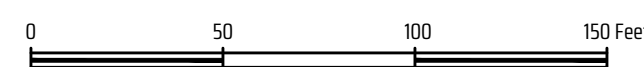


SCALE: 1" = 50'

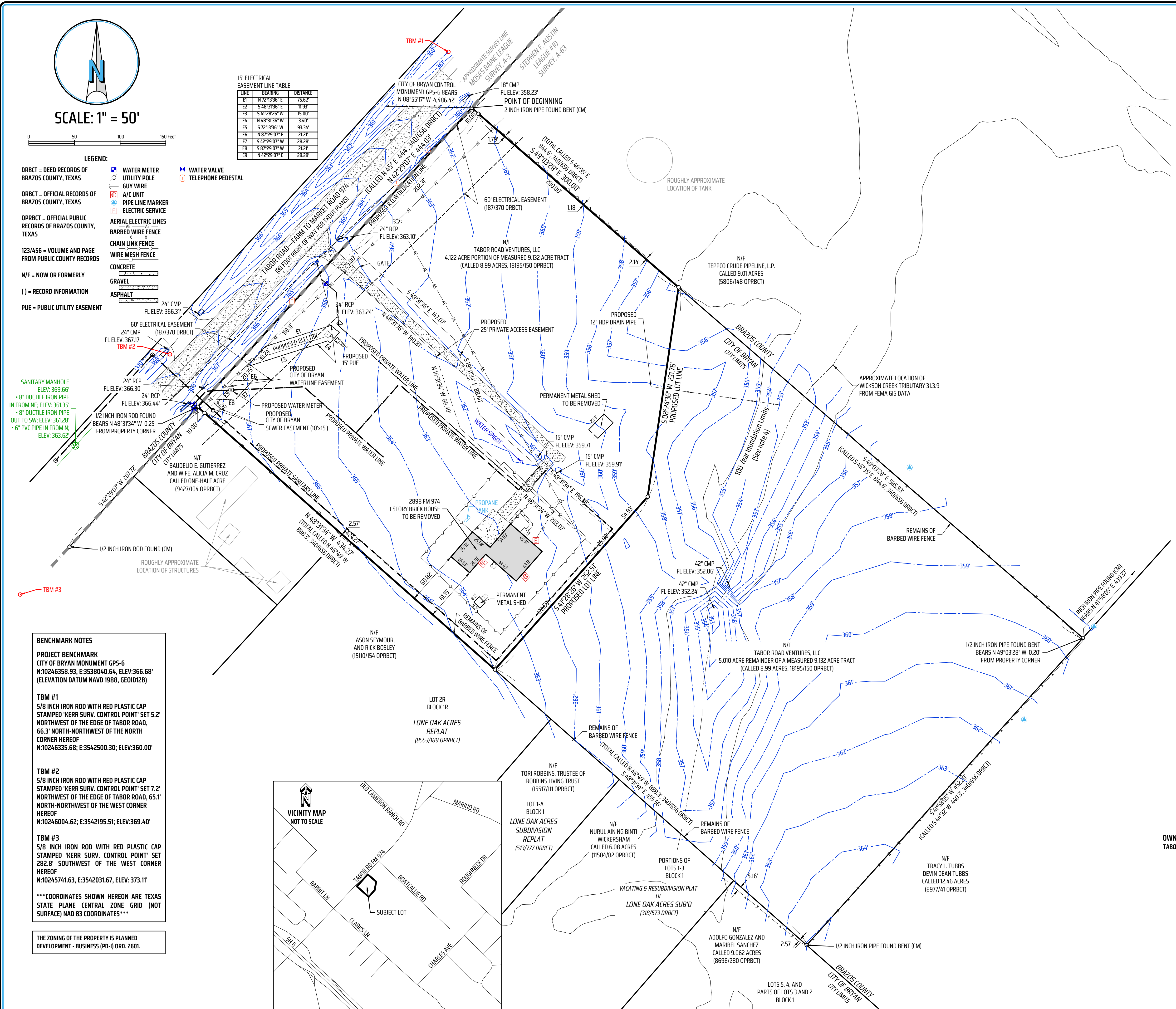


LEGEND:

- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- DRBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCCT = 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 ELECTRIC LINES
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WIRE MESH FENCE
- CONCRETE
- GRAVEL
- ASPHALT
- WATER VALVE
- TELEPHONE PEDESTAL

15' ELECTRICAL EASEMENT LINE TABLE

LINE#	BEARING	DISTANCE
E1	N 72°13'36" E	75.62
E2	S 48°31'36" E	11.93
E3	S 4°28'26" W	15.00
E4	N 48°31'36" W	2.00
E5	S 72°13'36" W	92.34
E6	N 87°29'07" E	21.21
E7	S 42°29'07" W	28.28
E8	S 87°29'07" W	21.21
E9	N 42°29'07" E	28.28



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

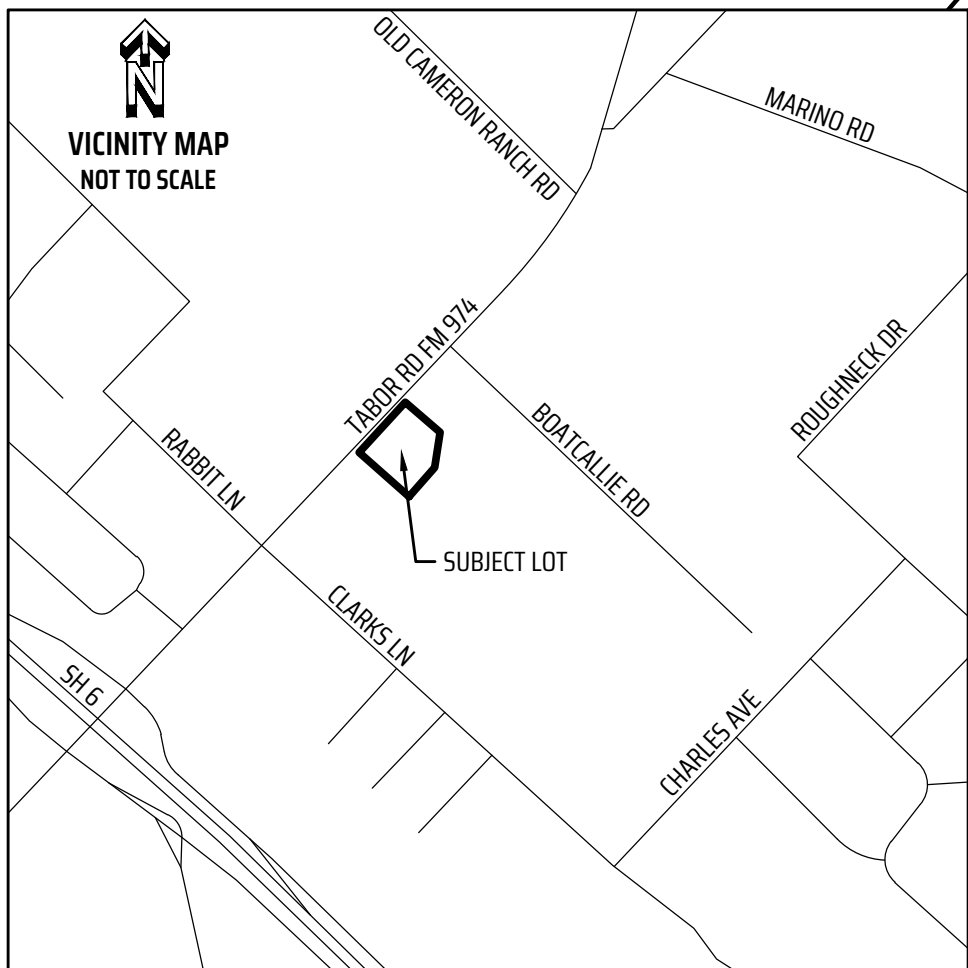
**TBM #1**  
 5/8 INCH IRON ROD WITH RED PLASTIC CAP  
 STAMPED 'KERR SURV. CONTROL POINT' SET 5.2'  
 NORTHWEST OF THE EDGE OF TABOR ROAD,  
 66.3' NORTH-NORTHWEST OF THE NORTH  
 CORNER HEREOF  
 N:10246335.68; E:3542500.30; ELEV:360.00'

**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) NA03 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 2-23-2023 TO UPDATE PROPOSED UTILITIES,  
 EASEMENTS, AND FLOOD STUDY DATA  
 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 MEASURED 9.132 ACRE TRACT  
 PREVIOUSLY CALLED 8.99 ACRES IN VOLUME 18195, PAGE 150 OPRBCT  
 STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63  
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

OWNER AND DEVELOPER:  
 TABOR ROAD VENTURES, LLC

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

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