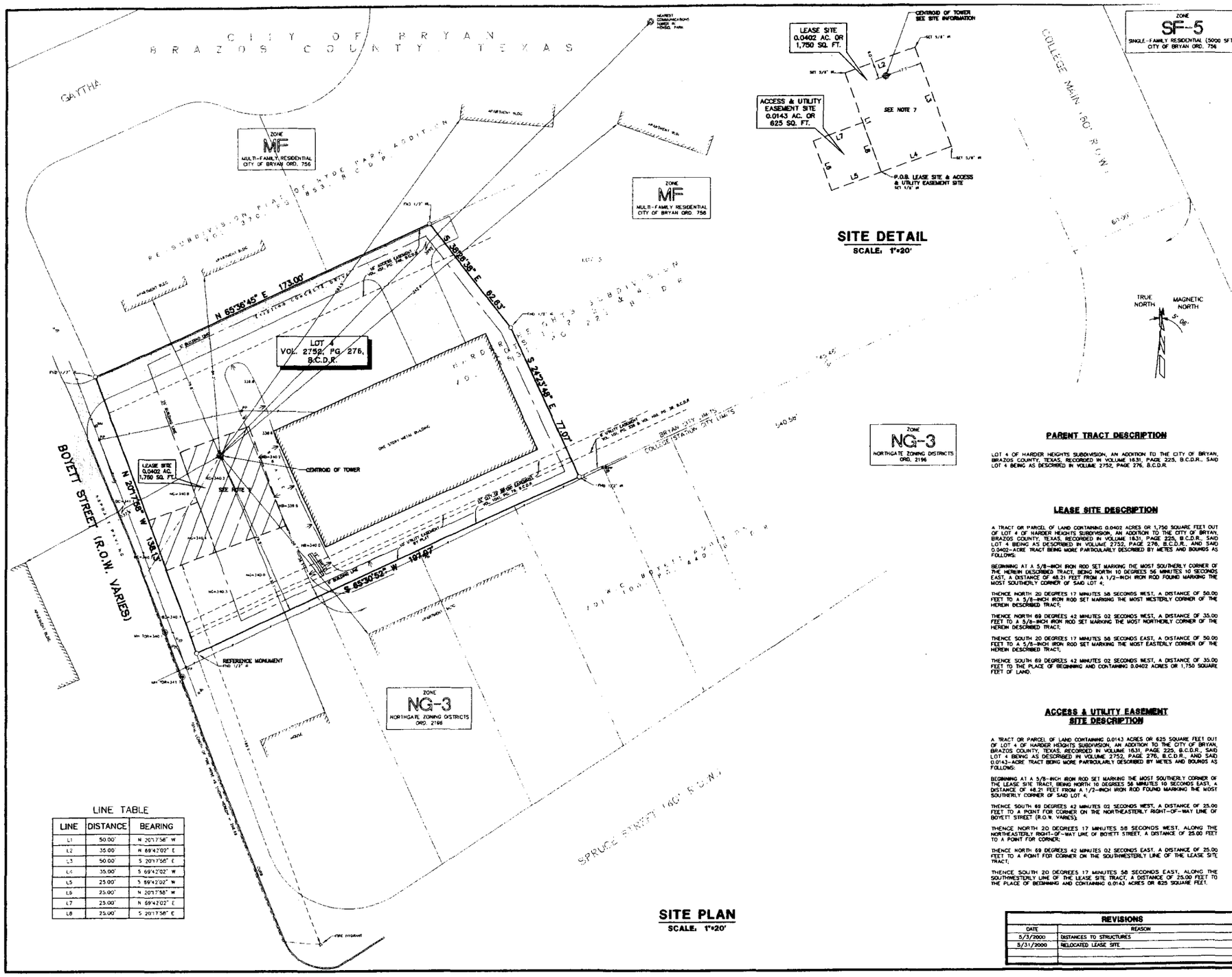


SITE PLAN

SCALE: 1"=20'

SITE DETAIL

SCALE: 1"=20'

ZONE
SF-5
SINGLE-FAMILY RESIDENTIAL (5000 SFT.)
CITY OF BRYAN ORD. 756

TRUE NORTH
MAGNETIC NORTH
5° 06'

LINE TABLE

LINE	DISTANCE	BEARING
L1	50.00'	N 20°17'58" W
L2	35.00'	N 69°42'02" E
L3	50.00'	S 20°17'58" E
L4	35.00'	S 69°42'02" W
L5	25.00'	S 69°42'02" W
L6	25.00'	N 20°17'58" W
L7	25.00'	N 69°42'02" E
L8	25.00'	S 20°17'58" E

PARENT TRACT DESCRIPTION

LOT 4 OF HARDER HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, RECORDED IN VOLUME 1631, PAGE 225, B.C.D.R., SAID LOT 4 BEING AS DESCRIBED IN VOLUME 2752, PAGE 276, B.C.D.R.

LEASE SITE DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 0.0402 ACRES OR 1,750 SQUARE FEET OUT OF LOT 4 OF HARDER HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, RECORDED IN VOLUME 1631, PAGE 225, B.C.D.R., SAID LOT 4 BEING AS DESCRIBED IN VOLUME 2752, PAGE 276, B.C.D.R., AND SAID 0.0402-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD SET MARKING THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING NORTH 10 DEGREES 56 MINUTES 10 SECONDS EAST, A DISTANCE OF 48.21 FEET FROM A 1/2-INCH IRON ROD FOUND MARKING THE MOST SOUTHERLY CORNER OF SAID LOT 4;

THENCE NORTH 20 DEGREES 17 MINUTES 58 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD SET MARKING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 69 DEGREES 42 MINUTES 02 SECONDS WEST, A DISTANCE OF 35.00 FEET TO A 5/8-INCH IRON ROD SET MARKING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 20 DEGREES 17 MINUTES 58 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD SET MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 69 DEGREES 42 MINUTES 02 SECONDS WEST, A DISTANCE OF 35.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.0402 ACRES OR 1,750 SQUARE FEET OF LAND.

ACCESS & UTILITY EASEMENT SITE DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 0.0143 ACRES OR 625 SQUARE FEET OUT OF LOT 4 OF HARDER HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, RECORDED IN VOLUME 1631, PAGE 225, B.C.D.R., SAID LOT 4 BEING AS DESCRIBED IN VOLUME 2752, PAGE 276, B.C.D.R., AND SAID 0.0143-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD SET MARKING THE MOST SOUTHERLY CORNER OF THE LEASE SITE TRACT, BEING NORTH 10 DEGREES 56 MINUTES 10 SECONDS EAST, A DISTANCE OF 48.21 FEET FROM A 1/2-INCH IRON ROD FOUND MARKING THE MOST SOUTHERLY CORNER OF SAID LOT 4;

THENCE SOUTH 69 DEGREES 42 MINUTES 02 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT FOR CORNER ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BOYETT STREET (R.O.W. VARIES);

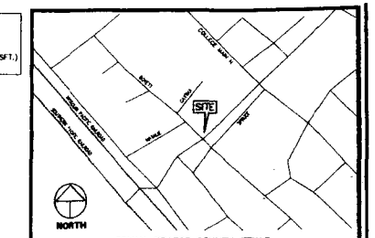
THENCE NORTH 20 DEGREES 17 MINUTES 58 SECONDS WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BOYETT STREET, A DISTANCE OF 25.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 69 DEGREES 42 MINUTES 02 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A POINT FOR CORNER ON THE SOUTHWESTERLY LINE OF THE LEASE SITE TRACT;

THENCE SOUTH 20 DEGREES 17 MINUTES 58 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF THE LEASE SITE TRACT, A DISTANCE OF 25.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.0143 ACRES OR 625 SQUARE FEET.

REVISIONS

DATE	REASON
5/3/2000	DISTANCES TO STRUCTURES
5/31/2000	RELOCATED LEASE SITE



BRYAN, BRAZOS COUNTY, TEXAS

VICINITY MAP

NOT-TO-SCALE

LEGEND

	- SIGN		- TELEPHONE PEDESTAL
	- GUY ANCHOR		- WATER METER
	- MANHOLE		- CORRUGATED METAL PIPE
	- POWER POLE		- OVERHEAD POWER LINE
	- NATURAL GROUND		- TOP OF RISE
	- MANHOLE		

GENERAL NOTES

1. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN ABSTRACTOR'S CERTIFICATE NO. 28716 DONE BY WINDROSE LAND SERVICES, INC., DATED APRIL 5, 2000.
2. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.
3. LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATION IS BASED ON NAVD 1988 USING TRIMBLE PRO XRS GPS RECEIVERS AND TXDOT CORS STATION.
4. MAGNETIC DECLINATION INFORMATION IS BASED ON THE NATIONAL GEOPHYSICAL DATA CENTER, BOULDER, COLORADO, MODEL IGRF95.
5. THE TOWER SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480410 0145C, REVISED JULY 2, 1982. ZONE WAS DETERMINED BY HORIZON CERTIFICATION SERVICES IN CERTIFICATION #200248, DATED APRIL 6, 2000. WE DO NOT ASSUME RESPONSIBILITY FOR THEIR DETERMINATION.
6. CITY OF BRYAN BENCHMARK NO. 68 BEARS NORTH 08 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF 257.6 FEET FROM CENTROID OF LEASE SITE.
7. PRIVATE WATER AND/OR SANITARY LINES NEED TO BE RELOCATED IF WITHIN THIS LEASE AREA.

SITE INFORMATION

SITE NUMBER	HO23XC298D
COUNTY & STATE	BRAZOS COUNTY, TEXAS
HEIGHT OF TOWER	
LATITUDE (NAD83)	30° 37' 17.28" (CENTROID OF TOWER)
LONGITUDE (NAD83)	96° 21' 03.51" (CENTROID OF TOWER)
LATITUDE (NAD27)	30° 37' 16.54" (CENTROID OF TOWER)
LONGITUDE (NAD27)	96° 21' 02.64" (CENTROID OF TOWER)
ELEVATION (NAVD 1988)	340.2' (NATURAL GROUND)

PREPARED FOR
SPRINTCOM, INC.
SITE NO. HO23XC298D
SITE NAME: GOSS - BRYAN

SURVEYOR'S CERTIFICATION

I do hereby certify that this survey substantially complies to the Current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey as to the Linear Site. I further certify that the azimuth of 30°37'17.28" and the longitude of 96°21'03.51" are accurate within 30 feet horizontally that the site elevation of 340.2 feet AMSL is accurate to within 20 feet vertically (NAD 83 datum). The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD83) and are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are in terms of the North American Vertical Datum of 1988 and are determined to the nearest tenth of a foot.

STATE OF TEXAS
REGISTERED
WADE PIKE
4757
PROFESSIONAL
LAND SURVEYOR

WADE PIKE
R.P.L.S. NO. 4757
STATE OF TEXAS

DATE: 5/30/00

Windrose Land Services, Inc.
11300 Richmond Ave., Suite K-105
Houston, Texas 77082
Telephone: (281) 556-8006
Fax: (713) 461-1151

PARENT TRACT OWNER	~~MY-G-0033~~ D. Vance Goss		
PROJECT LOCATION	BRAZOS COUNTY, TEXAS		
PROJECT ADDRESS	4504 BOYETT STREET, BRYAN, TX 77842		
FIELDED BY	DK	DATE:	3/29/2000
DRAWN BY	JY	DATE:	4/5/2000
CHECKED BY	WJR	DATE:	4/7/2000
SCALE	AS SHOWN		
JOB NUMBER	2371GRIC	SHEET 1 OF 1	

C:\WRAMCSDS\LEGRY~1\SPRINT\1297TWCF.dwg wed May 31 12:28:05 2000