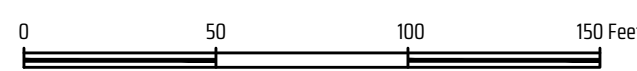


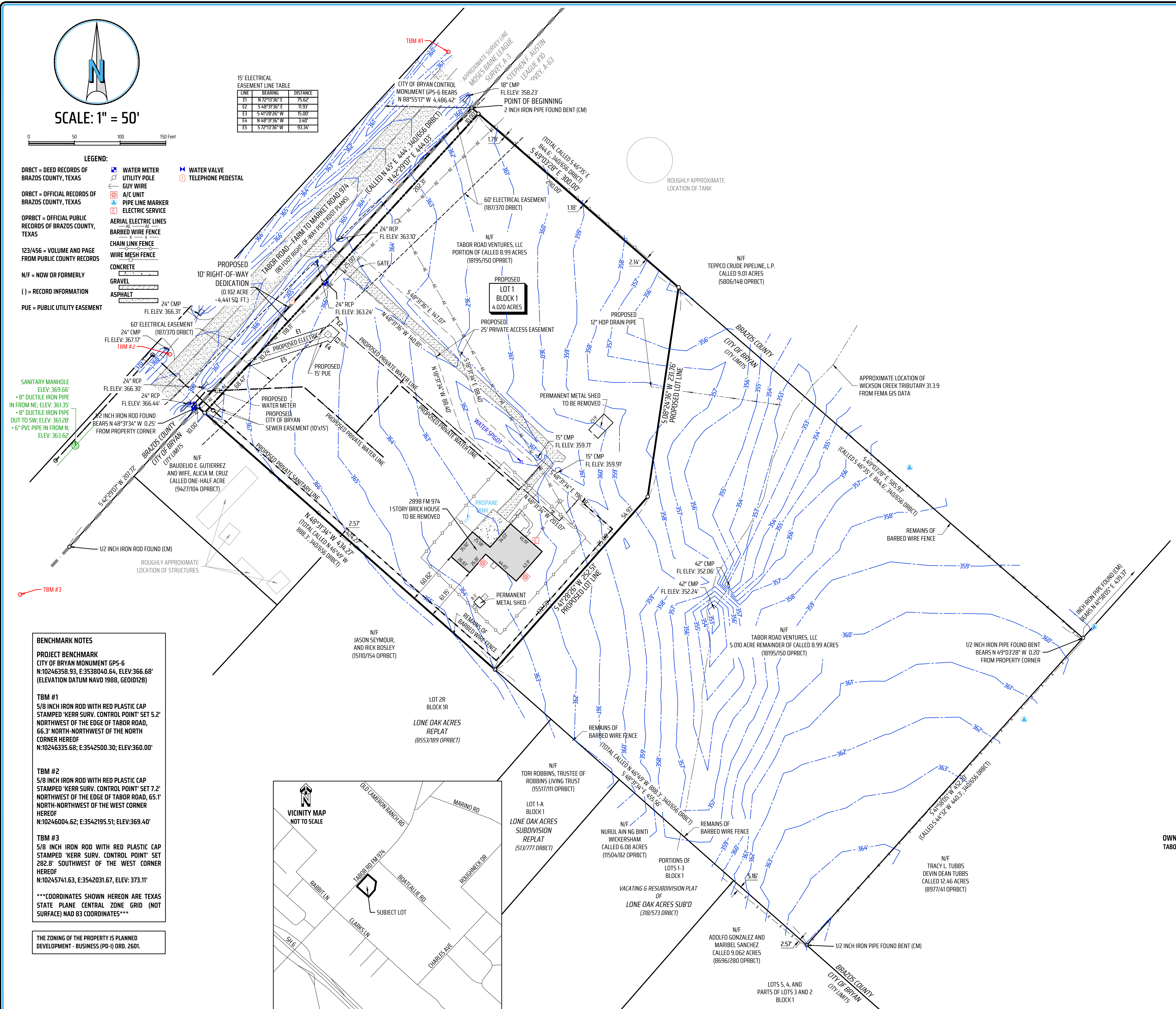
SCALE: 1" = 50'



LINE #	BEARING	DISTANCE
E1	N 72°13'36" E	75.62
E2	S 48°31'36" E	11.93
E3	S 41°28'26" W	15.00
E4	N 48°31'36" W	3.40
E5	S 72°13'36" W	93.34

LEGEND:

- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- DRBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- () = RECORD INFORMATION
- PUE = PUBLIC UTILITY EASEMENT
- WATER METER
- UTILITY POLE
- GUY WIRE
- A/C UNIT
- PIPE LINE MARKER
- ELECTRIC SERVICE
- AERIAL ELECTRICAL LINES
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WIRE MESH FENCE
- CONCRETE
- GRAVEL
- ASPHALT
- WATER VALVE
- TELEPHONE PEDESTAL



BENCHMARK NOTES
PROJECT BENCHMARK
 CITY OF BRYAN MONUMENT GPS-6
 N:10246358.93, E:3538040.64, ELEV:366.68'
 (ELEVATION DATUM NAVD 1988, GEOID12B)

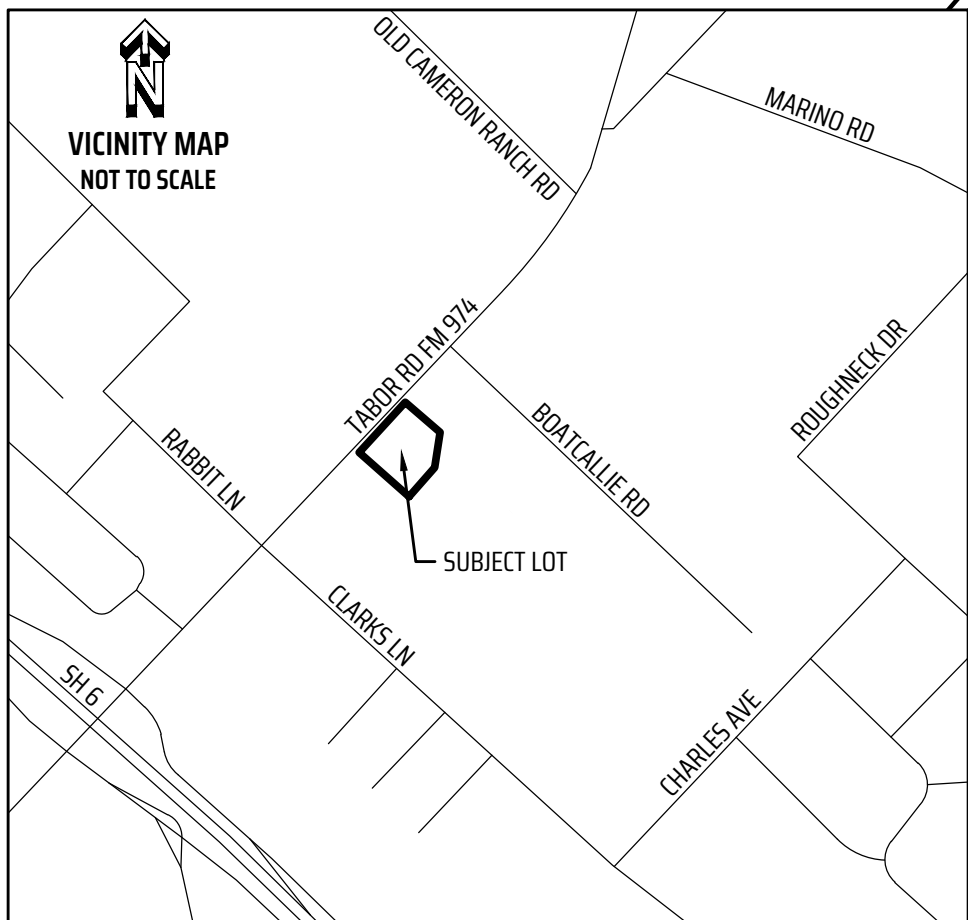
TBM #1
 5/8 INCH IRON ROD WITH RED PLASTIC CAP
 STAMPED 'KERR SURV. CONTROL POINT' SET 5.2'
 NORTHWEST OF THE EDGE OF TABOR ROAD,
 66.3' NORTH-NORTHWEST OF THE NORTH
 CORNER HEREOF
 N:10246335.68; E:3542500.30; ELEV:360.00'

TBM #2
 5/8 INCH IRON ROD WITH RED PLASTIC CAP
 STAMPED 'KERR SURV. CONTROL POINT' SET 7.2'
 NORTHWEST OF THE EDGE OF TABOR ROAD, 65.1'
 NORTH-NORTHWEST OF THE WEST CORNER
 HEREOF
 N:10246004.62; E:3542195.51; ELEV:369.40'

TBM #3
 5/8 INCH IRON ROD WITH RED PLASTIC CAP
 STAMPED 'KERR SURV. CONTROL POINT' SET
 282.8' SOUTHWEST OF THE WEST CORNER
 HEREOF
 N:10245741.63; E:3542031.67; ELEV:373.11'

***COORDINATES SHOWN HEREON ARE TEXAS
 STATE PLANE CENTRAL ZONE GRID (NOT
 SURFACE) NAD 83 COORDINATES***

THE ZONING OF THE PROPERTY IS PLANNED
 DEVELOPMENT - BUSINESS (PD-1) ORD. 2601.



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

REVISED 2-15-2023 TO UPDATE PROPOSED UTILITIES, EASEMENT TYPE, AND ZONING NOTE
1/2 | Page

PRELIMINARY PLAN
 OF
HUSH AND WHISPER BARREL STORAGE
BLOCK 1, LOT 1, AND RIGHT-OF-WAY DEDICATION
TOTAL 4.122 ACRES, BEING A PORTION OF A CALLED 8.99 ACRE TRACT
VOLUME 18195, PAGE 150 OPRBCT
STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63
CITY OF BRYAN, BRAZOS COUNTY, TEXAS



"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 50 FEET
 SURVEY DATE: 09-09-2022 | PLAT DATE: 09-20-2022
 JOB NUMBER: 22-794 | CAD NAME: 22-794-Final Plat-5
 POINT FILE: 22-794-ALL
 DRAWN BY: TIF CHECKED BY: MK
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

OWNER AND DEVELOPER:
TABOR ROAD VENTURES, LLC