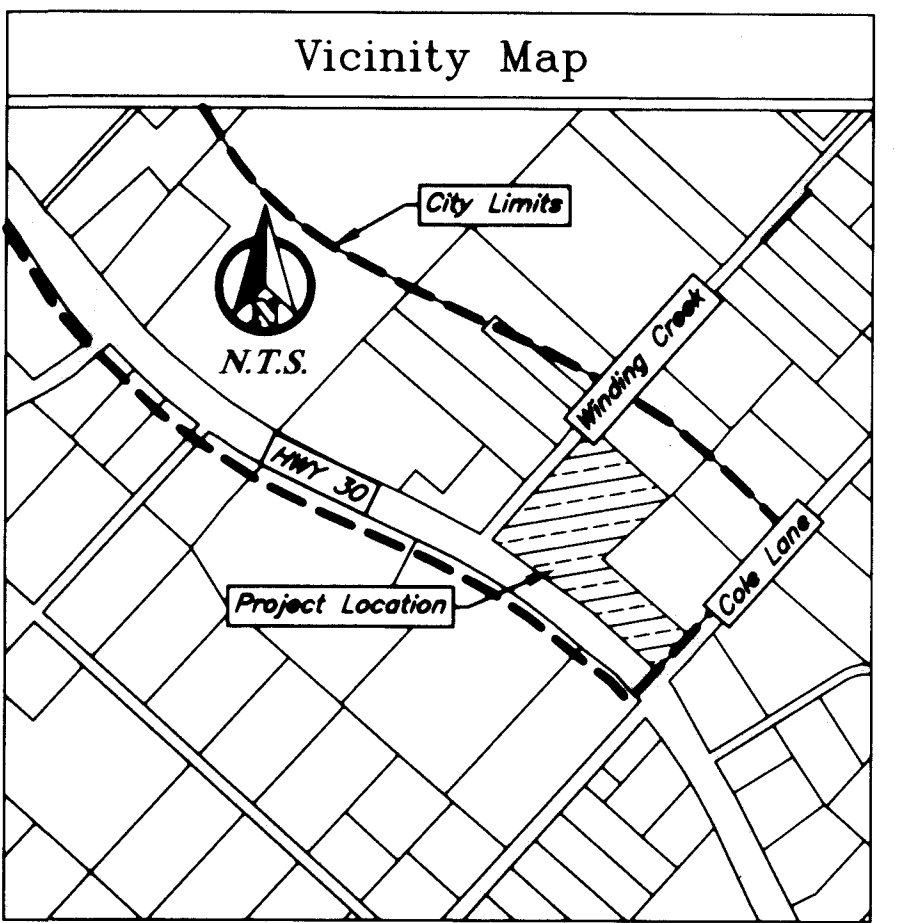


CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.25'	25.00'	89° 56' 40"	N 3° 07' 49" W	35.34'	24.98'
C2	39.29'	25.00'	90° 03' 20"	S 86° 52' 11" W	35.37'	25.02'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00'	S 48° 06' 09" E
L2	10.13'	S 38° 54' 01" E
L3	19.26'	N 48° 09' 28" W
L4	70.41'	N 56° 46' 09" W
L5	122.57'	S 48° 06' 09" E
L6	12.74'	N 3° 06' 09" W
L7	37.88'	N 48° 06' 09" W
L8	65.27'	S 48° 06' 09" E

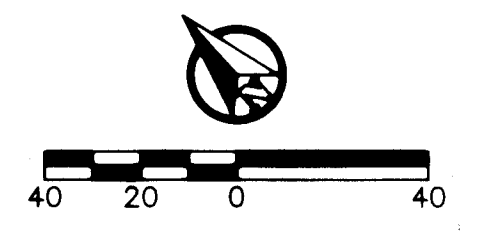
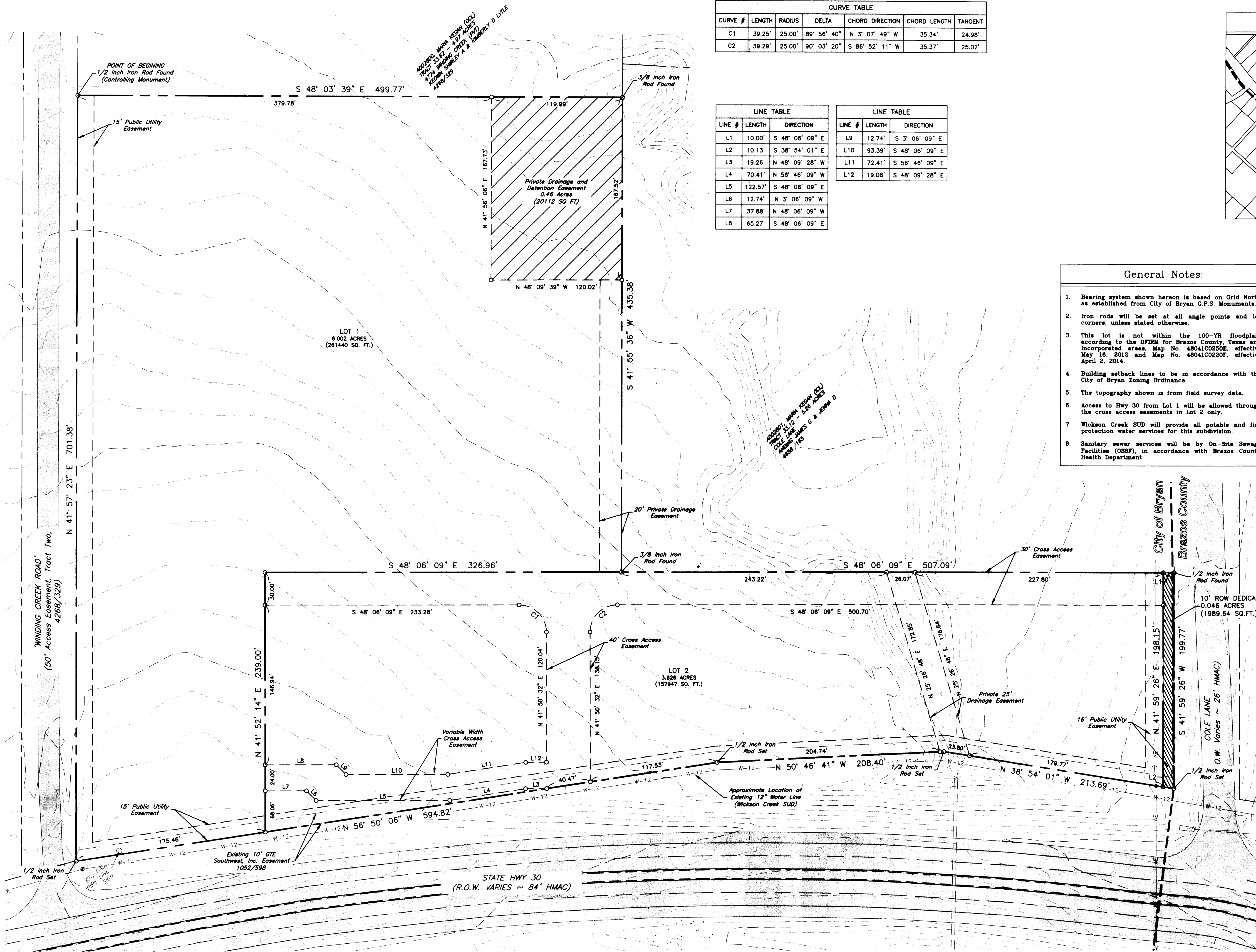
LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	12.74'	S 3° 06' 09" E
L10	93.39'	S 48° 06' 09" E
L11	72.41'	S 56° 46' 09" E
L12	19.08'	S 48° 09' 28" E



- General Notes:**
- Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. Monuments.
 - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
 - This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0250E, effective May 18, 2012 and Map No. 48041C0220F, effective April 2, 2014.
 - Building setback lines to be in accordance with the City of Bryan Zoning Ordinance.
 - The topography shown is from field survey data.
 - Access to Hwy 30 from Lot 1 will be allowed through the cross access easements in Lot 2 only.
 - Wickson Creek SUD will provide all potable and fire protection water services for this subdivision.
 - Sanitary sewer services will be by On-Site Sewage Facilities (OSSF), in accordance with Brazos County Health Department.

Legend

Line Types	
	Proposed Conditions
	Existing Conditions
	Existing Water Line
	Existing Gas Line
	Existing Aerial Electrical
	Existing Contour
	Existing Easement
	Existing Storm Piping
	Existing Wood Fence
	Existing Chainlink Fence
	Existing Wire Fence
	Property Line
	Power Pole
	Water Meter
	Water Valve
	Hydrant



PRELIMINARY PLAN

Hwy 30 Business Park

9.673 Acres
 Maria Kegans A-28
 Bryan, Brazos County, Texas
 September 2015

Owner:
 SF Business Investments LLC
 2001 S College Ave
 Bryan, TX 77801-1420

Engineer:

 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE F-9951

Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave
 Bryan, TX 77803
 979-268-3195

dlc 3/31/16

3/29/16 Hwy 30 Business Park - PF & FP v4.dwg JAE Project # 15-010
 JAE Engineering