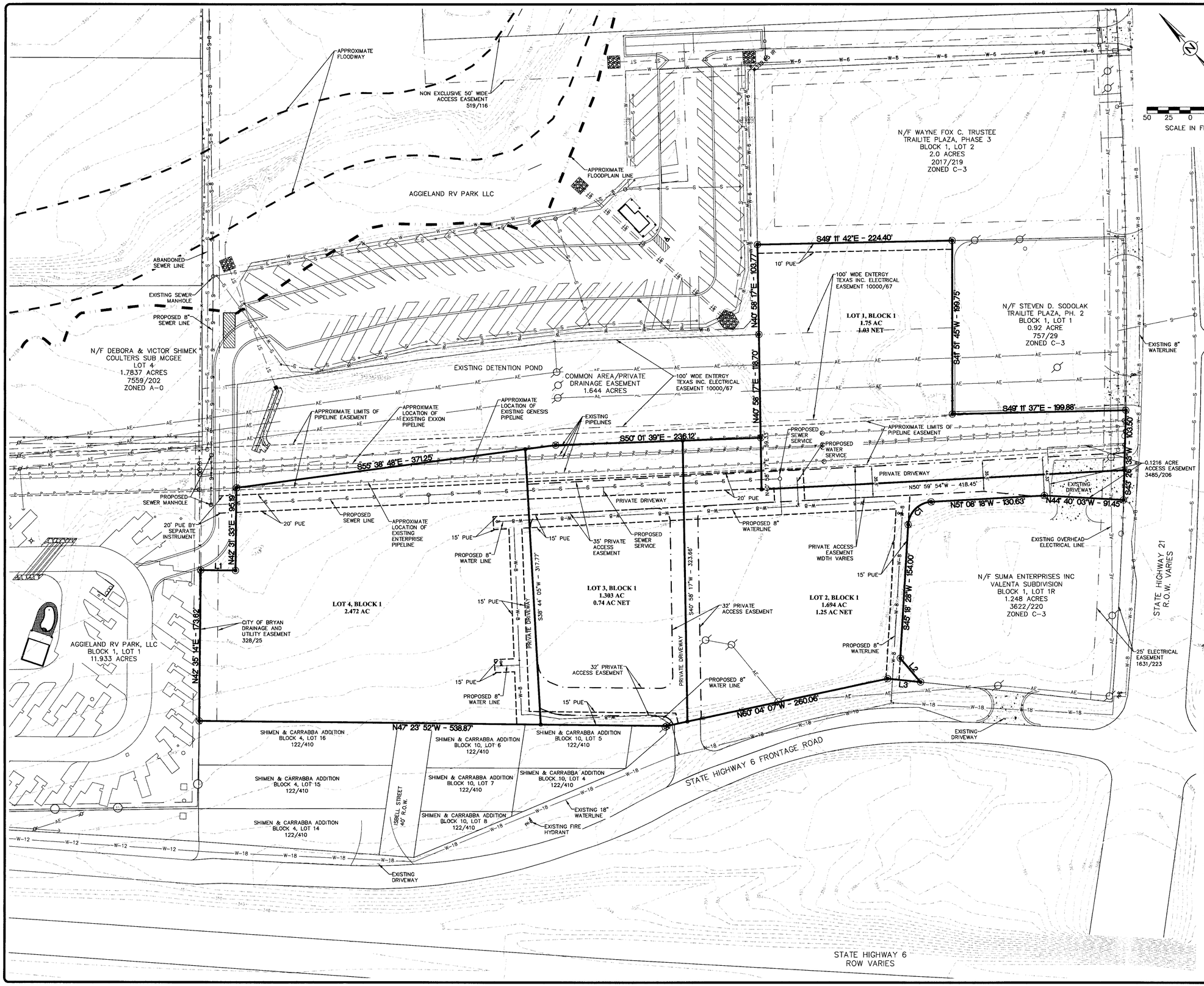


NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY & FIELD SURVEY DATA.
3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0205-F, EFFECTIVE DATE: APRIL 2, 2014
4. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
5. ZONING IS C-3 COMMERCIAL.
6. THE COMMON AREA/PRIVATE DRAINAGE EASEMENT IN THE AGGIELAND RV PARK SUBDIVISION WILL SERVE THE AGGIELAND RV PARK AND THE 6 AT 21 CROSSING COMMERCIAL SUBDIVISION.

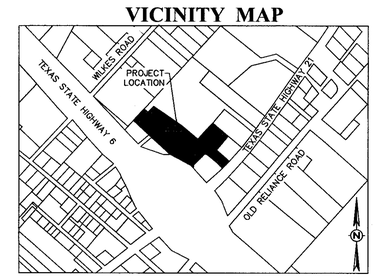
EASEMENT NOTES:

1. EASEMENT TO GULF STATES, 130/385, NO LONGER APPLIES TO THIS TRACT AS CANCELED AND SUPERCEDED BY EASEMENT TO ENTERGY TEXAS, INC. RECORDED IN VOL. 10000, PG. 67 (SHOWN HEREON).
2. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
   A) HUMBLE PIPE LINE COMPANY 48/563
   B) CITY OF BRYAN 98/69
   C) LONE STAR GAS COMPANY 102/62

LEGEND

- EXISTING CONTOUR
- PLAT BOUNDARY
- ROW LINE
- EDGE OF PAVEMENT LINE
- LOT LINE
- PROPERTY CORNER
- PRIVATE ACCESS EASEMENT
- PUE
- EXISTING PIPELINE

VICINITY MAP



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	40.05'	S47° 28' 27"E
L2	36.16'	S1° 37' 17"W
L3	38.12'	N42° 03' 56"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	40.83'	28.00'	083°33'14"	25.02'	37.31'	S87°05'05"W

NOT FOR RECORD
PRELIMINARY PLAN

6 AT 21 CROSSING COMMERCIAL SUBDIVISION

7.219 TOTAL ACRES
Block 1, Lot 1: 1.750 Ac
Block 1, Lot 2: 1.694 Ac
Block 1, Lot 3: 1.303 Ac
Block 1, Lot 4: 2.472 Ac

STEPHEN F. AUSTIN LEAGUE No. 10, A-83
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
AUGUST 2014

OWNER/DEVELOPER:
HWY 21 JOINT VENTURE
4400 OLD COLLEGE RD.
BRYAN, TX 77801
(979)703-8924

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

Development Services
AUG 28 2014
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