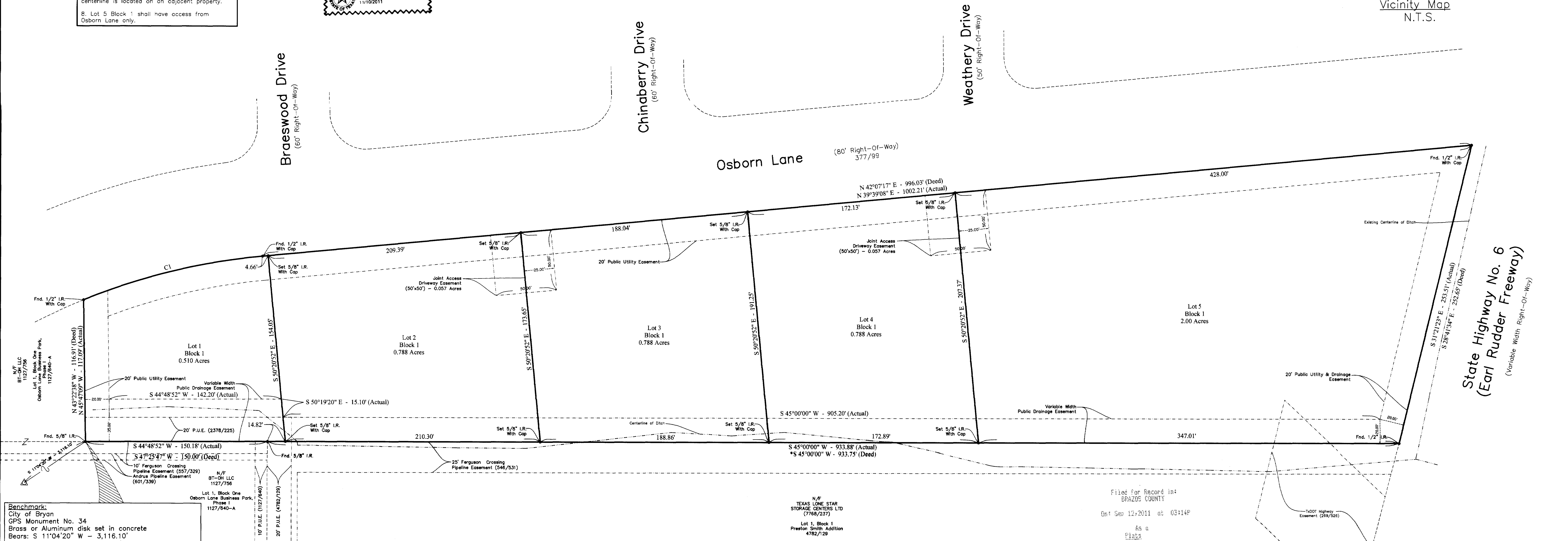
APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, Michael Beckwith, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 29th day of July, 2011, and same was duly approved on the 29th day of July, 2011, by said Commission.

APPROVAL OF THE CITY ENGINEER
 I, Karen McQueen, 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 and was approved on the 29th day of July, 2011.



SCALE: 1" = 40'

Doc Bk Vol Ps
 01101073 BR 10333 291



Benchmark:
 City of Bryan
 GPS Monument No. 34
 Brass or Aluminum disk set in concrete
 Bears: S 11°04'20" W - 3,116.10'
 Elev. = 340.71 - NGVD 1929 / NAD-27
 Southeast Intersection of William Joel Bryan Pkwy. & July Street

Field Notes
 4.873 Acres

Being all of that certain tract or parcel of land, lying and being situated in the JOHN AUSTIN LEAGUE, Abstract NO. 2, in Bryan, Brazos County, Texas, and being a remainder of the 5.0780 acre tract conveyed to Jerry Windham and Frank Thurmond by Berneth Concrete Products Company by deed recorded in Volume 918, Page 282 of the Official Records of Brazos County, Texas; and being more particularly described as follows:

BEGINNING: at a 1/2" iron rod found for the east corner of said 5.0780 acre tract, being the most northerly common corner of Lot 1, Block 1 PRESTON SMITH ADDITION recorded in 4782/129 and this tract, same being the southwesterly right-of-way line of State Highway No. 6 East Bypass (variable width right-of-way);

THENCE: S 45° 00' 00" W - 933.88 feet along the common line of said 5.0780 acre tract and said Lot 1, Block 1 PRESTON SMITH ADDITION to a 5/8" iron rod with cap set for common corner of Lot 1, Block One, OSBORN LANE BUSINESS PARK, PHASE I recorded in 1127/640-A and this tract;

THENCE: S 44° 48' 52" W - 150.18 feet and N 45° 47' 09" W - 117.09 feet along the common line of said OSBORN LANE BUSINESS PARK, PHASE I to a 1/2" iron rod with cap found in the southeasterly right-of-way line of Osborn Lane (80' right-of-way) 377/99, same being the most northwesterly common corner of said OSBORN LANE BUSINESS PARK, PHASE I and this tract, also being the beginning of a curve to the right;

THENCE: 152.58 feet in a clockwise direction along the common line of said Osborn Lane and this tract, around said curve to the right with a radius of 512.76 feet and whose chord bears THENCE: N 31° 09' 45" E - 152.02 feet to a 1/2" iron rod with cap found at the end of this curve;

THENCE: N 39° 39' 08" E continuing along said Osborn Lane 1002.21 feet to a 1/2" iron rod with cap found at the intersection of said Osborn Lane and said State Highway No. 6, same being the most northerly corner of this tract;

THENCE: S 31° 21' 23" E - 253.51 feet along said southwesterly right-of-way line of State Highway No. 6 to the PLACE OF BEGINNING; and containing 4.873 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on April 29, 2011.

CERTIFICATE OF SURVEYOR
 I, Donald 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, and that property markers and monuments were placed under my supervision on the ground, and that metes and bounds describing said subdivision will describe the released geometric form.

Donal Garrett
 Registered Professional Land Surveyor
 No. 2972

Filed for Record in:
 BRAZOS COUNTY
 On Sep 12, 2011 at 03:14P
 As a
 Plat
 Document Number: 01101073
 Amount: 63.00
 Receipt Number: 621138
 By:
 Betty Kins

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY
 as stamped hereon by me.
 Sep 12, 2011
 HONORABLE KAREN MCQUEEN, COUNTY CLERK
 BRAZOS COUNTY

Owner/Developer:
 Jerry Windham
 Address: 2000 Windham Ranch Road
 Phone: (979) 690 - 1390

A
FINAL PLAT
 of
 Windham Subdivision
 4.873 Acres
 John Austin League, A-2
 Bryan, Brazos County, Texas
 April 29, 2011

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Telephone: (979) 848 - 2888
 Fax: (979) 848 - 3094