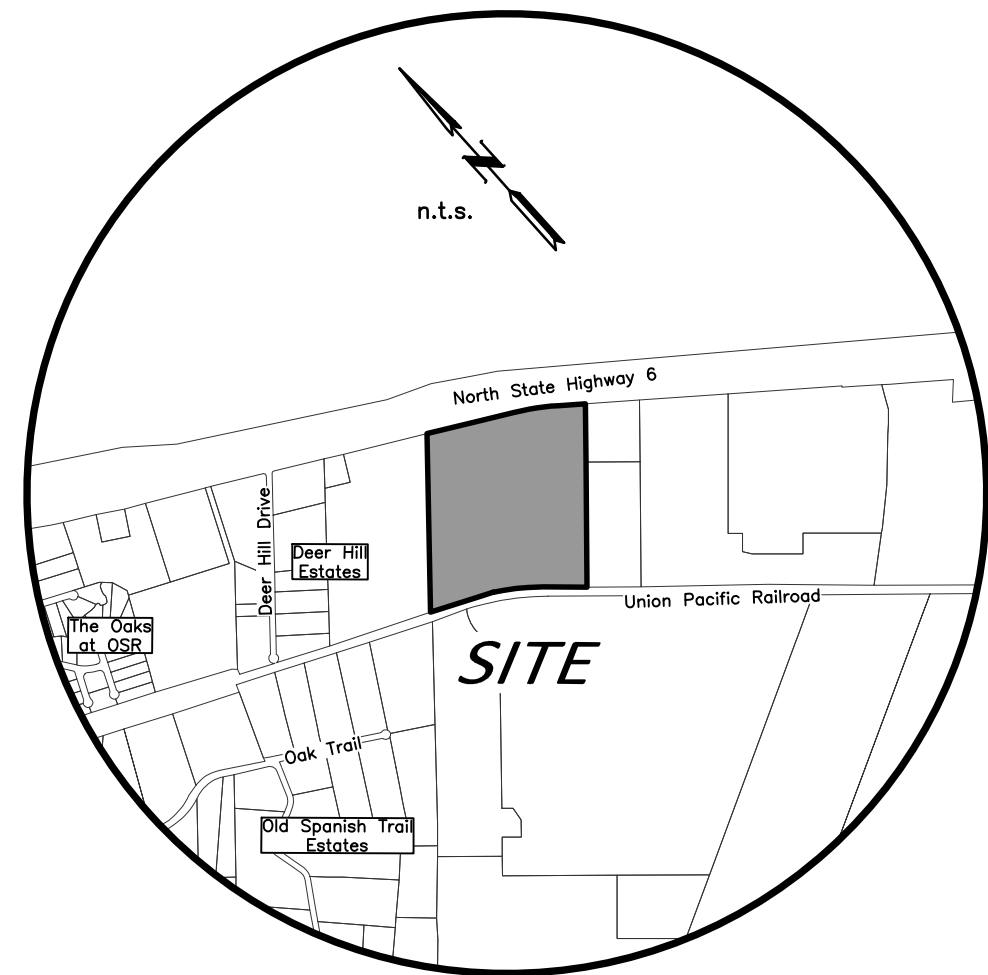




## VICINITY MAP

### GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: Bearings shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
2. This property is currently zoned Planned Development - Industrial District (PD-I).
3. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
4. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0200E, Map Revised 05/16/2012, this property is not located within a Special Flood Hazard Area.
5. All distances shown along curves are arc lengths.
6. All Right-of-ways dedicated to the public.
7. Unless otherwise indicated, all lot corners and Points of Curvatures are marked with 1/2" Iron Rods.
8. Direct access from lots or common areas will not be permitted to collector or arterial streets.
9. Unless otherwise noted all corners are marked with 1/2" Iron Rods:
  - 1/2" Iron Rod Set
  - 6" Treated Fence Post
9. Abbreviations:
  - B.S.I. - By Separate Instrument
  - P.D.E. - Public Drainage Easement
  - P.U.E. - Public Utility Easement
  - Pr.D.E. - Private Drainage Easement
  - S.S.E. - Sanitary Sewer Easement
10. The site is to receive water and sanitary sewer services from the City of Bryan.
11. All proposed improvements (including ponds, sidewalks, utilities, mailbox clusters, easements, etc.) illustrated on these plans are preliminary in nature and are subject to final design modifications with final design and platting.
12. A drainage analysis will be provided with the site plan for each lot.

### BRYAN TEXAS UTILITIES (BTU) & FIBER OPTIC (FO) TELECOMMUNICATIONS:

1. Electrical service is to be provided by Bryan Texas Utilities (BTU). The easement for this infrastructure will allow for placement of BTU infrastructure as well as fiber optic telecommunication lines (along with associated appurtenances). These utilities will be joint trrenched in accordance with BTU standard details. The home owners' association will maintain these areas and will repair reasonable damages which may occur from BTU or FO provider accessing and maintaining their respective infrastructure within the easement.
2. The easement widths and locations will be as shown on the preliminary plan and denoted as "10' P.U.E." at the front of the lots.
3. All BTU infrastructure within the BTU and fiber optic telecommunication easements (10' P.U.E.) will be owned, operated and maintained by BTU.
4. All fiber optic telecommunication infrastructure within the BTU and fiber optic telecommunication easements (10' P.U.E.) will be owned, operated and maintained by the respective telecommunication service provider.

### Easements per Deed (19452/232)

- Right-of-Way Easement executed by Mrs. Ruth Gordon to The City of Bryan, Texas, dated April 1937, recorded in Volume 98, Page 252, Deed Records of Brazos County, Texas, (Blanket)
- Right-of-Way executed by Mrs. J.M. Gordon to Sinclair Refining Company, dated April 9, 1947, recorded in Volume 132, Page 93, assigned to Sinclair Pipe Line Company in instrument recorded in Volume 147, Page 417, both of the Deed Records of Brazos County, Texas, assigned to Explorer Pipeline Company in instrument recorded in Volume 8356, Page 91; and being partially released and defined in instrument recorded in Volume 18870, Page 228, Official Records of Brazos County, Texas, (Blanket) (Shown on survey)
- Water Pipe Line Easement and Contract executed by Mrs. J.M. Gordon to City of Bryan, dated August 21, 1984, recorded in Volume 239, Page 656, Deed Records of Brazos County, Texas, (Shown on survey)
- Easement executed by Mrs. Ruth J. Gordon to Southwestern Bell Telephone Company, dated August 5, 1974, recorded in Volume 333, Page 657, Deed Records of Brazos County, Texas, (Shown on survey)
- Easement and Right-of-Way executed by Bert Wheeler, Inc. to General Telephone Company of the Southwest, dated November 20, 1987, recorded in Volume 1031, Page 300, Official Records of Brazos County, Texas, (Shown on survey)
- Sewer Line Easement executed by City of Bryan-Brazos County Economic Development Foundation, Inc. to the City of Bryan, dated July 21, 2010, recorded in Volume 9740, Page 212, Official Records of Brazos County, Texas, (Too vague to plot)
- Waterline Easement executed by City of Bryan-Brazos County Economic Development Foundation, Inc. to the City of Bryan, dated July 21, 2010, recorded in Volume 9740, Page 217, Official Records of Brazos County, Texas, (Shown on survey)
- Drainage Easement executed by City of Bryan-Brazos County Economic Development Foundation, Inc. to Gunter Real Estate, Inc., dated October 9, 2012, recorded in Volume 10954, Page 224, Official Records of Brazos County, Texas, (Not located on subject tract)
- Slope Easement executed by City of Bryan-Brazos County Economic Development Foundation, Inc. to Gunter Real Estate, Inc., dated October 9, 2012, recorded in Volume 10954, Page 228, Official Records of Brazos County, Texas, (Not located on subject tract)
- Easement and Right-of-Way executed by City of Bryan-Brazos County Economic Development Foundation, Inc. to Atmos Energy Corporation, dated May 3, 2013, recorded in Volume 11321, Page 136, Official Records of Brazos County, Texas, (Not located on subject tract)
- Right-of-Way Easement executed by City of Bryan and Brazos County Economic Development Foundation, Inc. to the City of Bryan also "Bryan Texas Utilities" (BTU), dated September 5, 2014, recorded in Volume 12281, Page 5, Official Records of Brazos County, Texas, (Shown on survey)
- Natural Gas Line Easement executed by City of Bryan and Brazos County Economic Development Foundation, Inc. to 42 Bryan, LP, dated August 5, 2021, recorded in Volume 17291, Page 240, Official Records of Brazos County, Texas, (Not located on subject tract)
- Sanitary Sewer Line Easement executed by City of Bryan and Brazos County Economic Development Foundation, Inc. to 42 Bryan, LP, dated August 5, 2021, recorded in Volume 17291, Page 249, Official Records of Brazos County, Texas, (Not located on subject tract)

### Easements per Deed (19508/218)

- BTU Easement recorded in Volume 19478, Page 262 of the Official Property Records of Brazos County, Texas (OPRBTCT). (Shown on survey)
- BTU Electrical Easement recorded in Volume 19478, Page 271, OPRBTCT. (Shown on survey)
- BTU Electrical Easement recorded in Volume 19478, Page 280, OPRBTCT. (Not located on subject tract)
- BTU Electrical Easement recorded in Volume 19478, Page 291, OPRBTCT. (Not located on subject tract)
- BTU Electrical Easement recorded in Volume 19479, Page 1, OPRBTCT. (Not located on subject tract)
- BTU Electrical Easement recorded in Volume 19479, Page 13, OPRBTCT. (Not located on subject tract)
- City of Bryan Waterline Easement recorded in Volume 19493, Page 63, OPRBTCT. (Shown on survey)
- City of Bryan Waterline Easement recorded in Volume 19493, Page 72, OPRBTCT. (Not located on subject tract)
- City of Bryan Right-of-Way Easement recorded in Volume 19493, Page 13, OPRBTCT. (Not located on subject tract)
- City of Bryan Right-of-Way Easement recorded in Volume 19493, Page 45, OPRBTCT. (Shown on survey)
- City of Bryan Drainage Easement recorded in Volume 19492, Page 283, OPRBTCT. (Shown on survey)
- City of Bryan Drainage Easement recorded in Volume 19492, Page 282, OPRBTCT. (Shown on survey)
- City of Bryan Drainage Easement recorded in Volume 19492, Page 254, OPRBTCT. (Not located on subject tract)
- City of Bryan Drainage Easement recorded in Volume 19492, Page 273, OPRBTCT. (Not located on subject tract)
- City of Bryan Drainage Easement recorded in Volume 19492, Page 264, OPRBTCT. (Not located on subject tract)
- City of Bryan Public Utility Easement recorded in Volume 19493, Page 1, OPRBTCT. (Not located on subject tract)
- City of Bryan Public Utility Easement recorded in Volume 19493, Page 15, OPRBTCT. (Shown on survey)
- City of Bryan Public Utility Easement recorded in Volume 19493, Page 24, OPRBTCT. (Shown on survey)
- City of Bryan Sanitary Sewer Easement recorded in Volume 19493, Page 72, OPRBTCT. (Not located on subject tract)

## Preliminary Plan

SCALE: Hor: 1" = 150'



0 75' 150' 300'

### LEGEND

- Underground Electric Line
- Water Line with Size
- Sewer Line with Size and Manhole
- Storm Drain
- Overhead Electrical Line
- 224
- x
- Chain Link Fence
- Subdivision Boundary
- Prop. R.O.W. Line
- Easement Lines
- Ex. Ground Contour Line
- Wire Fence
- McClure & Browne Engineering/Surveying, Inc.

### LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 42°09'38" E | 199.36'  |
| L2   | N 47°48'05" W | 124.90'  |
| L3   | S 42°11'55" W | 176.36'  |
| L4   | N 65°42'14" W | 109.29'  |
| L5   | N 65°45'27" W | 80.83'   |
| L6   | S 61°40'34" E | 82.39'   |
| L7   | S 61°40'34" E | 63.47'   |

### CURVE TABLE

| CURVE | DELTA     | RADIUS   | LENGTH  | TANGENT | CHORD BRG.    | CHORD DIST. |
|-------|-----------|----------|---------|---------|---------------|-------------|
| C1    | 9°33'14"  | 2814.79' | 469.36' | 235.23' | S 56°48'27" E | 468.82'     |
| C2    | 15°46'36" | 2778.52' | 765.07' | 384.97' | N 56°16'40" W | 762.86'     |
| C3    | 7°45'44"  | 445.00'  | 60.29'  | 30.19'  | S 19°11'39" W | 60.24'      |

## PRELIMINARY PLAN

### IEG Industrial Park

20.39 Acres

49.56 Acres

A003801, L MCLAUGHLIN (ICL) A003801 L MCLAUGHLIN (ICL)  
BRYAN, BRAZOS COUNTY, TEXAS BRYAN, BRAZOS COUNTY, TEXAS  
SEPTEMBER, 2026 SEPTEMBER, 2026

SCALE: 1" = 150'

SCALE: 1" = 150'

Owner:  
McMahon Property Group, LLC  
176 Spyglass Lane  
Jupiter, Florida 33477

Owner:  
McMahon Real Estate II, LP  
176 Spyglass Lane  
Jupiter, Florida 33477

Surveyor:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

