THREE-R SUBDIVISION
3.2553-ACRE TRACT

BEING A 3.2553-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS, AND BEING THE AGGREGATE OF THE CALLED 2.725-ACRE 3R & L. GP. TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 2834, PAGE 217, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS AND THE CALLED 0.53-ACRE 3R & L. GP. TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 2494, PAGE 101, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID 3.2553-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF AUTUMN WOODS SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, AS PLATTED AND RECORDED IN VOLUME 3755, PAGE 320, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID ROD ALSO MARKING THE NORTHERNMOST CORNER OF THE SUBJECT 3.2553-ACRE TRACT, AND FURTHERMORE SAID ROD ALSO BEING LOCATED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF HOLLOW HILL DRIVE, A 70'-WIDE CITY OF BRYAN RIGHT OF WAY;

THENCE S 46°03'37" E, ALONG THE SOUTHERNMOST BOUNDARY LINE OF SAID AUTUMN WOODS SUBDIVISION, FOR A DISTANCE OF 338.27' TO A CAPPED IRON ROD FOUND;

THENCE S 71°03'12" E, CONTINUING ALONG SAID BOUNDARY LINE, FOR A DISTANCE OF 212.18' TO A CAPPED IRON ROD FOUND MARKING THE EASTERNMOST CORNER OF THE SUBJECT 3.2553 ACRE TRACT, SAID ROD ALSO MARKING THE SOUTHERNMOST CORNER OF SAID AUTUMN WOODS SUBDIVISION, FURTHERMORE SAID ROD ALSO LYING ON THE NORTHWESTERN LINE OF A 50'-WIDE STREET RESERVATION DESCRIBED IN DEED RECORDED IN VOLUME 85, PAGE 204, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 18°55'02" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID STREET RESERVATION, FOR A DISTANCE OF 274.51' TO A CAR AXLE MARKING THE SOUTHERNMOST CORNER OF THE SUBJECT 3.2553 ACRE TRACT, SAID CAR AXEL ALSO LYING ON THE NORTHEASTERN RIGHT OF WAY LINE OF EAST 29TH STREET, A VARIABLE WIDTH CITY OF BRYAN RIGHT OF WAY;

THENCE N 70°47'37" W, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 11.66' TO A CAPPED IRON FOUND;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE WHICH IS A CURVE TO THE RIGHT WITH THE FOLLOWING DATA: CHORD 268.46', BEARING N 58°29'34" W, RADIUS 630.07', LENGTH 270.54', DELTA ANGLE 24°36'06" TO A CAPPED IRON ROD FOUND.

THENCE N 46°11'26" W, CONTINUING ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 348.72' TO A ½" IRON ROD FOUND MARKING THE WESTERNMOST CORNER OF THE SUBJECT 3.2553-ACRE TRACT, WHICH IS ALSO THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY LINE OF EAST 29TH STREET AND THE SOUTHEASTERN RIGHT OF WAY LINE OF HOLLOW HILL DRIVE;

THENCE N 43°39'57" E, ALONG THE NORTHEASTERN RIGHT OF WAY LINE OF HOLLOW HILL DRIVE FOR A DISTANCE OF 23.95' TO A ½" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID RIGHT OF WAY WHICH IS A CURVE TO THE RIGHT WITH THE FOLLOWING DATA: CHORD 35.31', BEARING N 01°11'06" W, RADIUS 25.00, LENGTH 39.21', DELTA ANGLE 89°51'55" TO A ½" IRON ROD FOUND;

THENCE S 43°54'56" E, CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 173.70' TO THE POINT OF BEGINNING, CONTAINING 3.2553 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY DEDICATION
0.1360-ACRE TRACT

BEING A 0.1360-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS, AND BEING A PART OF THE CALLED 2.725-ACRE 3R & L. GP. TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 2834, PAGE 217, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND A PART OF THE CALLED 0.53-ACRE 3R & L. GP. TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 2494, PAGE 101, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID 0.1360-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAR AXLE FOUND MARKING THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY LINE OF EAST 29TH STREET, A VARIABLE WIDTH CITY OF BRYAN RIGHT OF WAY, AND THE NORTHWESTERN BOUNDARY LINE OF A 50'-WIDE STREET RESERVATION DESCRIBED IN DEED RECORDED IN VOLUME 85, PAGE 204, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 70°47'37" W, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 11.66' TO A CAPPED IRON FOUND;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE WHICH IS A CURVE TO THE RIGHT WITH THE FOLLOWING DATA: CHORD 268.47', BEARING N 58°29'34" W, RADIUS 630.07', LENGTH 270.54', DELTA ANGLE 24°36'06" TO A CAPPED IRON FOUND;

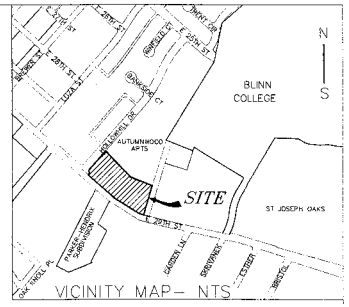
THENCE N 46°11'26" W, CONTINUING ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 348.72' TO A ½" IRON ROD FOUND MARKING THE WESTERNMOST CORNER OF THE SUBJECT 3.2553-ACRE TRACT, WHICH IS ALSO THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY LINE OF EAST 29TH STREET AND THE SOUTHEASTERN RIGHT OF WAY LINE OF HOLLOW HILL DRIVE;

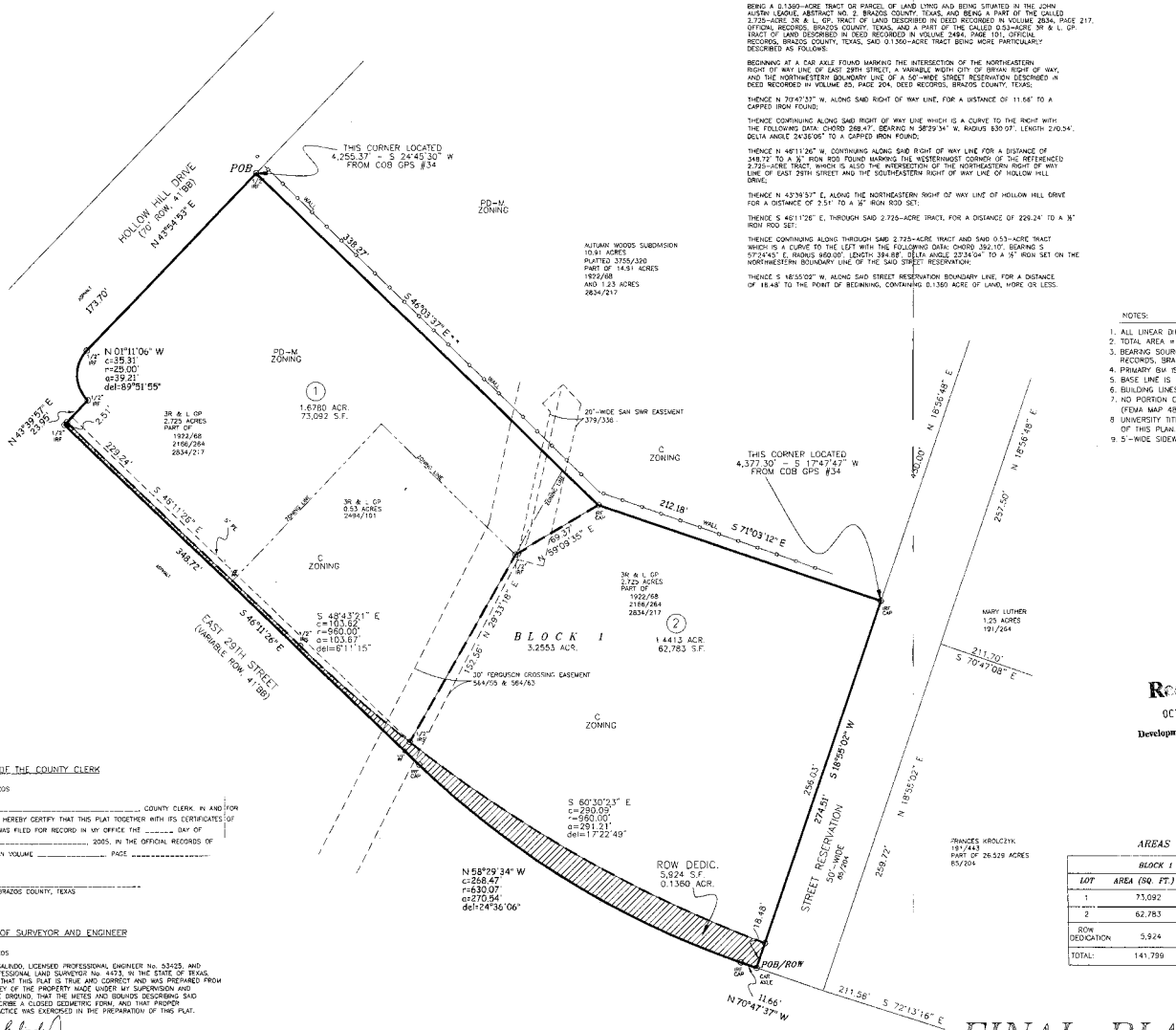
THENCE N 43°39'57" E, ALONG THE NORTHEASTERN RIGHT OF WAY LINE OF HOLLOW HILL DRIVE FOR A DISTANCE OF 2.51' TO A ½" IRON ROD SET;

THENCE S 46°11'26" E, THROUGH SAID 2.725-ACRE TRACT, FOR A DISTANCE OF 229.24' TO A ½" IRON ROD SET;

THENCE CONTINUING ALONG THROUGH SAID 2.725-ACRE TRACT AND SAID 0.53-ACRE TRACT WHICH IS A CURVE TO THE LEFT WITH THE FOLLOWING DATA: CHORD 392.10', BEARING S 57°24'45" E, RADIUS 960.00', LENGTH 394.88', DELTA ANGLE 23°34'04" TO A ½" IRON SET ON THE NORTHWESTERN BOUNDARY LINE OF THE SAID STREET RESERVATION;

THENCE S 18°55'02" W, ALONG SAID STREET RESERVATION BOUNDARY LINE, FOR A DISTANCE OF 18.48' TO THE POINT OF BEGINNING, CONTAINING 0.1360 ACRE OF LAND, MORE OR LESS.





NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED
2. TOTAL AREA = 3.2553 ACR.
3. BEARING SOURCE IS PLAT RECORDED IN 3755/320, OFFICIAL RECORDS, RECORDS, BRAZOS COUNTY, TEXAS.
4. PRIMARY BM IS CITY OF BRYAN GPS MON. #34, ELEV=340.58 (NAVD 88).
5. BASE LINE IS NOTED WITH * *
6. BUILDING LINES BY CURRENT CITY OF BRYAN ORDINANCE FOR ZONING DISTRICT.
7. NO PORTION OF THIS PROPERTY LIES WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN (FEMA MAP 48041 C 0141 C, DATED 07-02-92).
8. UNIVERSITY TITLE CO. COMMITMENT OF # 00052897 WAS USED IN THE PREPARATION OF THIS PLAN.
9. 5'-WIDE SIDEWALK SHALL BE INSTALLED ALONG FRONT ON EAST 29TH STREET.

N
SCALE : 1" = 40'
S
0 40 FT

Received
OCT 07 2005
Development & Engineering Services

STATE OF TEXAS
COUNTY OF BRAZOS

3R & L. GP., REPRESENTED BY _____ OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS THE FINAL PLAT OF THE "THREE-R SUBDIVISION" AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, ALLEYS, PARKS, WATER COURSES, DRAINS EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

_____
OWNER

_____
LIENHOLDER APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____ 2005.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, _____, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

_____
PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

I, _____, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

_____
CITY ENGINEER

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE _____ DAY OF _____ 2005 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____ 2005.

_____
CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK, IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2005, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME _____, PAGE _____

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND. THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: OCTOBER 7, 2005

STATE OF TEXAS REGISTERED CHRISTIAN ANDE GALINDO 4473 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS CHRISTIAN A. GALINDO 53425 REGISTERED PROFESSIONAL ENGINEER

AREAS

BLOCK 1		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	73,092	1.6780
2	62,783	1.4413
ROW DEDICATION	5,924	0.1360
TOTAL:	141,799	3.2553

LEGEND

IR	= IRON ROD
IP	= IRON PIPE
CM	= CONCRETE MARKER
MOD	= MARK ON CONCRETE
S	= SET
F	= FOUND
FP	= FENCE POST
FC	= FENCE CORNER
ROW	= RIGHT OF WAY
BB	= BACK TO BACK OF CURB
BL	= BUILDING LINE
PUE	= PUBLIC UTILITY EASMT.
EE	= ELECTRICAL EASEMENT
DE	= DRAINAGE EASEMENT
AE	= ACCESS EASEMENT
PAE	= PARKING/ACCESS EASMT.
ET	= ELECTRIC TRANSFORMER
E	= ELECTRICAL
PP	= POWER POLE
LP	= LIGHT POLE
MH	= MANHOLE
CO	= CLEAN OUT
G	= GAS
W	= WATER
WV	= WATER VALVE
SS	= SANITARY SEWER
FH	= FIRE HYDRANT
TB	= TELEPHONE PEDESTAL
TV	= CABLE TV
M	= METER/MARKER
AC	= AIR CONDITIONER
OH	= OVERHANG
EOP	= EDGE OF PAVEMENT
BOC	= BACK OF CURB
PE	= PEDESTRIAN ACCESS EASMT.
IV	= IRRIGATION VALVE
{ M }	= MEASURED
{ R }	= RECORDED

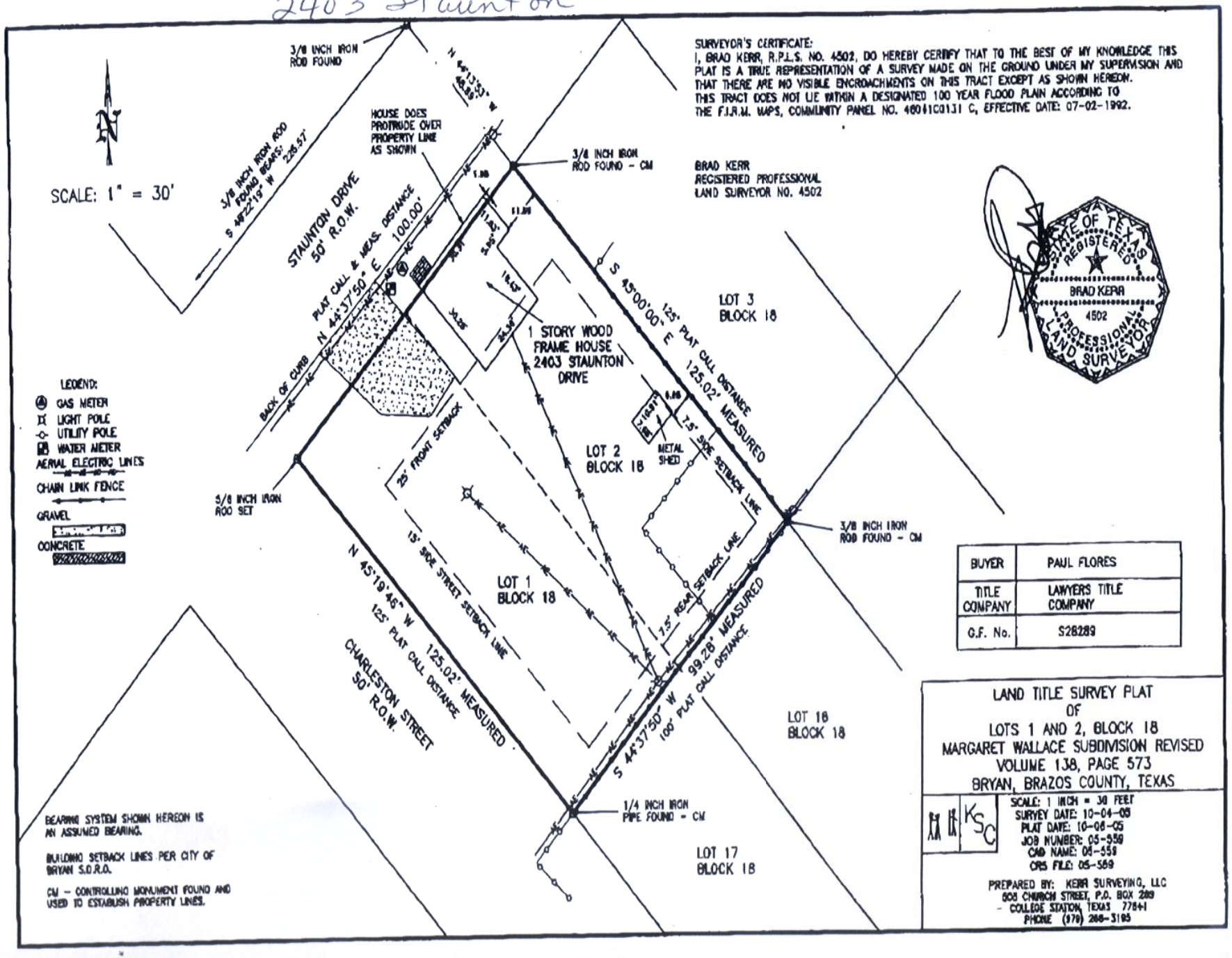
FINAL PLAT
THREE-R SUBDIVISION

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

OWNER/DEVELOPER:	LOTS 1 & 2, BLOCK 1	DATE: SEPTEMBER 19, 2005	PROJECT
ROLAND RUFFINO C/O 3R & L GNAL. PARTNERSHIP RUFFINO MEATS & FOOD SERV. 2130 EAST W. BRYAN PKWY. BRYAN, TX 77802 VOICE 776-5685 FAX 774-7713	3.2553 ACRES JOHN AUSTIN SURVEY, A-2 PART OF 2.725 ACR (2834/217) AND 0.53 ACR (2494/101) OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS	DRAWN BY: ACA APPROVED BY: CAG REVISIONS: OCT. 7, 2005	25-05 SHEET 1 OF 1

66

2403 Staunton



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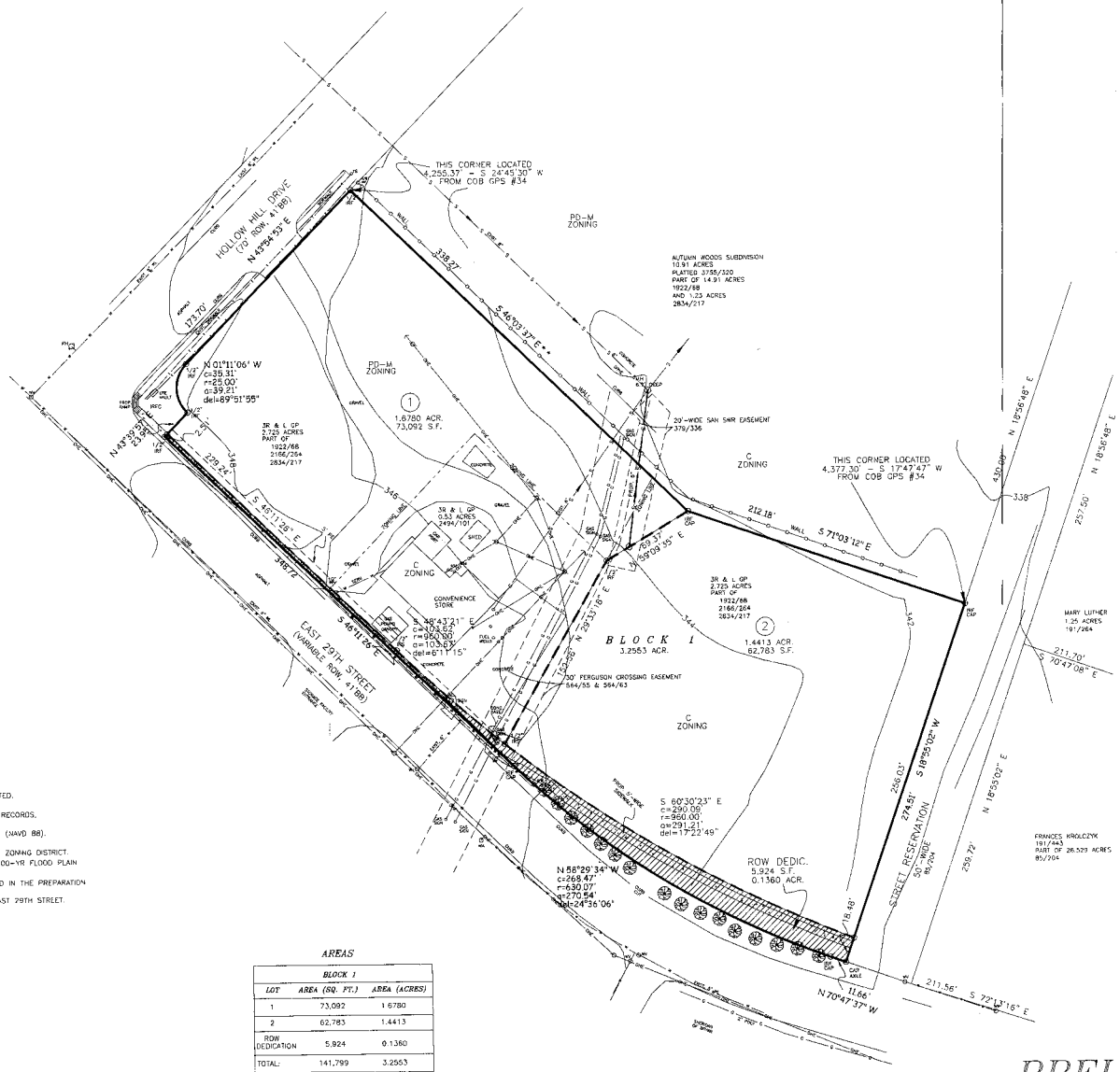

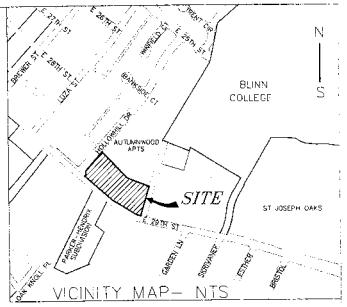

LEGEND

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EOP	= EDGE OF PAVEMENT
BOC	= BACK OF CURB
PC	= PEDESTRIAN ACCESS
(M)	= MEASURED
(R)	= RECORDED

NOTES.

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8. UNIVERSITY TITLE CO. COMMITMENT OF # 00052897 WAS USED IN THE PREPARATION OF THIS PLAN.
9. 5'-WIDE SIDEWALK SHALL BE INSTALLED ALONG FRONT ON EAST 29TH STREET.

AREAS

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ROW DEDICATION	5,924	0.1360
TOTAL:	141,799	3.2553

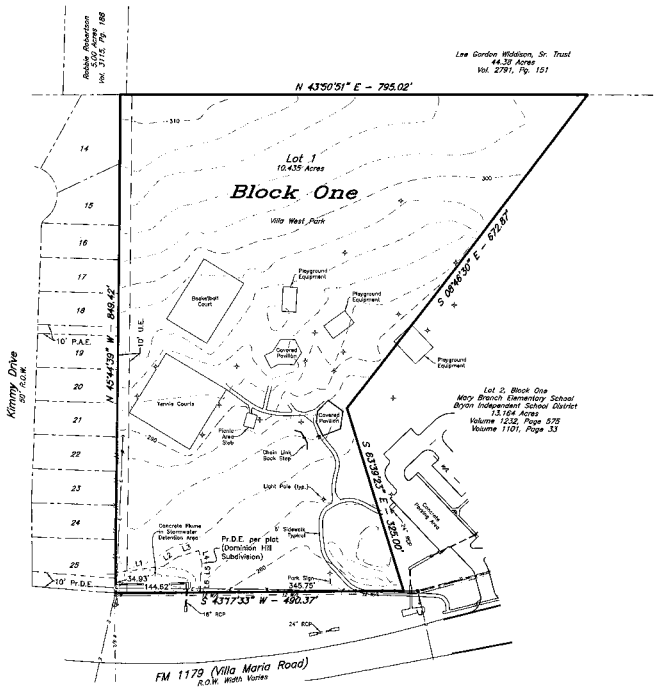
Received
OCT 07 2005
Development & Engineering Services

N
SCALE : 1" = 40'
0 40 FT
S

PRELIMINARY PLAN
THREE-R SUBDIVISION

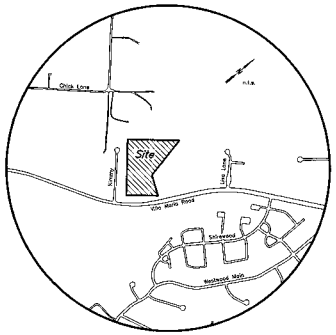
ALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

OWNER/DEVELOPER:	LOTS 1 & 2, BLOCK 1	DATE: SEPTEMBER 19, 2005	PROJECT
3R & L C/O RUFFINO MEATS & FOOD SERV. 2130 EAST W. BRYAN PKWY. BRYAN, TX 77802 VOICE: 776-5685 FAX: 774-7713	3.2553 ACRES JOHN AUSTIN SURVEY, A-2 PART OF 2.725 ACR (2834/217) AND 0.53 ACR (2494/101) OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS	DRAWN BY: ACA APPROVED BY: CAG REVISIONS: OCT. 7, 2005	25-05 SHEET 1 OF 1

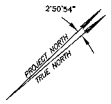


CURRENT PLAT

LOT 1, BLOCK ONE
VILLA MARIA WEST SUBDIVISION
VOLUME 1232, PAGE 575

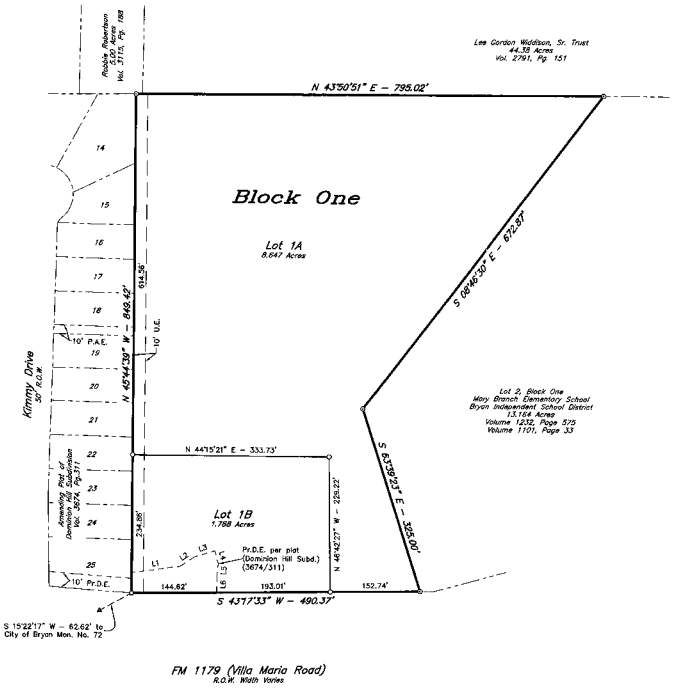


Vicinity Map



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 36°06'59" E	83.28'
L2	N 10°36'55" E	28.49'
L3	N 28°00'28" E	36.88'
L4	S 60°07'17" E	22.98'
L5	S 40°22'28" E	19.76'
L6	S 44°35'23" E	29.18'



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, _____ owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 1232, Page 575 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

_____
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planing & Zoning Commission of the City of Bryan, hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

_____
Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

_____
CITY Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQuean, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Kevin R. McClure, R.P.L.S. No. 5650

GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Monuments found and record bearings along the southeast line of Lot 1, Block One Villa Maria West recorded in Volume 1232, Page 575 of the Official Records of Brazos County, Texas (O.R.B.C.) were used as the BASIS OF BEARINGS shown on this plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0143 C, effective July 2, 1992, this property is not located in a 100-year flood hazard area.
3. Building requirements shall comply with Zoning Ordinance No. 756 and building setbacks identified in Ordinance No. 813.
4. Contours: City of Bryan 2002 Aerial Mapping
5. Legend

   ⊕ – 1/2" Iron Rod Found
   ○ – 1/2" Iron Rod Set
   ⊡ – Concrete R.D.W. Marker Found

6. Abbreviations:

   P.A.E. – Public Access Easement
   P.D.E. – Public Drainage Easement
   Pr.D.E. – Private Drainage Easement
   U.E. – Utility Easement

AMENDING PLAT

LOTS 1A & 1B, BLOCK ONE VILLA MARIA WEST

BEING ALL OF LOT 1, BLOCK ONE VILLA MARIA WEST SUBDIVISION AS RECORDED IN VOLUME 1232, PAGE 575

10.435 ACRES

ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

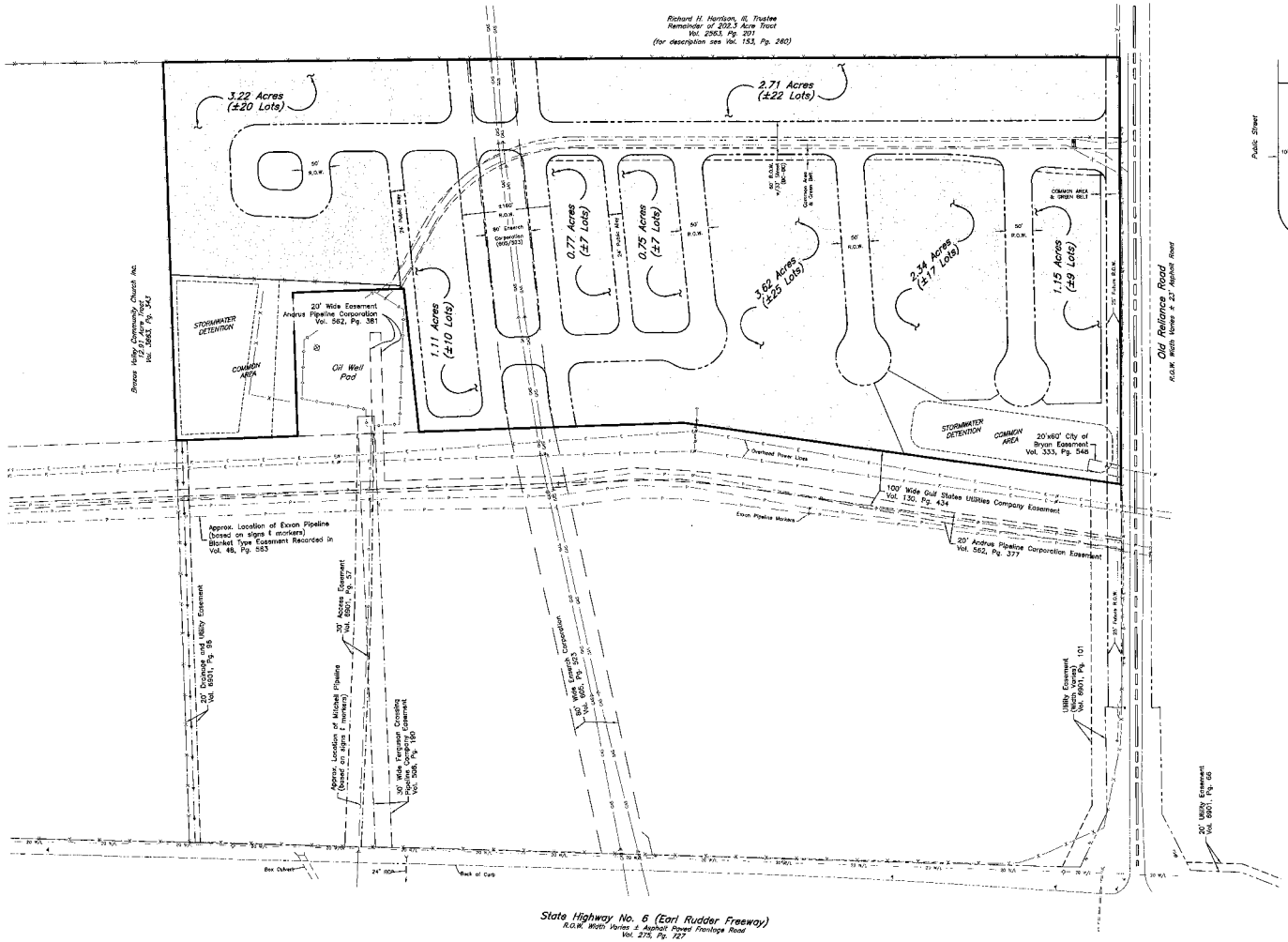
OCTOBER, 2005
SCALE: 1" = 100'

Owner:
City of Bryan
300 South Texas Avenue
Bryan, TX 77803
(979) 209-5030

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

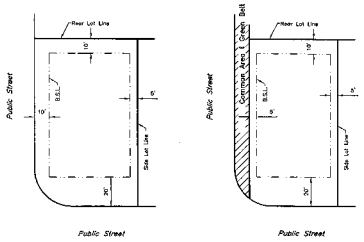
MB

10016007-AP.dwg

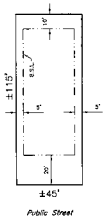


DEVELOPMENT PLAN

SCALE: 1" = 100'



TYPICAL CORNER LOT DETAILS



MINIMUM INTERIOR LOT SIZES

Received

OCT 11 2005

Development & Engineering Services

Legend

- Proposed Subdivision Boundary
- Chain Link Fence
- Existing Water Line w/ size
- Overhead Electrical Line
- Wire Fence
- 1/2" Iron Rod Found
- 1/2" Iron Rod Set
- Fire Hydrant (F.H.)
- Guy Anchor (G.A.)
- Pipeline Location Sign
- Power Pole (P.P.)
- Street Sign
- Telephone Pedestal (T.P.)
- Water Meter (W.M.)
- Water Valve (W.V.)

DEVELOPMENT PLAN

26.241 ACRES

OUT OF

TRACT B (102.545 AC.) DESCRIBED IN VOLUME 3029, PAGE 139

STEPHEN F. AUSTIN LEAGUE NO. 10, A-63

BRYAN, BRAZOS COUNTY, TEXAS

OCTOBER, 2005

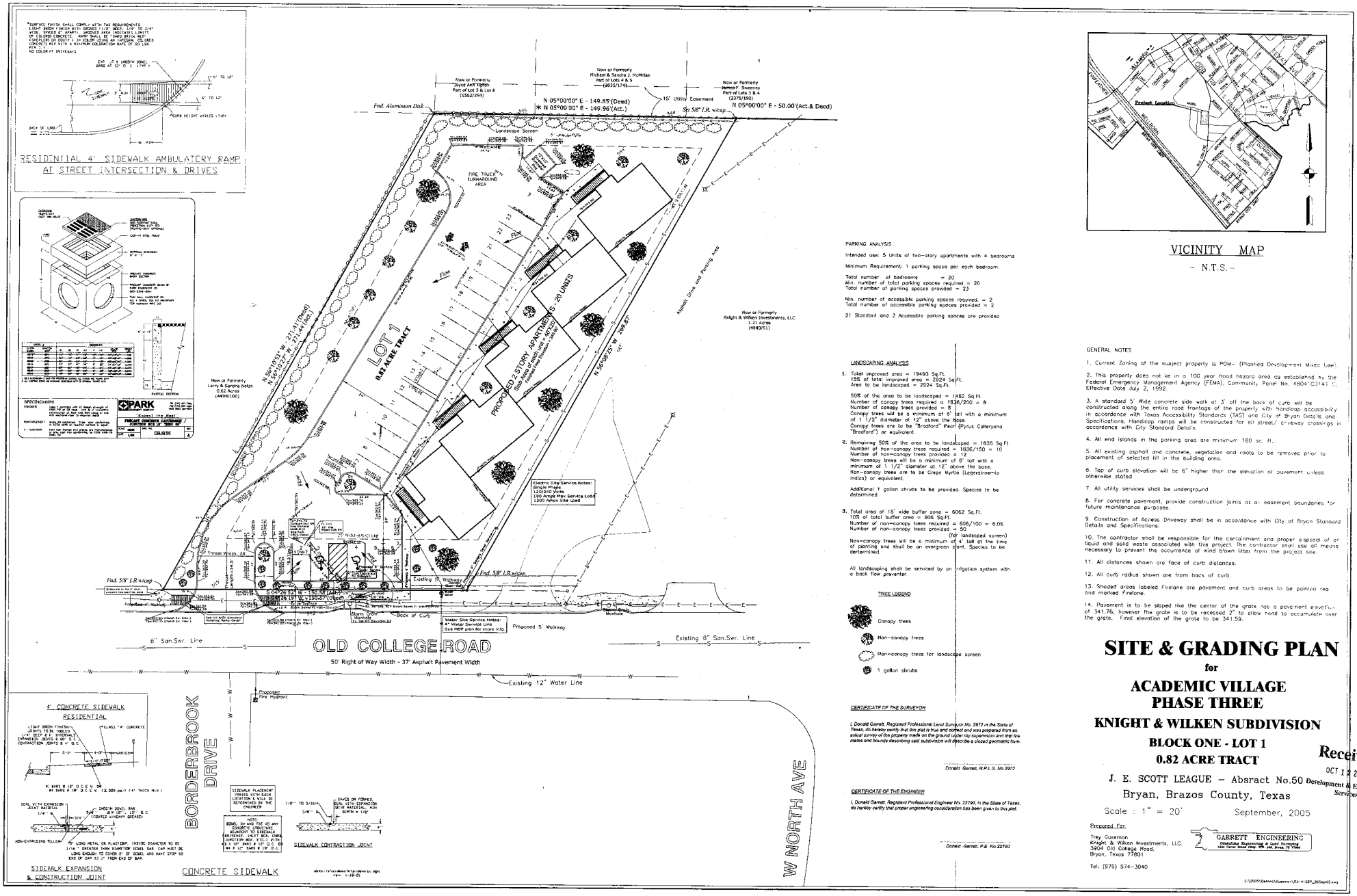
SCALE: 1" = 100'

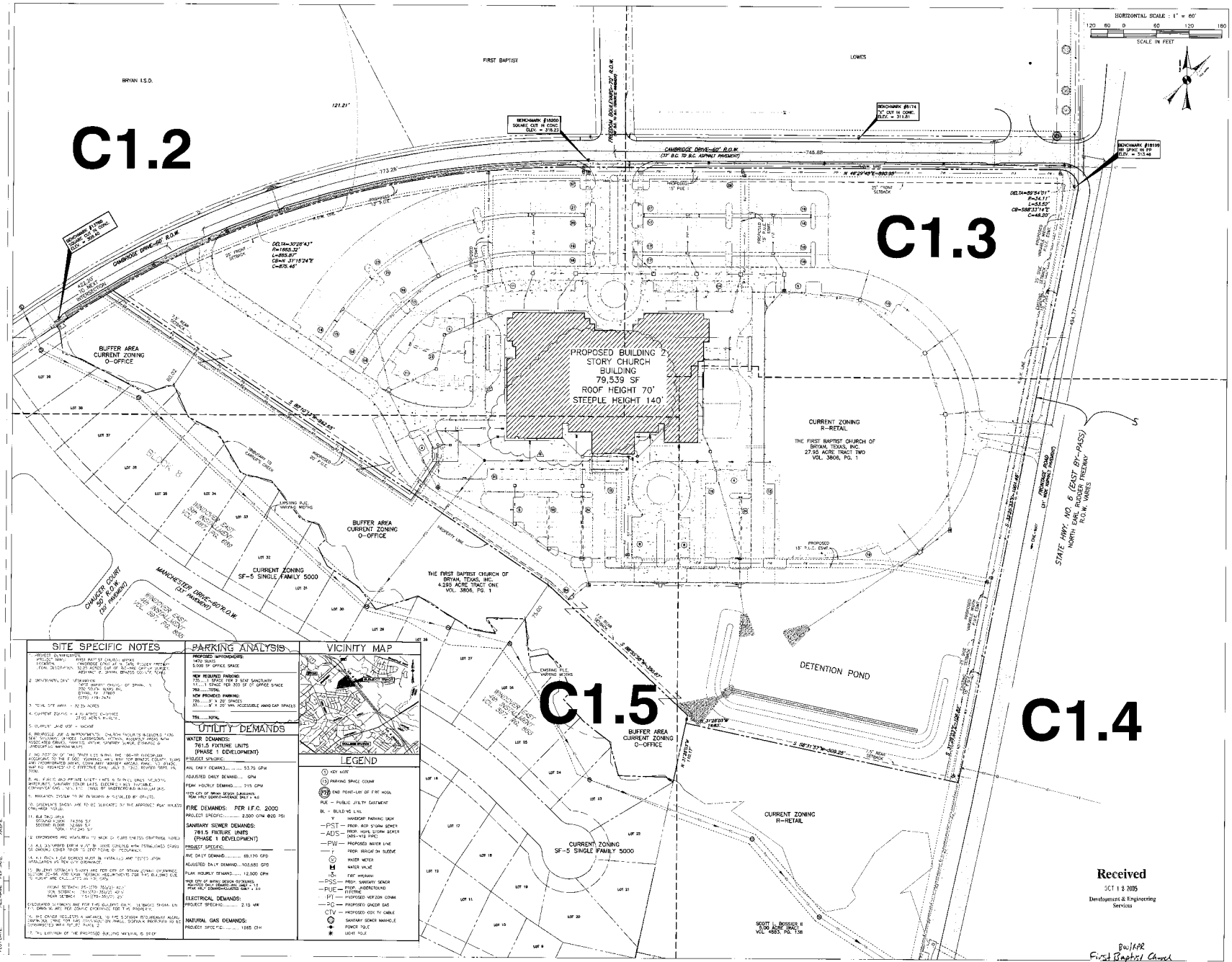
Owner:
BCS Development Co.
4090 S.H. 6 South
College Station, Tx 77845
(979) 690-1222

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

M&B

1030003-002-01.dwg


RESIDENTIAL 4' SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION & DRIVES
LOT 1
0.82 ACRE TRACT
PROPOSED 2 STORY APARTMENTS - 20 UNITS
OLD COLLEGE ROAD
50' Right of Way Width - 37' Asphalt Pavement Width
BORDERBROOK DRIVE
W NORTH AVE
CONCRETE SIDEWALK
SIDEWALK EXPANSION & CONSTRUCTION JOINT
4' CONCRETE SIDEWALK RESIDENTIAL
SIDEWALK CONTRACTION JOINT
Fnd. Aluminum Disk
Fnd. 5/8" I.R.w/cap
Set 5/8" I.R. w/cap
N 05°00'00" E - 149.85'(Deed)
N 05°00'00" E - 149.96'(Act.)
N 05°00'00" E - 50.00'(Act.& Deed)
15' Utility Easement
Landscape Screen
FIRE TRUCK TURNAROUND AREA
Fire Hydrant
Proposed Fire Hydrant
Asphalt Drive with Parking Aisle
Now or Formerly Knight & Wilken Investments, LLC 1.21 Acres (4849/51)
Now or Formerly Larry & Sandra Nolan 0.62 Acres (4499/100)
Now or Formerly Michael & Sandra J. McMillan Part of Lots 4 & 5 (4025/174)
Now or Formerly Joyce Ann Tipton Part of Lot 5 & Lot 6 (1562/294)
Now or Formerly James F. Sweeney Part of Lots 3 & 4 (2375/190)
Electric Bay Service Notes: 4 Single Gang 240 Volts 100 Amps Max Service Load 1200 Amps Site Used
Water Site Service Notes: 4" Water Service Line See MEP plan for more info
Storm Drain Manhole
Sanitary Sewer Manhole
Back of Curb
Proposed 5' Walkway
Existing 5' Walkway
Existing 6" San.Swr. Line
6" San.Swr. Line
Existing 12" Water Line
Throat Width - 28'
Throat Length - 24.5'
Flow
Fire Lane
Fire Lane Parking Only
Fire Lane Parking Only
Fire Lane Parking Only



SITE SPECIFIC NOTES

1. PROJECT DESIGNATION
   PROJECT NAME: FIRST BAPTIST CHURCH BRYAN
   LOCATION: CAMBRIDGE DRIVE AT N. EARL RUDDER FREEWAY
   LEGAL DESCRIPTION: 32.25 ACRES OUT OF BLOCKS 24 OF SUNSET ACRES INC. & BRYAN, BRAZOS COUNTY, TEXAS
2. OWNER/OWNER'S REPRESENTATIVE
   THE FIRST BAPTIST CHURCH OF BRYAN, TX
   200 SOUTH TEXAS AVE.
   BRYAN, TX 77803
   (979) 776-2474
3. TOTAL SITE AREA - 32.25 ACRES
4. CURRENT ZONING - 4.295 ACRES O-OFFICE
   27.95 ACRES R-RETAIL
5. CURRENT LAND USE - VACANT
6. PROPOSED USE & IMPROVEMENTS - CHURCH FACILITIES INCLUDES THE NEW SANCTUARY, OFFICES, CLASSROOMS, KITCHEN, NURSERY AREAS WITH FENCED AREA GRAVEL, PARKING, DRIVE, SANITARY SEWER, DRAINAGE & APPROPRIATE LANDSCAPE WORK
7. NO PORTION OF THE PROPERTY LIES WITHIN THE 100-YR FLOODPLAIN ACCORDING TO THE F.I.R.M. (COMMUNITY NO. 480080 PANEL 0010 EFFECTIVE DATE JULY 3, 2012) REVISED SEPT. 26, 2008
8. ALL FIRE AND PRIVATE WATER LINES, HYDRANTS & SPRINKLERS, VALVES, WATER METERS, SANITARY SEWER LATERS, ELECTRICAL & GAS SERVICE CONNECTIONS, ETC. SHALL BE INSPECTED AND BURIED
9. IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.
10. DRIVEWAYS SHOWN ARE TO BE INDICATED BY THE APPROVED PLAN UNLESS OTHERWISE NOTED.
11. BUILDING AREA
    GROUND FLOOR 74,556 S.F.
    SECOND FLOOR 5,000 S.F.
    TOTAL 79,556 S.F.
12. DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED
13. ALL DISTURBED EARTH W/ 6" OF TOPSOIL GRADED WITH ESTABLISHED GRASS OR OTHER COVER PRIOR TO CERTIFICATE OF OCCUPANCY.
14. ALL FIRE LANE DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE
15. BUILDING SETBACKS SHOWN ARE PER CITY OF BRYAN ZONING ORDINANCE SECTION 27-56. ADDITIONAL REQUIREMENTS FOR THE BUILDING USE TO SUNSET ARE CALCULATED AS FOLLOWS:
    FRONT SETBACK 25'(70'-35'/2) ADJ.
    SIDE SETBACK 15'(70'-35'/2) ADJ.
    REAR SETBACK 15'(70'-35'/2) ADJ.
    CALCULATED SETBACKS ARE FOR THE BUILDING ONLY. ALL BUILDINGS SHALL ON THE GROUND AS PER ZONING ORDINANCE FOR THE PROPERTY.
16. THE OWNER REQUESTS A VARIANCE TO THE SIGNAGE REQUIREMENT ALLOWING ONE TOTAL SIGNAGE ON SMALL SIGNAGE PROPORTIONAL TO BE DETERMINED WITH PLAN REVIEW 2
17. THE LOCATION OF THE PROPOSED BUILDING MATERIAL IS SHOWN

PARKING ANALYSIS

PROPOSED IMPROVEMENTS:
1470 SEATS
5,500 SF OFFICE SPACE

NEW REQUIRED PARKING:
735 ....1 SPACE PER 2 SEAT SANCTUARY
175 ....1 SPACE PER 300 SF OF OFFICE SPACE
910 ....TOTAL

NEW PROVIDED PARKING:
726 ....9' X 20' SPACES
10 ....8' X 20' VAN ACCESSIBLE HANDICAP SPACES
736 ....TOTAL

UTILITY DEMANDS

WATER DEMANDS:
761.5 FIXTURE UNITS
(PHASE 1 DEVELOPMENT)

PROJECT SPECIFIC:
AVG. DAILY DEMAND..... 53.75 GPM
ADJUSTED DAILY DEMAND.... GPM
PEAK HOURLY DEMAND..... 215 GPM
*PER CITY OF BRYAN DESIGN & BUILDING PEAK HOUR DEMAND=AVERAGE DAILY * 4.0

FIRE DEMANDS: PER I.F.C. 2000
PROJECT SPECIFIC:..... 2,500 GPM @20 PSI

SANITARY SEWER DEMANDS:
761.5 FIXTURE UNITS
(PHASE 1 DEVELOPMENT)

PROJECT SPECIFIC:
AVG DAILY DEMAND..... 69,130 GPD
ADJUSTED DAILY DEMAND....103,680 GPD
PEAK HOURLY DEMAND..... 12,900 GPH
*PER CITY OF BRYAN DESIGN DOCUMENT ADJUSTED DAILY DEMAND=AVG DAILY * 1.5
PEAK HOUR DEMAND=ADJUSTED DAILY * 3.0

ELECTRICAL DEMANDS:
PROJECT SPECIFIC:..... 2.15 MW

NATURAL GAS DEMANDS:
PROJECT SPECIFIC:..... 1865 CFH

VICINITY MAP

LEGEND

- (1) KEY NOTE
- (15) PARKING SPACE COUNT
- (FH) END POINT-LAY OF FIRE HOSE
- PUE – PUBLIC UTILITY EASEMENT
- BL – BUILDING LINE
- HANDICAP PARKING SIGN
- —PST— PROP. ABS STORM SEWER
- —ADS— PROP. HDPE STORM SEWER (ADS-HDPE PIPE)
- —PW— PROPOSED WATER LINE
- PROP. IRRIGATION SLEEVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- —PGS— PROP. SANITARY SEWER
- —PUE— PROP. UNDERGROUND FIXTURE
- PT — PROPOSED VERIZON COMM.
- —PG— PROPOSED UNDER GAS
- CTV — PROPOSED CDX TV CABLE
- SANITARY SEWER MANHOLE
- POWER POLE
- LIGHT POLE

Received
OCT 1 2 2005
Development & Engineering Services

Build APR
First Baptist Church of Bryan Sudd

SP 04-55 > Rev#4

HKS

ARCHITECT
HKS, INC.
1919 MARKET PLACE AVENUE
DALLAS, TX 75201-1703

STRATEGIC PLANNING, ACOUSTICAL & A/V
ACOUSTICS DIMENSIONS OF TEXAS, INC.
15500 BRIGHT BROTHERS DRIVE
ADDISON, TX 75001

STRUCTURAL ENGINEER
L.A. FUSES PARTNERS, INC.
3400 CARLISLE STREET, SUITE 200
DALLAS, TX 75204

MEP ENGINEER
DPW CONSULTING GROUP, INC.
8410 STERLING
IRVING, TX 75063

CIVIL ENGINEER
KLING ENGINEERING & SURVEYING
4101 TEXAS AVENUE, SUITE A
BRYAN, TX 77802

LANDSCAPE ARCHITECT
THE SWA GROUP
2121 NORTH LAMAR SUITE 200
DALLAS, TX 75202

FIRST BAPTIST CHURCH
BRYAN, TEXAS

OWNER
FIRST BAPTIST CHURCH OF BRYAN TX
200 SOUTH TEXAS AVENUE
BRYAN, TX 77803

STATE OF TEXAS
B.J. KLING
74705
REGISTERED
PROFESSIONAL ENGINEER

REVISION
1. ADDENDUM #2 12 NOV 2004
2. ADDENDUM #4 17 NOV 2004
3. CITY COMMENTS #1 29 NOV 2004
4. COST REDUCTION 25 APR 2005
5. COST REDUCTION AND ACCESSIBILITY REVISIONS 10 MAY 2005
6. PC #2 06 SEP 2005

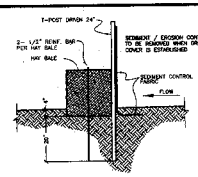
HKS PROJECT NUMBER
8236

DATE
OCTOBER 14, 2004
REPRINTED 09 SEPTEMBER 2005

SHEET TITLE
CIVIL SITE PLAN
INDEX SHEET/GOVERNMENT LAYOUT

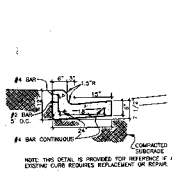
SHEET NO
C1.1 OF 5

PLOT DATE ____ FILENAME ____ BY ____ DATE ____ PLOTTERS ____



EROSION CONTROL

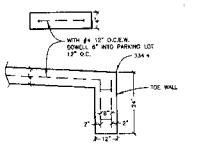
NOT TO SCALE



NOTE: THIS DETAIL IS PROVIDED FOR REFERENCE IF ANY EXISTING CURB REQUIRES REPLACEMENT OR REPAIR.

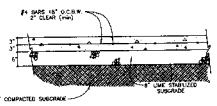
CONCRETE CURB & GUTTER

NOT TO SCALE



5' WIDE x 15' LONG CONCRETE FLUME

NOT TO SCALE

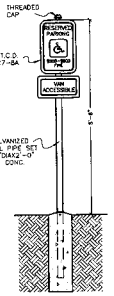


NOTES:

1. CONCRETE TO BE 3500 PSI - 28 DAY STRENGTH PORTLAND CEMENT CONCRETE
2. TEST CYLINDERS TO BE TAKEN 1 PER 1000 SY OF CONCRETE PLACED.
3. ALL TRAFFIC IS TO BE EXCLUDED FROM PAVEMENT BY MEANS OF BARRICADES AND SIGNS UNTIL CONCRETE IS AT LEAST 14 DAYS OLD.
4. SUBGRADE AND LIME STAB. BASE TO BE COMPACTED TO MIN. 98% STANDARD PROC. (ASTM D 698)
5. PROVIDE EXPANSION JOINTS EVERY 50'. PROVIDE CONTRACTION JOINTS EVERY 10'.
6. ALL PAVEMENT SURFACES SHALL BE BROOM FINISHED PERPENDICULAR TO MEDIOTRAN TRAFFIC FLOW.

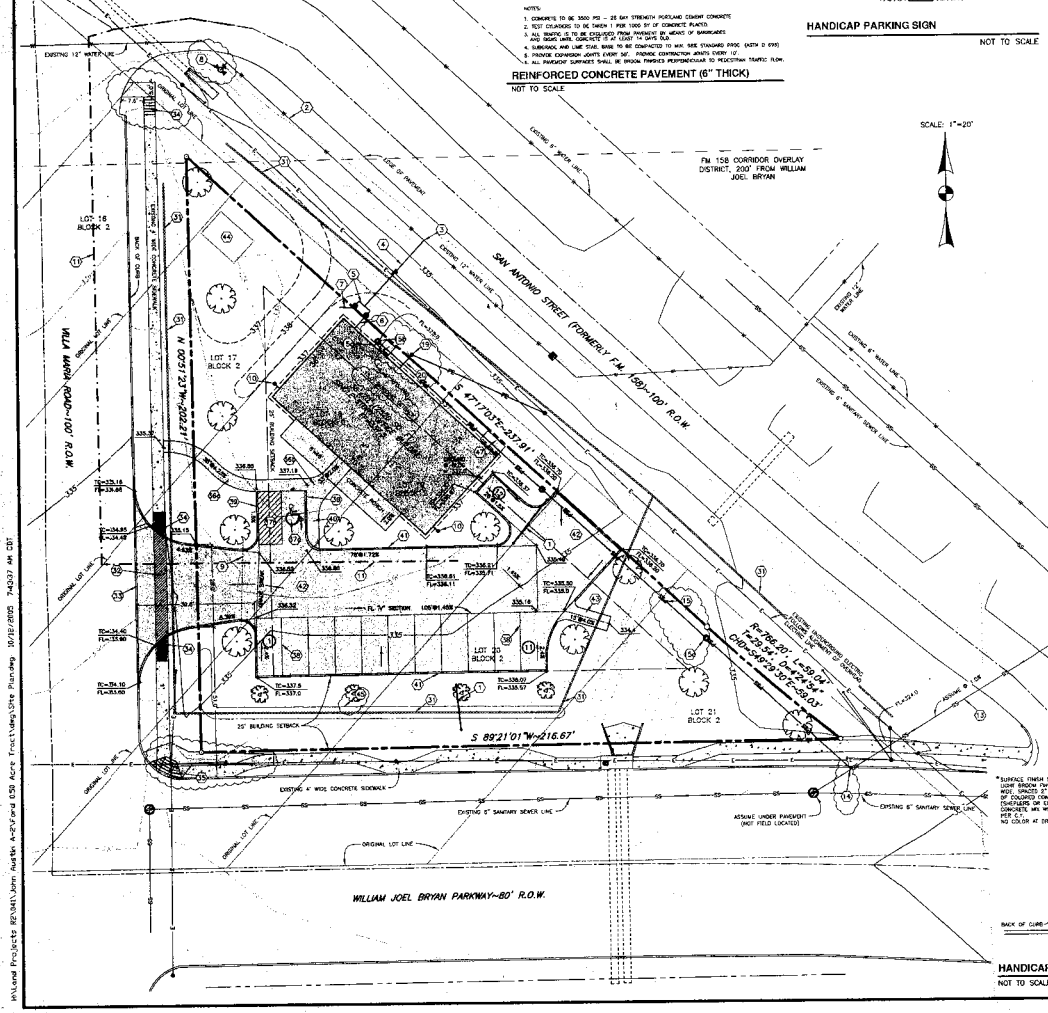
REINFORCED CONCRETE PAVEMENT (6" THICK)

NOT TO SCALE



HANDICAP PARKING SIGN

NOT TO SCALE


EXISTING 12" WATER LINE
EXISTING 8" SEWER LINE
FM 158 CORRIDOR OVERLAY DISTRICT, 200' FROM WILLIAM JOEL BRYAN
SCALE: 1"=20'
SAN ANTONIO STREET (FORMERLY F.M. 158)-100' R.O.W.
S 47°17'03"E-237.91'
WILLA MARIA ROAD-100' R.O.W.
N 00°15'23"W-122.11'
LOT 18 BLOCK 2
LOT 17 BLOCK 2
LOT 20 BLOCK 2
LOT 21 BLOCK 2
EXISTING 12" WATER LINE
EXISTING 6" WATER LINE
EXISTING 6" SANITARY SEWER LINE
EXISTING 4" WIDE CONCRETE SIDEWALK
EXISTING 8" SANITARY SEWER LINE
ORIGINAL LOT LINE
25' BUILDING SETBACK
S 89°21'01"W-216.67'
WILLIAM JOEL BRYAN PARKWAY-80' R.O.W.
TOP MANHOLE=336.4
FL=324.8
R=166.00'
L=59.04'
T=29.84'
D=22°24'54"
CHD=S 20°12'30"E-58.73'
ASSUME @ 1%
FL=329.0
TC=336.21
FL=335.71
TC=335.90
FL=335.40
TC=336.07
FL=335.57
TC=337.6
FL=337.1
TC=336.11
FL=335.61
TC=336.19
FL=335.69
TC=336.48
FL=335.98
TC=336.92
FL=336.42
TC=337.18
FL=336.68
TC=336.94
FL=336.44
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