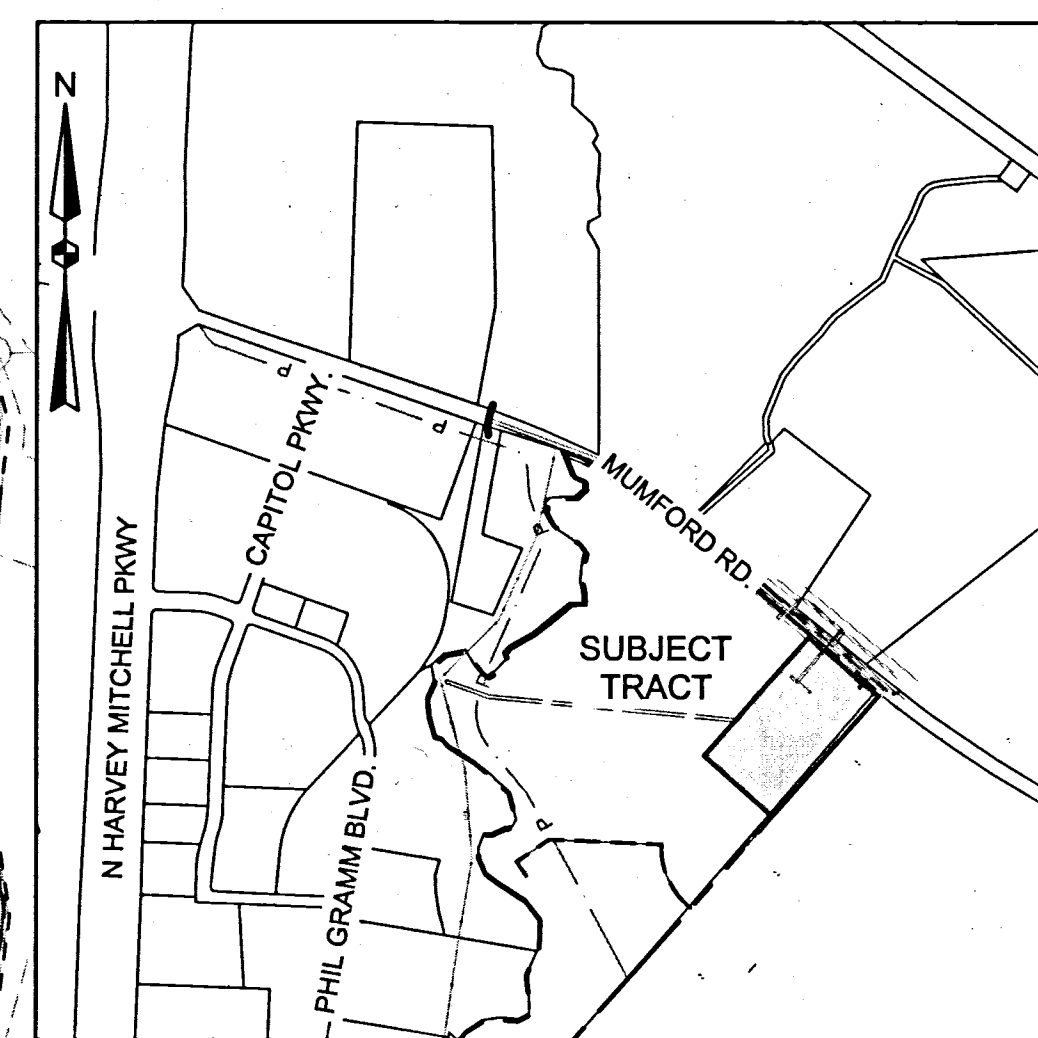
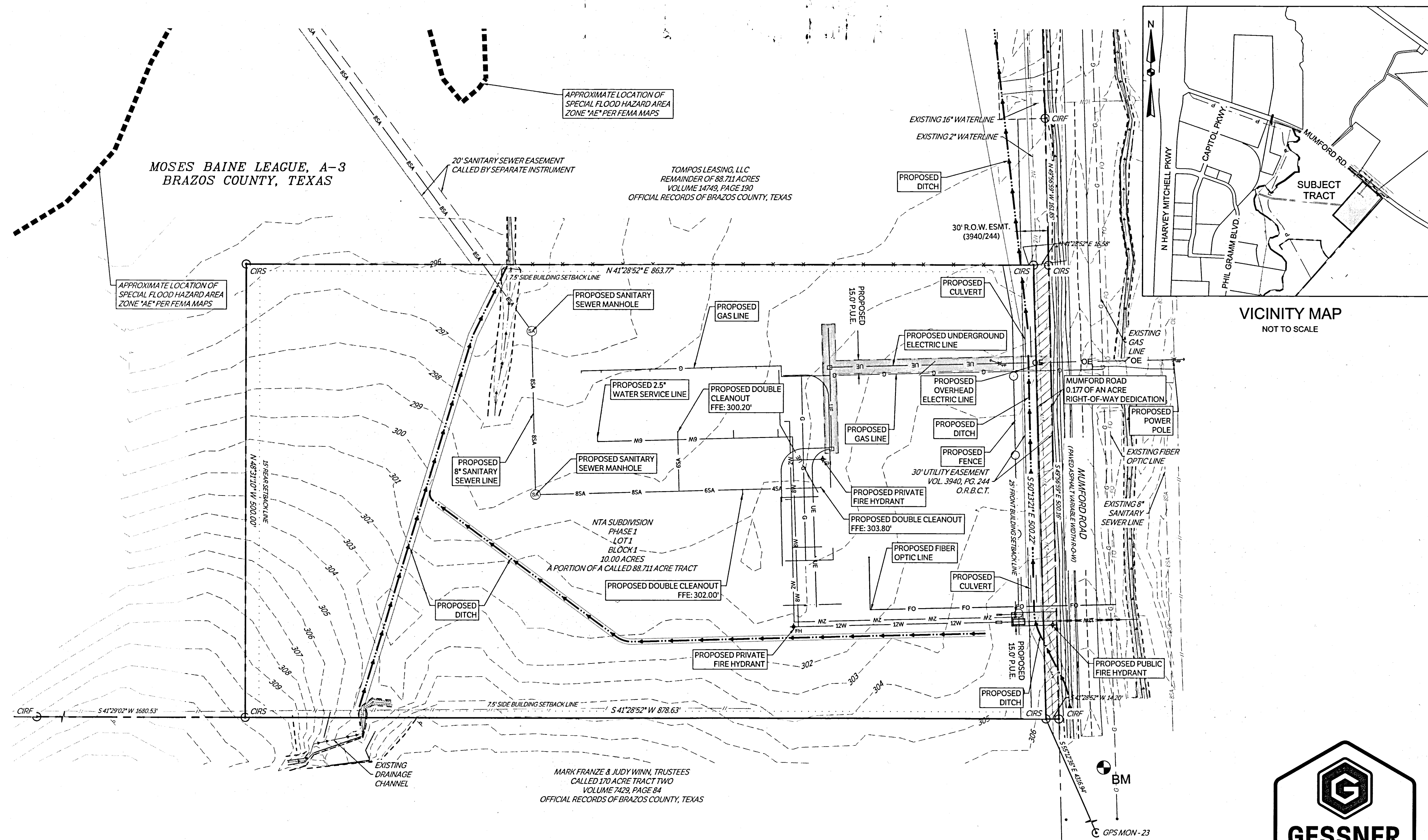


PROJECT BENCHMARK:  $\odot$  BM  
 BENCHMARK DESCRIPTION:  
 MAGNAIL  
 ELEVATION = 308.301'

LEGEND	
$\odot$	SURVEY MONUMENT
	RIGHT-OF-WAY DEDICATION
	PROPERTY LINE
	BUILDING SETBACK LINE
	EASEMENT
	EXISTING PAVEMENT EDGE
	EXISTING 12" WATER LINE
	EXISTING 2" WATER LINE
	EXISTING GAS LINE
	EXISTING SEWER
	EXISTING SWALE
	EXISTING CONTOURS
	EXISTING FENCE
	EXISTING FEMA FLOODWAY
	EXISTING 100 YR FLOODLINE
	EXISTING 500 YR FLOODLINE
	PROPOSED 8" SANITARY SEWER LINE
	PROPOSED 6" SANITARY SEWER LINE
	PROPOSED FENCE
	PROPOSED 12" WATER LINE
	PROPOSED 6" WATER LINE
	PROPOSED GAS LINE
	PROPOSED FIBER OPTIC LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED OVERHEAD ELECTRIC LINE
	EXISTING SS MANHOLE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SS MANHOLE

- NOTES:
- PROPERTY APPEARS TO BE VESTED IN TOMPOS LEASING, LLC BY VIRTUE OF A DEED RECORD IN VOLUME 14749, PAGE 190.
  - TITLE WAS NOT PROVIDED AT THE TIME OF SURVEY, NOR WAS TITLE COMMITMENT OR THE RESULTS OF A TITLE SEARCH. ADDITIONAL DOCUMENTS MAY BE APPLICABLE TO THIS PROPERTY WHICH WERE NOT TAKEN INTO CONSIDERATION.
  - BASIS OF BEARINGS ARE SURFACE MEASUREMENTS AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE LEICA SMARTNET NETWORK OF NORTH AMERICA. COORDINATES HAVE BEEN ADJUSTED TO SURFACE VALUES BY APPLYING A COMBINED SCALE FACTOR OF 1.0001147797.
  - THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEMA FIRM MAP FOR CITY OF BRYAN, TEXAS, COMMUNITY MAP NO. 480082, PANEL NO. 0185E, MAP NO. 48041C0185E, REVISED EFFECTIVE DATE OF MAY 16, 2012.
  - PROPERTY IS ZONED PD-1 (PLANNED DEVELOPMENT - INDUSTRIAL DISTRICT) AND IS SUBJECT TO BUILDING SETBACKS SHOWN IN ARTICLE IV, DIVISION 2, SEC. 62-161, BRYAN, TEXAS CODE OF ORDINANCES.
  - PROPERTY MAY BE SUBJECT TO A BLANKET EASEMENT FROM MIT DANSBY TO LONE STAR GAS COMPANY, DATED OCTOBER 13, 1942, RECORDED IN VOLUME 112, PAGE 74, DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  - PROPERTY IS SUBJECT TO A UTILITY EASEMENT FROM BRYAN BUSINESS COUNCIL TO CITY OF BRYAN, DATED SEPTEMBER 28, 2000, RECORDED IN VOLUME 3940, PAGE 244, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.



VICINITY MAP  
NOT TO SCALE

**PRELIMINARY PLAN  
 NOT FOR RECORD  
 OF NTA SUBDIVISION  
 PHASE 1  
 LOT 1, BLOCK 1  
 10.18 ACRES  
 A PORTION OF A 88.711 ACRES  
 RECORDED IN VOLUME 14749, PAGE 190  
 DEED RECORDS OF BRAZOS COUNTY, TEXAS  
 BRYAN INDUSTRIAL PARK  
 MUMFORD ROAD  
 MOSES BAINE SURVEY, A-3  
 BRYAN, BRAZOS COUNTY, TEXAS**

**OWNER:**  
 TOMPOS LEASING, LLC  
 305 N OAKLAND AVE  
 NAPPANEE, INDIANA

**SURVEYOR:**  
 GESSNER ENGINEERING  
 2501 ASHFORD DR.  
 COLLEGE STATION, TEXAS



CIVIL | CMT | GEOTECHNICAL  
 LAND SURVEYING | STRUCTURAL

CORPORATE OFFICE  
 2501 ASHFORD DRIVE  
 COLLEGE STATION, TEXAS 77840  
 www.gessnerengineering.com  
 COLLEGE STATION 979.680.8840  
 BRENHAM 979.836.6855  
 FORT WORTH 817.405.0774  
 SAN ANTONIO 210.305.4792  
 FIRM REGISTRATION NUMBERS:  
 TBPE F-745L, TBPLS F-10193910

**PRELIMINARY PLAN**  
 ISSUE DATE: 04-03-19  
 DRAWN BY: MK  
 CHECKED BY: FP  
 PROJECT #: 18-0329