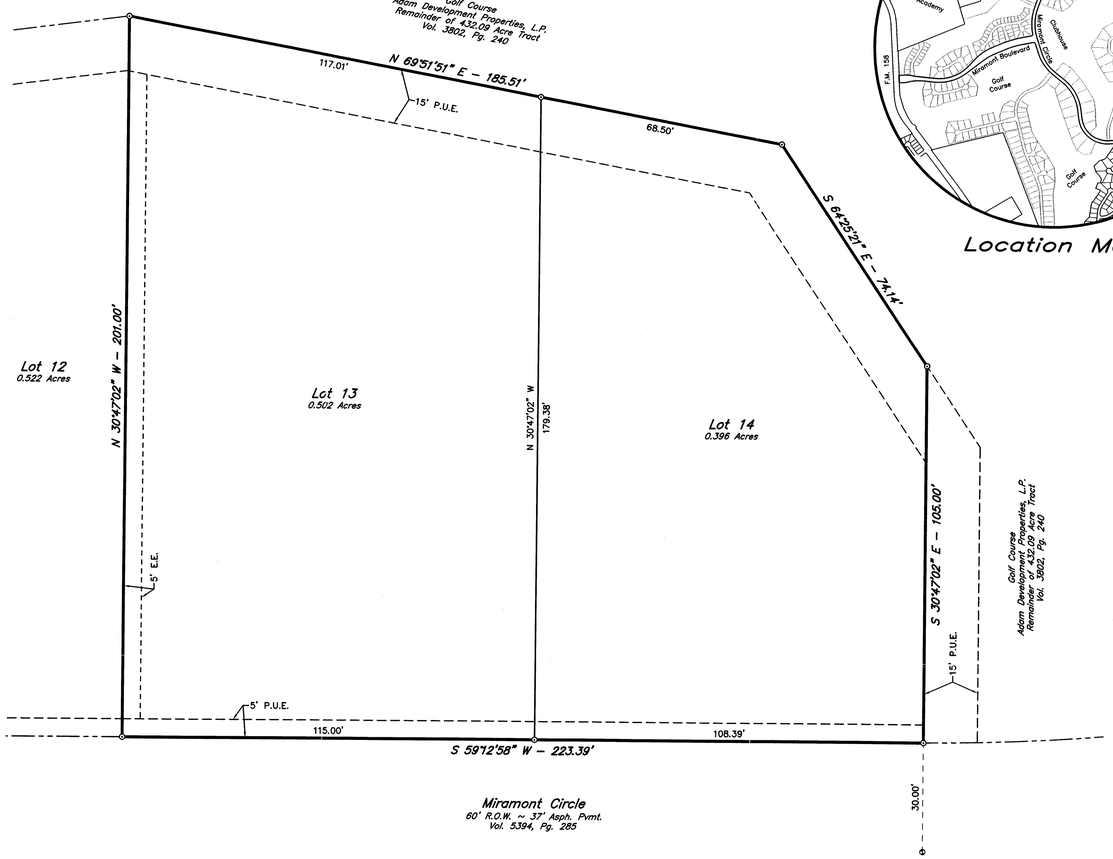
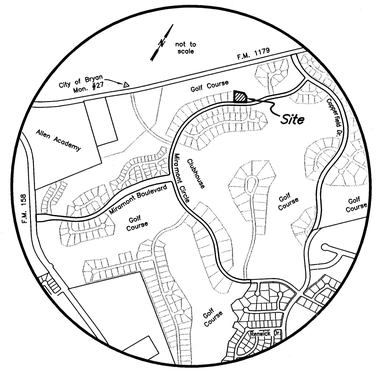
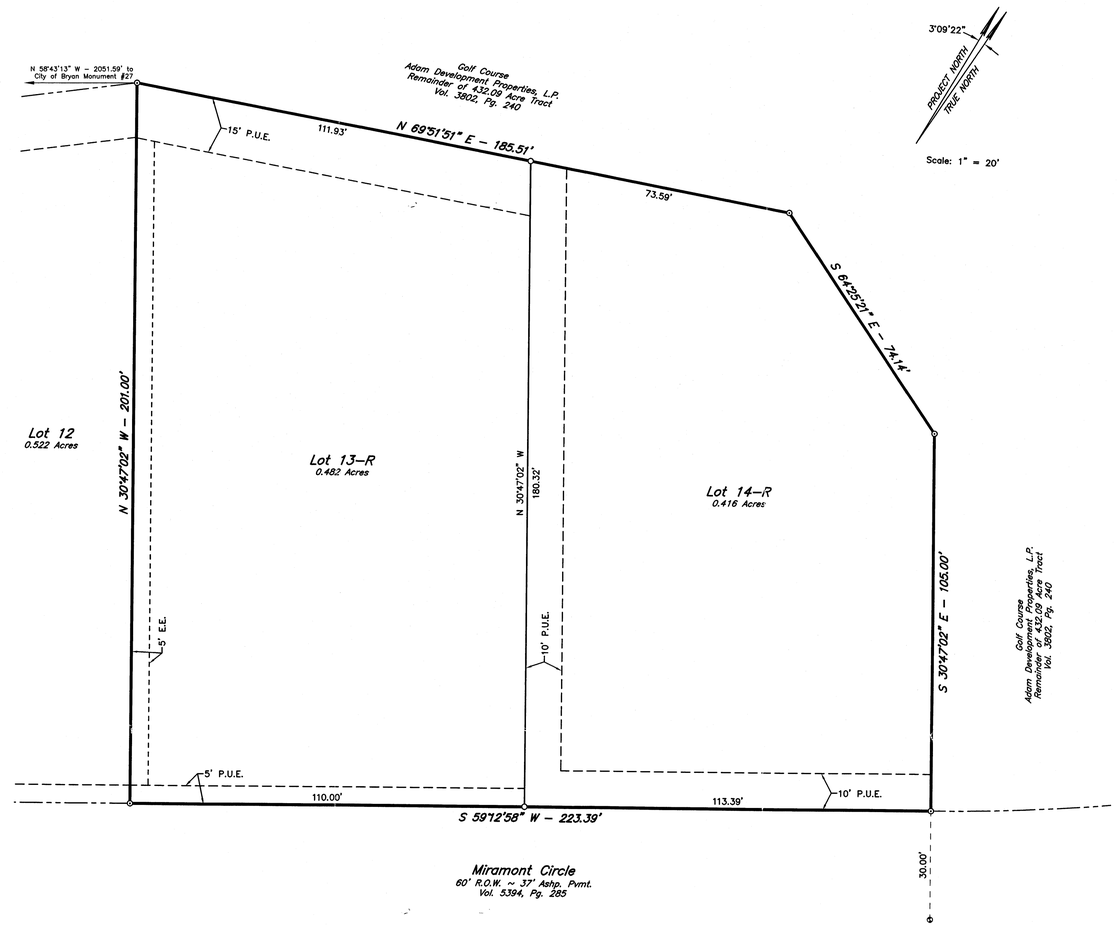




Location Map



CURRENT PLAT

MIRAMONT SECTION 13
VOLUME 5394, PAGE 285

AMENDING PLAT

Received
FEB 15 2006
Development & Engineering Services

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Adam Development Properties, L.P., by its general partner Adam Development Properties GP, L.L.C., owner and developer of Lots 13–R and 14–R, Block 5, Miramont, Section 13 as shown on this plat and being a portion of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 3802, Page 240 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.

_____
Donald A. Adam, Chairman and Chief Executive Officer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Donald A. Adam, 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 CITY ENGINEER

I, the undersigned, City 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 McQueen, 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 Oficial Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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

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 NOTES:
1. ORIGIN OF PROJECT BEARING SYSTEM: Bearings are based on the system found on the various recorded plats of Copperfield Subdivision.
2. This property is zoned PD–M.
3. Building requirements in this section of the Planned Development shall be in accordance with the SF–7 provisions of Zoning Ordinance No. 756 and the building setbacks identified in Ordinance No. 819. Additional Setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for Miramont Residential Community.
4. All lots shall contain sufficient onsite vehicular maneuvering space to prevent vehicles from backing out onto Miramont Circle.
5. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0134 C, effective July 2, 1992, this property is located in an Other Areas Zone "X" area, which is determined to be outside the 500–year flood plain.
6. Parkland Dedication requirements will be satisfied through a FEE–SIMPLE dedication of land and monetary payment of Development Fee.
7. Monuments:
   - ⊙ – Found 1/2" iron rod
   - O – Set 1/2" iron rod
8. Abbreviations:
   - P.U.E. – Public Utility Easement
   - E.E. – Electrical Easement

AMENDING PLAT

MIRAMONT SECTION 13

LOTS 13–R & 14–R, BLOCK 5
0.898 ACRES
J.W. SCOTT LEAGUE, A–49
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY, 2006
SCALE: 1" = 20'

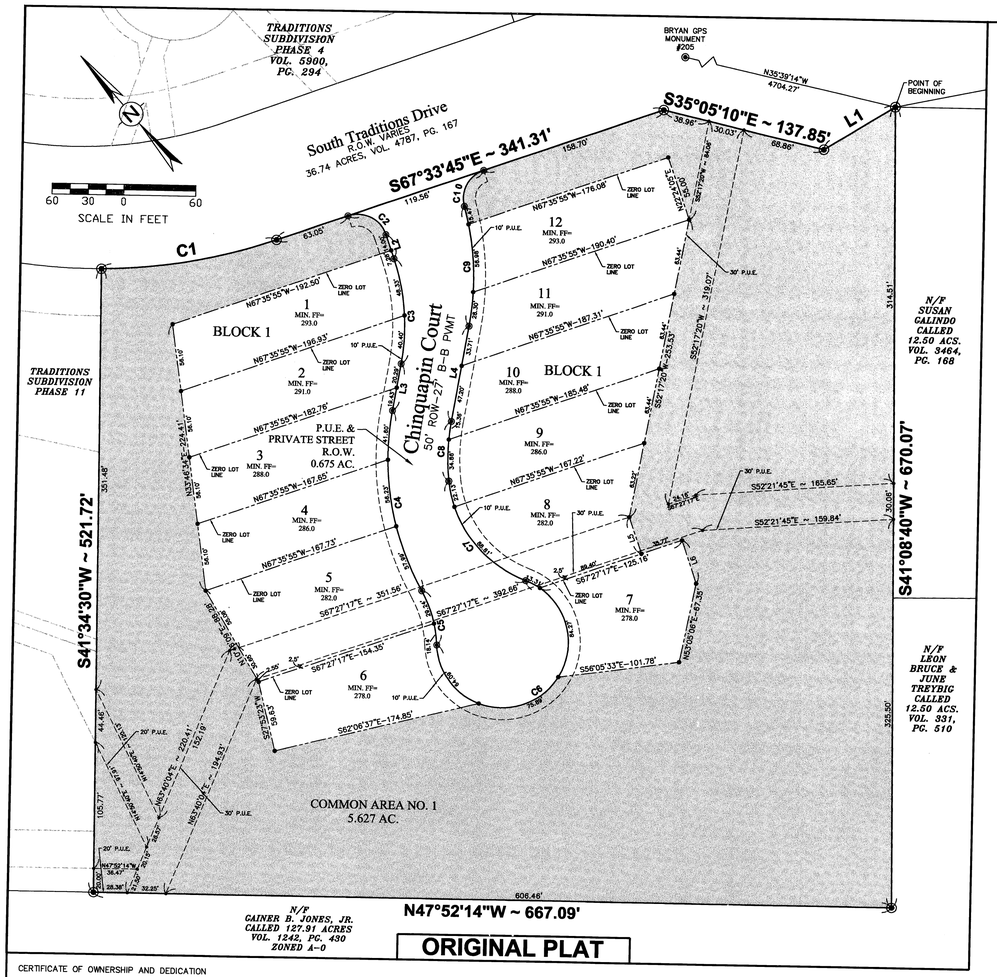
Owner:
Adam Development Properties, L.P.
1111 Briarcrest Dr., Suite 300
Bryan, Texas 77802
(979) 776–1111

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

M&B

Lot 13&14 Block 05 AP.dwg

AP06-02



ORIGINAL PLAT

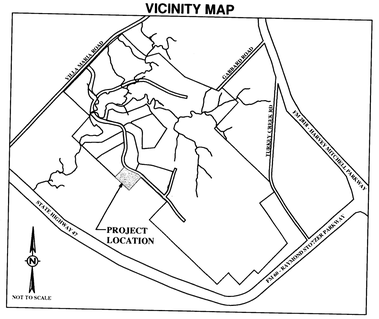
LINE TABLE		
LINE	LENGTH	BEARING
L1	69.54'	S79°43'51"E
L2	21.27'	S22°24'05"W
L3	39.72'	S51°27'12"W
L4	80.91'	S51°27'12"W
L5	32.50'	S22°32'43"W
L6	37.79'	S22°32'43"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	148.89'	465.00'	18°20'46"	75.09'	148.26'	S56°23'22"E
C2	39.25'	25.00'	89°57'50"	24.98'	35.34'	N22°34'50"W
C3	88.73'	175.00'	29°03'07"	45.34'	87.79'	N36°55'38"E
C4	155.82'	225.00'	39°40'48"	81.18'	152.73'	S31°36'48"W
C5	47.38'	100.00'	27°08'55"	24.15'	46.94'	N22°20'51"E
C6	237.56'	55.00'	247°28'44"	82.35'	91.47'	S84°49'04"E
C7	110.94'	100.00'	63°33'39"	61.86'	105.34'	S03°13'33"W
C8	50.23'	175.00'	16°26'39"	25.29'	50.05'	S43°13'52"W
C9	100.75'	225.00'	25°39'21"	51.23'	99.91'	N38°37'31"E
C10	37.80'	25.00'	86°38'24"	23.58'	34.30'	S69°07'03"W

LEGEND

	PLAT BOUNDARY
	ROW LINE
	PROPERTY LINE
◉	PROPERTY CORNER
	PUBLIC UTILITY EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

VICINITY MAY



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dale Christian, Manager of Bryan Traditions Properties, LLC, owner of the 2.891 acres, being the tract of land conveyed in the Deed Records of Brazos County in Volume 6894, Page 109, and designated herein as Lots 1 thru 12, Block 1, of The Traditions Subdivision, Phase 10, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

_____
Dale Christian, Manager
Bryan Traditions Properties, LCC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Dale Christian 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 _____, 20___.

_____
Notary Public in and for the State of Texas

Printed Name: _____
My Commission Expires: _____

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 _____, 20___, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

_____
County Clerk
Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission 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___.

_____
Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

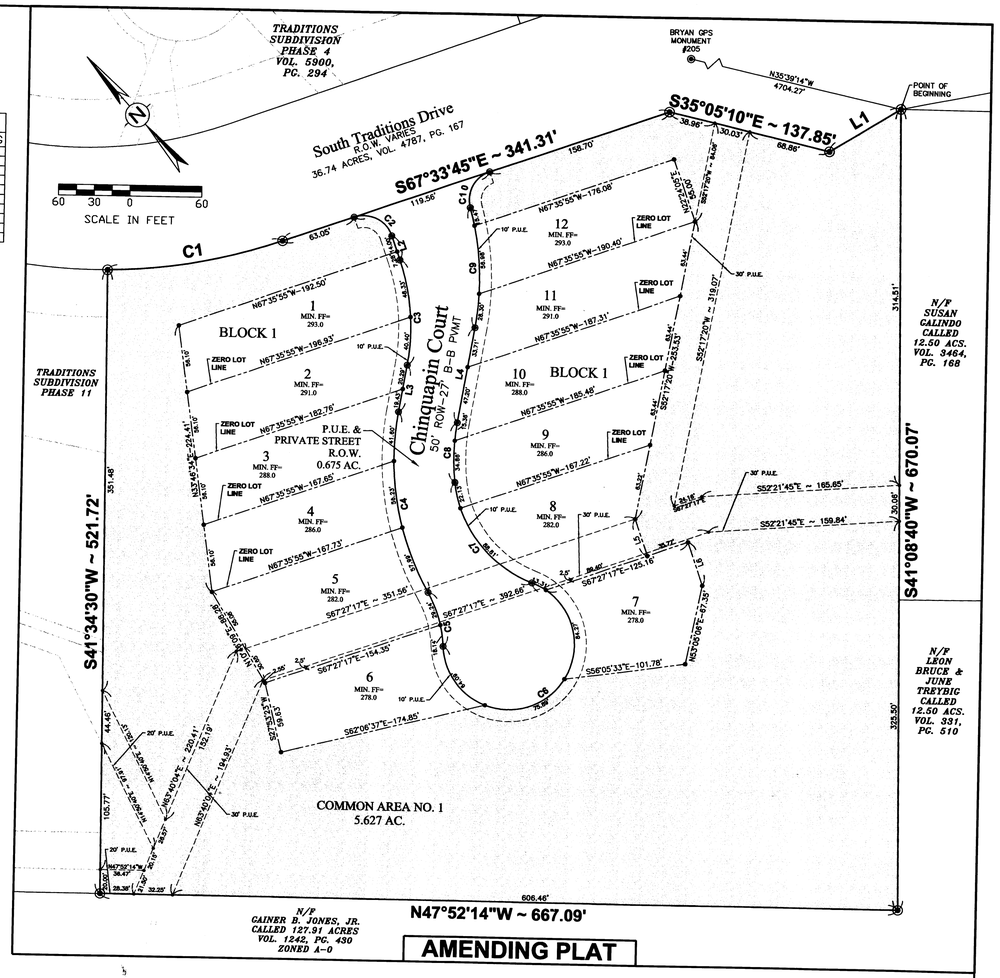
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20___.

_____
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 20___ and same was duly approved on the _____ day of _____, 20___ by said Commission.

_____
Chairman, Planning & Zoning Commission,
Bryan, Texas



AMENDING PLAT

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN C.P.S. MONUMENTS.

2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).

3. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.

4. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992.

5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE FOR PATIO HOMES. ZERO LOT LINE CONSTRUCTION IS PROPOSED FOR THE RESIDENTIAL STRUCTURES ON LOTS 1 THRU 4, AND LOTS 9 THRU 12 OF BLOCK 1 IN THIS SUBDIVISION.

6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.

7. OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 6894, PG. 109, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 29A ON THE MASTER PLAN.

8. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.

9. ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.

10. MINIMUM FINISHED FLOOR (FF) ELEVATIONS SHOWN ARE FOR SANITARY SEWER SERVICE.

GATED SUBDIVISION NOTES:

1. ACCESS (LOCK BOX) SHALL BE PROVIDED AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE PICKUP, UTILITY, SCHOOL BUSES, PARA TRANSIT, DEMAND AND RESPONSE VEHICLES, AND OTHER HEALTH AND SAFETY RELATED VEHICLES. ACCESS MUST NOT REQUIRE DRIVERS TO EXIT THEIR VEHICLES.

2. THE GATE DESIGN AND IMPLEMENTATION SHALL BE SUCH THAT IF DOES NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE. ALL MECHANICAL OR MANUAL OPERATING FUNCTIONS OF THE GATES SHALL MEET THE FIRE DEPARTMENT REQUIREMENTS AND PROVIDE PASSAGE WITH UNOBSTRUCTED VERTICAL AND HORIZONTAL CLEARANCE. GATED ENTRY WAYS TO SUBDIVISION SHALL PROVIDE ADEQUATE ACCESS FOR PEDESTRIANS AND BICYCLES. THE GATED AREA SHALL PROVIDE A MINIMUM UNOBSTRUCTED VERTICAL CLEARANCE OF 14'8" FROM THE FINISHED ROADWAY SURFACE OVER THE ENTIRE WIDTH OF THE ENTRY ROADWAY. PUBLIC SAFETY ELEMENTS AND SIGNING SHALL BE INCLUDED IN THE GATE ENTRY WAY DESIGN.

3. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL PRIVATE STREETS AND SIDEWALKS, WHICH ARE PART OF THE GATED SUBDIVISION.

4. THE CITY SHALL HAVE PRACTICAL ACCESS TO THE SUBDIVISION AT ANY TIME WITHOUT LIABILITY WHEN ON OFFICIAL BUSINESS. THE CITY MAY REMOVE OBSTRUCTIONS INCLUDING ANY GATE AND GUARD (HOUSE) UPON NON-COMPLIANCE BY THE HOA OF ANY TERMS OF THIS ORDINANCE OR IF NECESSARY, FOR EMERGENCY VEHICLE ACCESS. IN THE EVENT THE CITY MUST REMOVE OBSTRUCTIONS TO ACCESS THE DEVELOPMENT, THE HOA WILL BE ASSESSED ALL COSTS OF REMOVAL.

5. THE LEGAL INSTRUMENT ESTABLISHING THE HOMEOWNER'S ASSOCIATION SHALL BE SUBMITTED WITH THE APPLICATION FOR FINAL PLAT.

6. MAINTENANCE RESPONSIBILITIES OF THE HOA SHALL BE REVIEWED BY THE CITY ON AN ONGOING BASIS. IN THE EVENT THE CITY DEEMS THAT REPAIRS TO PRIVATE STREETS WITHIN GATED COMMUNITY ARE NECESSARY TO INSURE SAFE ACCESS AND PASSAGE FOR ANY HEALTH AND SAFETY RELATED VEHICLES, THE CITY WILL NOTIFY THE HOA BY LETTER OF THE NEEDED REPAIRS. SHOULD THE HOA FAIL TO PROVIDE THE SATISFACTORY REPAIRS DEEMED NECESSARY IN A TIME FRAME SET BY THE CITY IN THE NOTIFICATION LETTER, THEN THE CITY MAY MAKE THE NECESSARY REPAIRS AND ASSESS THE HOA ALL COSTS BORNE BY THE CITY IN REPAIR OF THE PRIVATE STREETS, AND MAY DEDUCT THE COSTS FROM THE STREET MAINTENANCE RESERVE FUND, IF ANY, HELD BY THE CITY.

7. DEVELOPMENTS MAY BE EXEMPTED FROM THE STREET MAINTENANCE RESERVE FUND REQUIREMENTS IF STREETS ARE CONSTRUCTED OF A HIGHER STANDARD, INCLUDING A MINIMUM 8" THICK PORTLAND CEMENT REINFORCED CONCRETE PAVING OVER A MINIMUM 6" THICK STABILIZED SUBGRADE. THE PRIVATE STREET FOR THIS SUBDIVISION WILL BE CONSTRUCTED TO THIS HIGHER STANDARD.

8. THE DEVELOPER AND THE HOA HEREBY UNCONDITIONALLY AND IRREVOCABLY AGREE TO INDEMNIFY, DEFEND AND HOLD THE CITY AND CITY'S OFFICIALS, AGENTS, EMPLOYEES, AND CONTRACTORS HARMLESS, FROM AND AGAINST ANY LOSS, LIABILITY, DEMAND DAMAGE, JUDGEMENT, SUIT, CLAIM, DEFICIENCY, INTERESTS, FEE, CHARGE, COST OR EXPENSE (INCLUDING, WITHOUT LIMITATION, INTEREST, COURT COST AND PENALTIES, ATTORNEY'S FEES AND DISBURSEMENT AND AMOUNTS PAID IN SETTLEMENT, OR LIABILITIES RESULTING FROM ANY CHARGE IN FEDERAL, STATE OR LOCAL LAW OR REGULATION OR INTERPRETATION HEREOF) OF WHATEVER NATURE, EVEN WHEN CAUSED IN WHOLE OR IN PART BY THE CITY'S NEGLIGENCE OR THE JOINT OR CONCURRING NEGLIGENCE OF THE CITY AND ANY OTHER PERSON OR ENTITY, WHICH MAY RESULT OR TO WHICH THE CITY AND/OR ANY OF THE CITY'S OFFICIALS, AGENTS, EMPLOYEES, AND CONTRACTORS MAY SUSTAIN, SUFFER, INCUR, OR BECOME SUBJECT TO IN CONNECTION WITH OR ARISING IN ANY WAY WHATSOEVER OUT OF MAINTENANCE, REPAIR, USE, OR OCCUPATION OF THE COMMON FACILITIES, OR ANY OTHER ACTIVITY OF WHATEVER NATURE IN CONNECTION THEREWITH, OR ARISING OUT OF OR BY REASON OF ANY INVESTIGATION, LITIGATION, OR OTHER PROCEEDINGS BROUGHT OR THREATENED, ARISING OUT OR BASED UPON THE OPERATION, MANAGEMENT, MAINTENANCE, REPAIR, AND USE OF THE COMMON FACILITIES, OR ANY OTHER ACTIVITY IN THE SUBDIVISION.

THE PURPOSE OF THIS AMENDING PLAT IS TO CHANGE THE LOCATIONS OF THE ZERO LOT LINES. NO OTHER CHANGES HAVE BEEN MADE, AND ALL OTHER INFORMATION IS THE SAME AS THE ORIGINAL PLAT.

AMENDING PLAT

Received
FEB 15 2006
Development & Engineering Services

OF

LOTS 1 THRU 12, BLOCK 1

OF

THE TRADITIONS SUBDIVISION PHASE 10

J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1'=60' FEBRUARY, 2006

OWNER:
Bryan Traditions Properties, LLC
P.O. Box 10748
College Station, Texas 77842
(979) 694-1272

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

ENGINEER:
TEXCON
General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 764-7743

AP06-03

FP06-03

GENERAL NOTES:

1. BASIS OF BEARINGS: THE PLAT OF PENDLETON DRIVE AS RECORDED IN VOLUME 4782, PAGE 132 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS, WHICH IS THE SAME BEARING SYSTEM AS THE PARK HUDSON DEVELOPMENT.

2. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C0142 C, JULY 2, 1992, BUT PORTIONS OF THIS TRACT ARE SUBJECT TO THE CITY OF BRYAN'S FLOOD DETERMINATION AND FLOOD MANAGEMENT ORDINANCE.

BENCHMARK #1 ELEV. = 279.89
1/2" IRON ROD FOUND FOR SOUTH WEST CORNER OF CALLED PROPOSED LOT ONE.

NOTE: REVISED "FLOODABLE AREA" LINE, SHOWN ON PROPOSED LOT ONE PROVIDED BY McCLURE & BROWNE ENGINEERING/SURVEYING, INC. JULY 27, 2004 AND IS A GRAPHICAL APPROXIMATION ONLY.
THE PORTION SHOWN ON LOT TWO IS BASED ON AERIAL PHOTOGRAPHY ONLY, PER McCLURE & BROWNE ENGINEERING/SURVEYING, INC.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I We, _____ owners and developers of ____ acres, shown on this plat, as conveyed in Volume _____, Page _____, of the Official Records of Brazos County, Texas, and designated herein as _____ Subdivision, in Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owners

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal this _____ day of _____, 20__

Notary Public in and for the State of Texas

Printed Name _____
My Commission Expires _____

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the _____ day of _____, 2006.

_____
Chairman of the Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, P.E., City 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.

_____
Linda Huff, P.E. – City Engineer
City of Bryan, Texas

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, 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 _____, 2006, in the Official Records of Brazos County, Texas, in Volume_____, Page_____.

Witness my hand and official seal, at my office in Bryan, Texas.

_____
KAREN McQUEEN, County Clerk, Brazos County

CERTIFICATE OF PLANNING ADMINISTRATOR

I,_____, Planning Administrator of the City of Bryan, 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 the applicable ordinances.

_____
Planning Administrator
City of Bryan, Texas

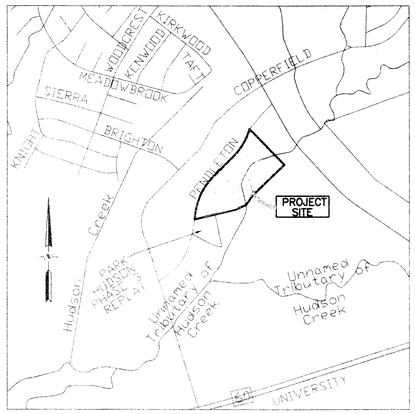
CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

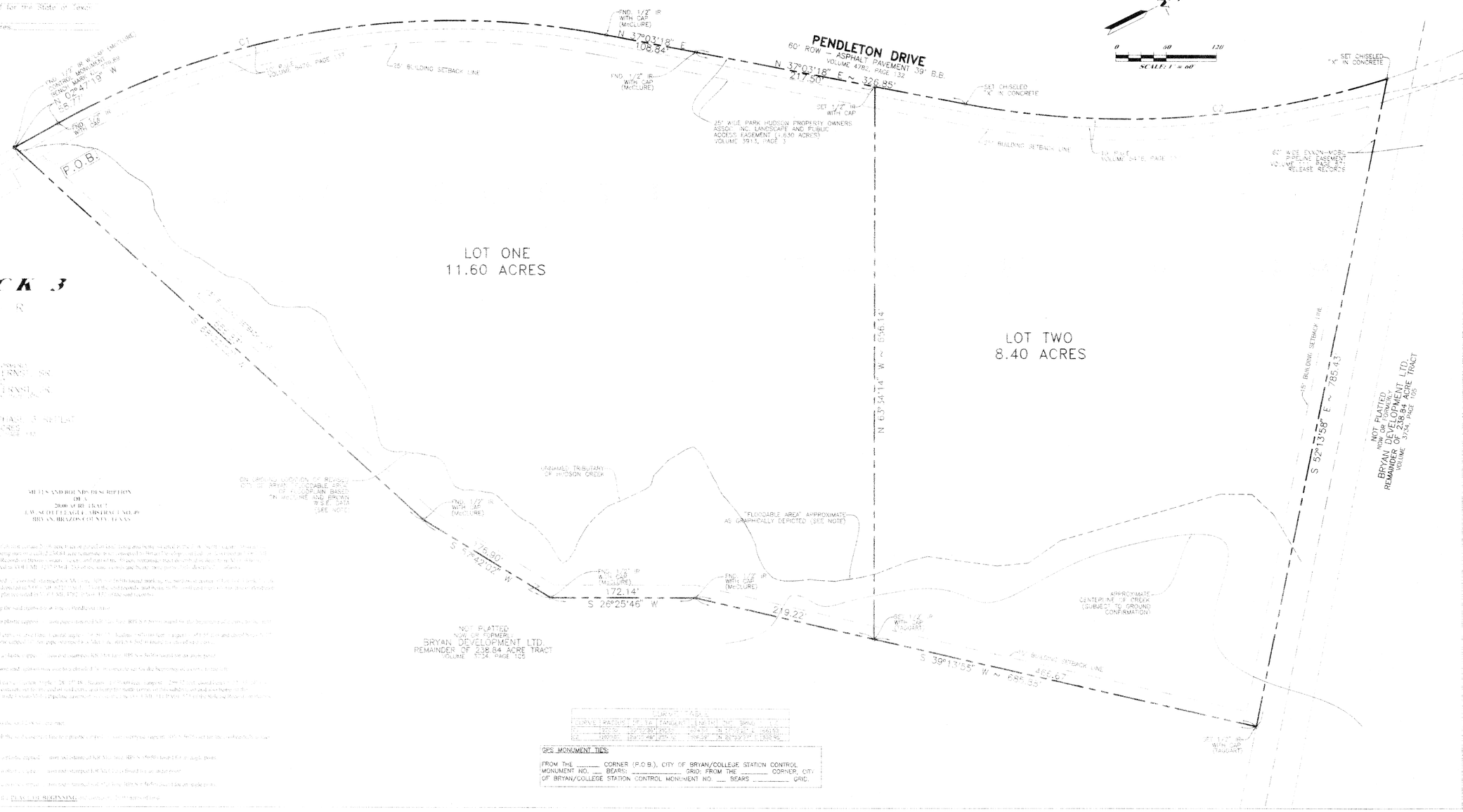
I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676, in the State of Texas, hereby state that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

This The_____ day of _____,20 ___

Preliminary: For Public Agency Review
_____
Gregory K. Taggart
R.P.L.S. No. 5676



VICINITY MAP
N.T.S.



CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BRING
C1	1000.00'	04°30'00"	39.37'	78.48'	S 27°18'16" E	78.46'
C2	1000.00'	04°30'00"	39.37'	78.48'	N 27°18'16" W	78.46'
C3	1000.00'	19°41'48"	173.76'	343.67'	N 26°33'37" E	342.06'

GPS MONUMENT TIES:

FROM THE _____ CORNER (P.O.B.), CITY OF BRYAN/COLLEGE STATION CONTROL MONUMENT NO. ___ BEARS: _____ GRID; FROM THE _____ CORNER, CITY OF BRYAN/COLLEGE STATION CONTROL MONUMENT NO. ___ BEARS _____ GRID.

FEB 8 2006

MDG
MUNICIPAL DEVELOPMENT GROUP
2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359 EMAIL: mdgcstx@yahoo.com
Fx: (979) 693-4243
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

THIS DRAWING IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE PROPERTY OF MUNICIPAL DEVELOPMENT GROUP AND MAY NOT BE REPRODUCED OR USED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MUNICIPAL DEVELOPMENT GROUP.
THIS DRAWING IS COPYRIGHTED AS OF PROJECT DATE.

REV.	DATE	BY	COMMENT
A	2/03/06	RB	INITIAL SUBMITTAL

PREPARED FOR
PENDLETON APARTMENTS, LTD
C/O TOM TOMMY PARKER
6303 BEVERLY HILLS, SUITE 150
HOUSTON, TX. 77057

SCALE 1" = 60'
PROJECT DATE JANUARY, 2006
DRAWN BY RB
CHECKED BY
SHEET 1 OF 1

FINAL PLAT OF PENDLETON PLACE LOT ONE AND TWO

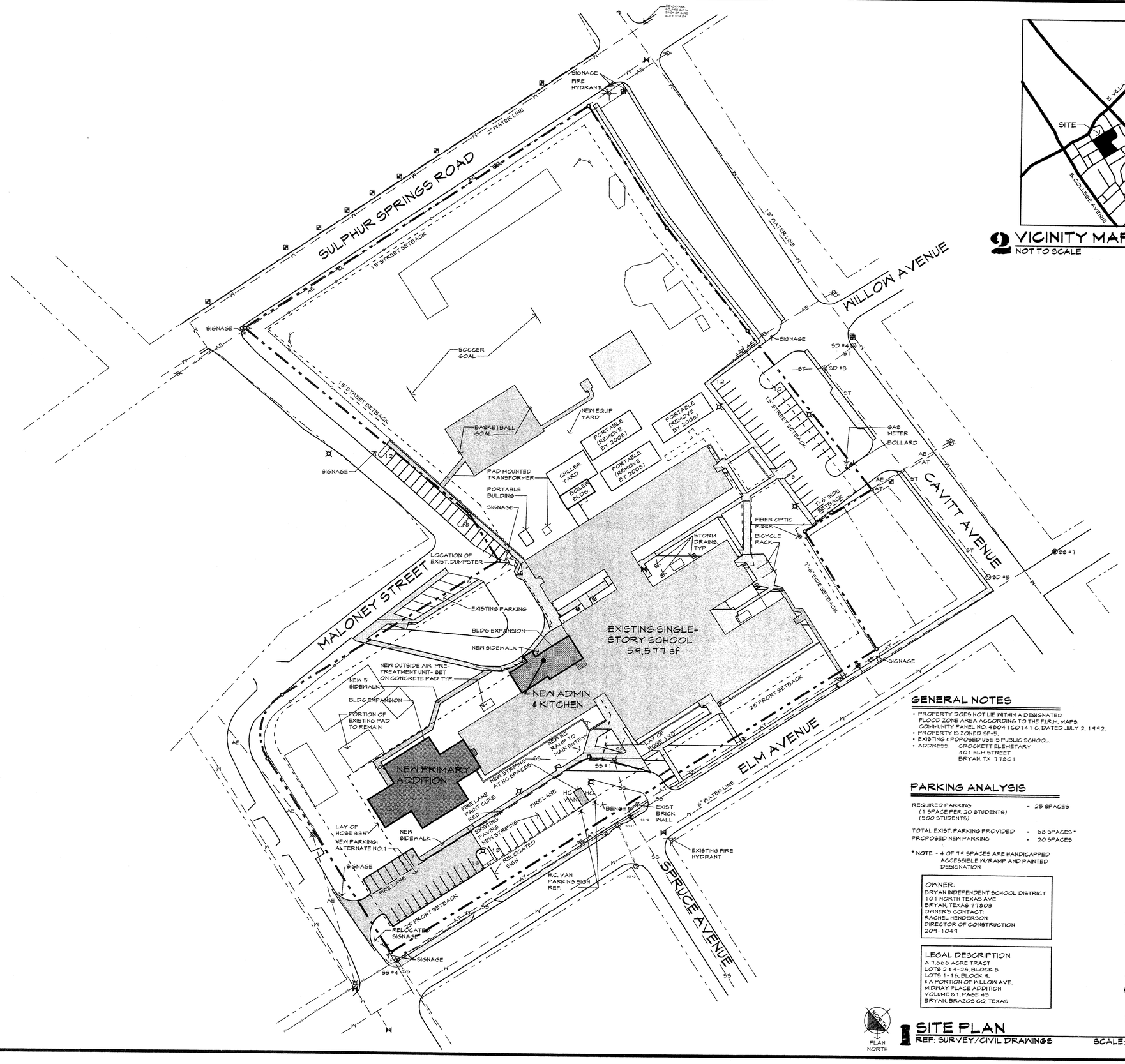
20.00 ACRES

VOLUME 6608 PAGE 272

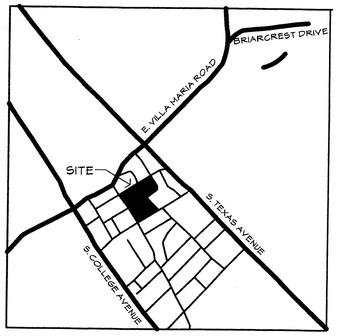
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP FILE NUMBER
000034-3757

SHEET NO. 1 A



1 SITE PLAN
REF: SURVEY/CIVIL DRAWINGS
SCALE: 1"=50'-0"



2 VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, DATED JULY 2, 1992.
- PROPERTY IS ZONED SF-5.
- EXISTING & PROPOSED USE IS PUBLIC SCHOOL.
- ADDRESS: CROCKETT ELEMETARY
  401 ELM STREET
  BRYAN, TX 77801

PARKING ANALYSIS

REQUIRED PARKING (1 SPACE PER 20 STUDENTS) (500 STUDENTS)	-	25 SPACES
TOTAL EXIST. PARKING PROVIDED	-	68 SPACES *
PROPOSED NEW PARKING	-	20 SPACES

* NOTE - 4 OF 74 SPACES ARE HANDICAPPED ACCESSIBLE W/RAMP AND PAINTED DESIGNATION

OWNER:
BRYAN INDEPENDENT SCHOOL DISTRICT
101 NORTH TEXAS AVE
BRYAN, TEXAS 77803
OWNER'S CONTACT:
RACHEL HENDERSON
DIRECTOR OF CONSTRUCTION
209-1049

LEGAL DESCRIPTION
A 7.866 ACRE TRACT
LOTS 2 & 4-28, BLOCK 8
LOTS 1-16, BLOCK 9,
& A PORTION OF WILLOW AVE.
MIDWAY PLACE ADDITION
VOLUME 81, PAGE 43
BRYAN, BRAZOS CO, TEXAS

LEGEND:
BC - BACK OF CURB
EP - EDGE OF PAVEMENT
FL - FLOW LINE
INLET
STORM DRAIN MANHOLE
CLEAN OUT
SANITARY SEWER MANHOLE
WATER METER
WATER VALVE
FIRE HYDRANT
LIGHT POLE
UTILITY POLE
GUY WIRE ANCHOR
AERIAL ELECTRIC LINES
AERIAL TELEPHONE LINES
WOOD FENCE
CHAIN LINK FENCE
COVERED AREA
TREE/SHRUB

Received
FEB 15 2006
Development & Engineering Services

the arkitex STUDIO INCORPORATED
511 University Drive East Suite 201
College Station, Texas 77840
Phone 979/260-2635
Fax 979/846-8224
www.arkitex.com

PRELIMINARY
INTERIM REVIEW ONLY
DOCUMENT NOT COMPLETE
NOT INTENDED FOR PERMIT BIDDING OR CONSTRUCTION
ARCHITECT: CHARLES N. BURRIS
REGISTRATION NO: 7904
DATE: 2.14.06

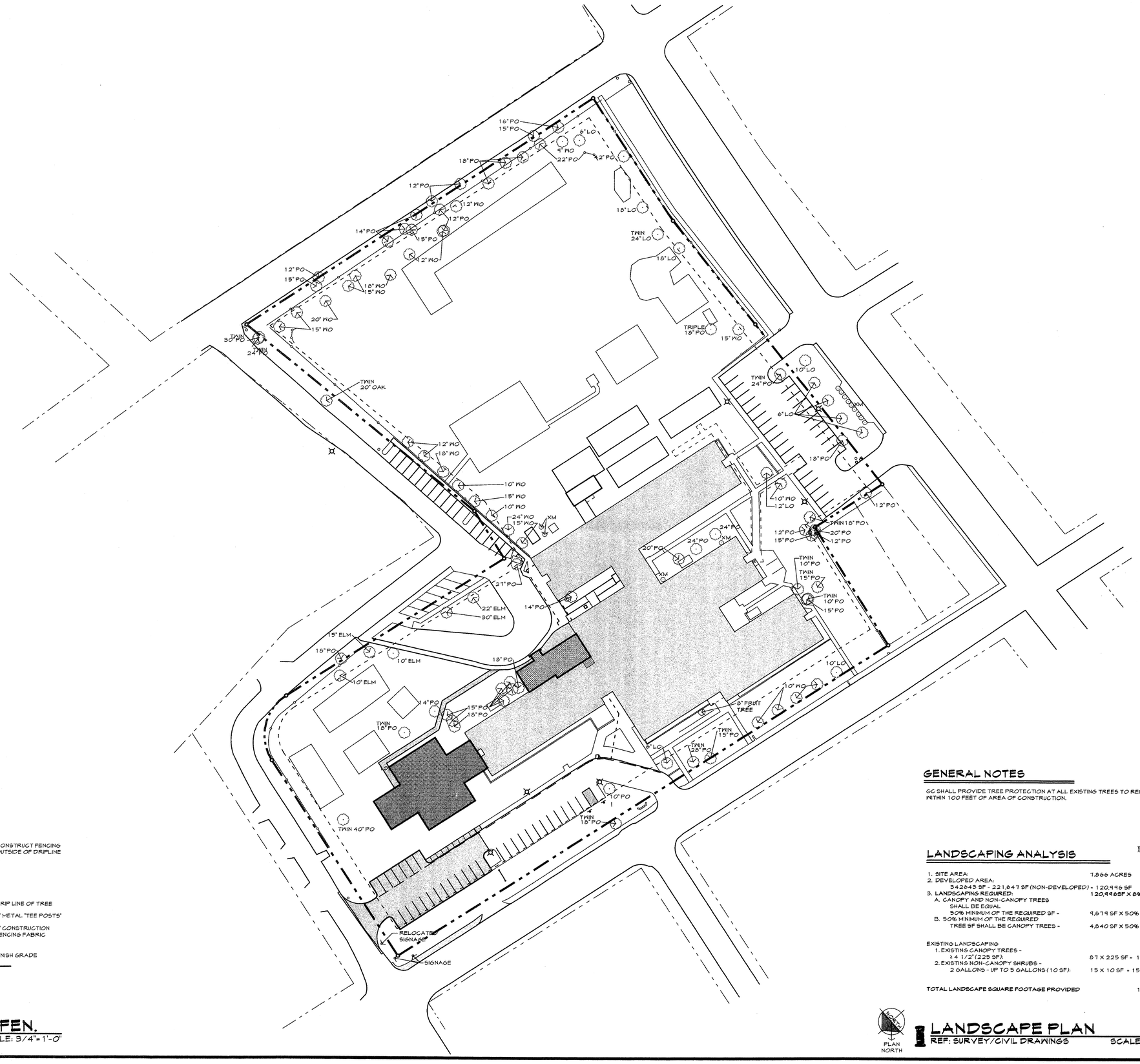
A RENOVATION FOR
CROCKETT ELEMENTARY SCHOOL
401 ELM AVENUE
BRYAN, TEXAS

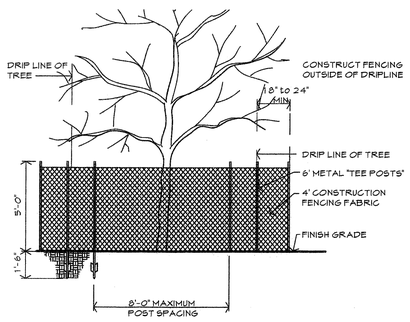
REVISIONS	
NUMBER	DATE

PROJ. NO. 0528
DATE: FEB 15, 2006

A1.1
OF 02

SP06-09





2 TREE PROTECTION FEN.

REF: 1/L1.1 SCALE: 3/4"=1'-0"

GENERAL NOTES

GC SHALL PROVIDE TREE PROTECTION AT ALL EXISTING TREES TO REMAIN THAT ARE WITHIN 100 FEET OF AREA OF CONSTRUCTION.

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LANDSCAPING ANALYSIS

1. SITE AREA:	7.866 ACRES
2. DEVELOPED AREA: 342643 SF - 221,647 SF (NON-DEVELOPED) =	120,996 SF
3. LANDSCAPING REQUIRED:	120,996SF X 8% = 9,679 SF
A. CANOPY AND NON-CANOPY TREES SHALL BE EQUAL 50% MINIMUM OF THE REQUIRED SF =	9,679 SF X 50% = 4,840 SF ALL TREES
B. 50% MINIMUM OF THE REQUIRED TREE SF SHALL BE CANOPY TREES =	4,840 SF X 50% = 2,420 SF CANOPY
EXISTING LANDSCAPING	
1. EXISTING CANOPY TREES - x 4 1/2" (225 SF):	87 X 225 SF = 19,575 SF
2. EXISTING NON-CANOPY SHRUBS - 2 GALLONS - UP TO 5 GALLONS (10 SF):	15 X 10 SF = 150 SF
TOTAL LANDSCAPE SQUARE FOOTAGE PROVIDED	19,725 SF

PLAN NORTH

1 LANDSCAPE PLAN

REF: SURVEY/CIVIL DRAWINGS SCALE: 1"=50'-0"

the arkitex STUDIO INCORPORATED
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College Station, Texas 77840
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Fax 979/846-8224
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ARCHITECT: CHARLES N. BURRIS
REGISTRATION NO: 7904
DATE: 2/14/06

A RENOVATION FOR CROCKETT ELEMENTARY SCHOOL

401 ELM AVENUE BRYAN, TEXAS

REVISIONS	
NUMBER	DATE

PROJ. NO. 0528
DATE: FEB 15, 2006

L1.1

OF 1

SP06-09

BBC ADDITION
PHASE 3

STA 1+77.82
P.I. STATION FOR
19.0° TURN

THIS TREE TO
BE REMOVED

ASPHALT ROAD,
12' WIDE.

REF. STA 2+21.5

CURVE DATA
CL CURVE "A"
C = 77.99
T = 45.65
R = 75.0
L = 81.98

THESE TREES
TO BE REMOVED

CONSTRUCT 12' WIDE
ASPHALT TURNAROUND
SPUR AT STA 3+61.4
AND 90° TO MAIN ACCESS
ROAD, 56.0 LF ℄ AS
SHOWN; NO CURBS AND
GUTTERS.

CURVE DATA
CL CURVE "B"
C = 45.25
T = 31.99
R = 32.0
L = 50.22

EXISTING
APRON

Proposed 12" Waterline "B"

Proposed 12" Waterline "C"

BASE LINE - CENTERLINE

EDGE OF CONCRETE = APPROXIMATE PROPERTY LINE

STA 0+00 – STA 2+21.5
MAINTAIN 17.0' OFFSET
FROM EDGE OF CONCRETE TO
℄ ASPHALT ACCESS ROAD

APPROX. EXIST 274.3
GRADE AT FLOODWAY

EXISTING FH ASSEMBLY
TO BE RELOCATED;
REMOVE METER;
(SEE SHT.C-1)

CONSTRUCT CONCRETE
PAD & RAMP; TIE RAMP
INTO ACCESS ROAD
AS SHOWN AND CENTER
RAMP ON STA. 3+61.4
CONCRETE PAD FF ELEV.
MUST NOT BE LESS THAN
278.0 (BFE = 275.8)
SEE SHT. PS-1 (1 of 3).

CURVE DATA
CL CURVE "C"
C = 45.25
T = 31.99
R = 32.0
L = 50.22

45 FT NO PERMANENT
CONSTRUCTION BUFFER
ZONE FROM CITY LIMITS

STA 0+00
BEGIN PROP. ACCESS ROAD
@ EXIST. APRON EDGE.
(NO CURBS AND GUTTERS).

APPROXIMATE LOCATION OF
100 YEAR FLOODWAY LINE

THIS TREE TO
BE REMOVED

STA 3+85.0
END PROP.
ACCESS ROAD

7'X7' CONCRETE
TRANSFORMER
PAD LOCATION;
FFE = 278.0

EXIST. DUCTILE IRON
PIPE 20" WATERLINE

STA 3+13.13 – STA 3+85
MAINTAIN 56.7' OFFSET FROM
EDGE OF EXIST. CONCRETE
TO ℄ ACCESS ROAD

BRYAN - COLLEGE STATION CITY LIMITS

NOTE:
NO INCREASE IN GRADE OF
GROUND OR PAVING ALLOWED
WITHIN FLOODWAY.

ACCESS ROAD SURFACE
AND SPUR ROAD SURFACE
MUST BE AT EXIST. GRADE
WITHIN THE CONFINES OF
THE 100 YR. FLOOD WAY.

THIS 12" VALVE
TO BE REMOVED

THIS 20" VALVE
TO BE REMOVED

REMOVE 12 LF 12"WL;
TERMINATE LINE
W/MECHANICAL PLUG.

INSTALL:
37 LF DIP 20" WL,
RECONNECT TO EXIST.
20" DIP WATER LINES
WITH MJ SOLID SLEEVE.

THIS 12" VALVE
TO BE REMOVED

REMOVE 12 LF 12"WL;
TERMINATE LINE
W/MECHANICAL PLUG.

LOCATION OF EXIST. WATER
LOOP NOT FIELD VERIFIED
BY COB ENGINEERING DEPT.
CONTRACTOR WILL LOCATE
AND FIELD VERIFY
COMPONENTS INDICATED.

Received
FEB 15 2006
Development & Engineering
Services

STATE OF TEXAS
W. PAUL KASPAR
86293
LICENSED
PROFESSIONAL ENGINEER
1/17/06

The seal appearing on this document was authorized by W. Paul Kaspar, P.E., 86293. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act. This document is released for construction purposes on January 17, 2006.

LANDSCAPE PLAN

THESE TREES
TO BE REMOVED

ASPHALT ROAD

PUMP
STATION
PAD

RAMP

6' CHAIN LINK GATE
2 PIECE SWING TYPE,
20' OPENING

3 STRAND BARB
WIRE OUT 45°
OVER 72" CHAIN
LINK FENCE, 5'
(TYP.) FROM
CONCRETE PAD.

4' TALL SHRUBS
SPACED 11' APART,
MIN. 4' FROM FENCE
(TYP.) QTY.13.

ASPHALT

THIS TREE TO
BE REMOVED

REV. DATE DETAILS

BCS PUMPED WATER INTERCONNECT
CITY JOB NO. 611-D6-0321

CITY OF BRYAN
The Good Life, Texas Style.

BRYAN
COLLEGE STATION
INTERCONNECT
ACCESS ROAD:
ABANDONED
INTERCONNECT:
LANDSCAPING PLAN

DRAWN BY: J.S.
DATE: DECEMBER 2005
SCALE: 1" = 20'H.
APPR: S.M.M.

C-3
SHEET 3 of 3

SP06-10

CERTIFICATE OF OWNERSHIP/DEDICATION:

THE STATE OF TEXAS *
COUNTY OF BRAZOS *

I, J&R ASSOCIATES, LLC., the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume___, Page____, and whose names 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

THE STATE OF TEXAS *
COUNTY OF BRAZOS *

Before me, the undersigned authority, on this day personaly appeared Raul DeLeon, 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 of office this ___day of____,2006

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR:

THE STATE OF TEXAS *
COUNTY OF BRAZOS *

I, Paul Williams, Registered Professional Land Surveyor No. 5743, 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.

_____
Paul Willams
R.P.L.S. 5743

APPROVAL OF THE PLANNING & ZONING COMMISSION:

I, _____, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 2005 and same was duly approved on the _____ day of _____, 2006 by said Commission.

_____
Chairman, P. & Z. Commission

APPROVAL OF THE CITY PLANNER:

I, _____, City Planner and/or designated Secretary of the Planning & 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 _____, 2006.

_____
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER:

I, _____, City 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 _____, 2006.

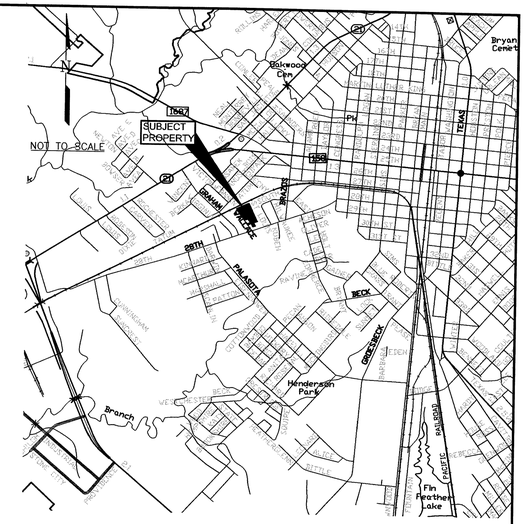
_____
City Engineer, Bryan, Texas

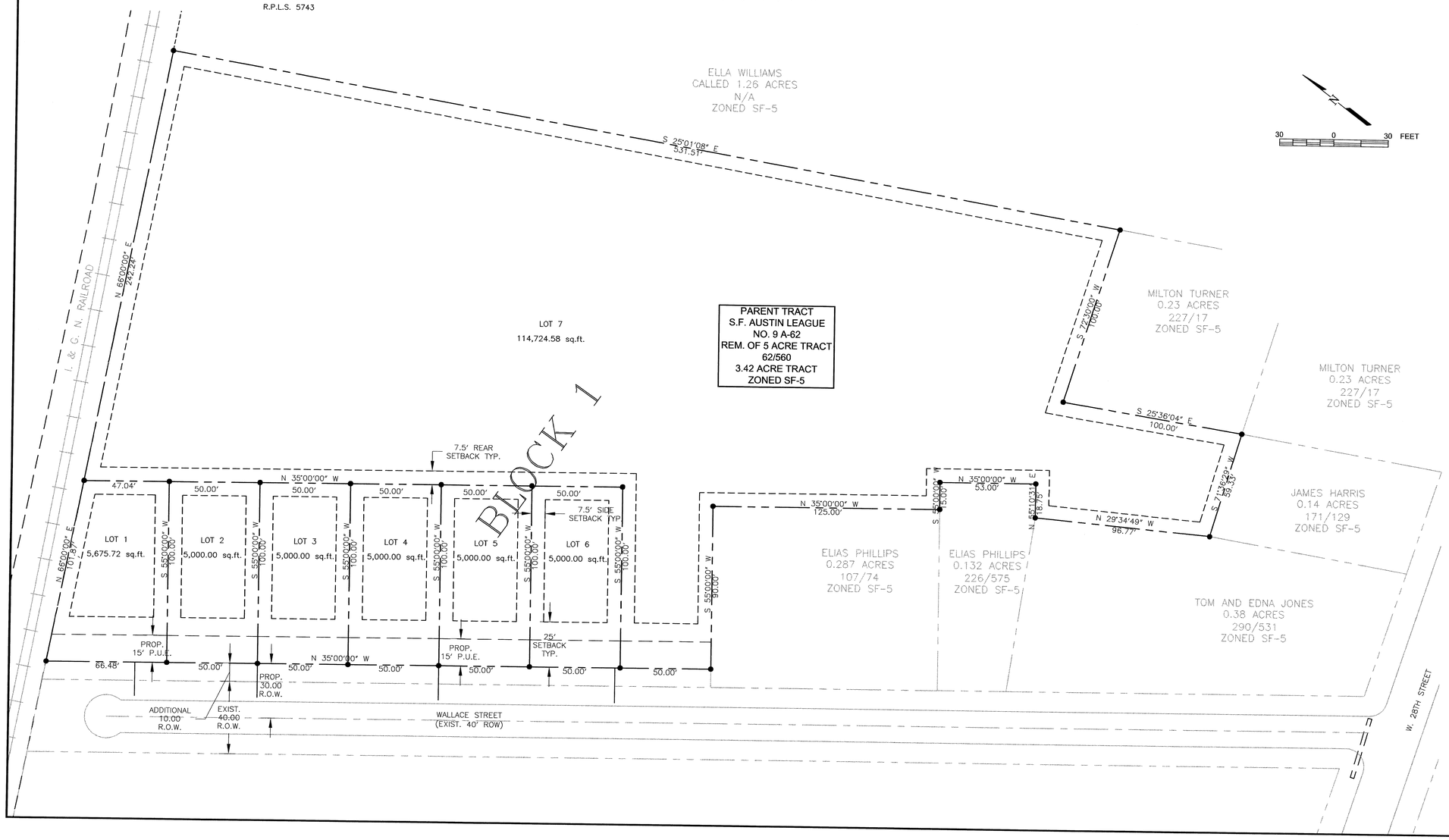
CERTIFICATE OF THE COUNTY CLERK:

THE STATE OF TEXAS *
COUNTY OF BRAZOS *

I, _____, County Clerk in and for Brazos County, Texas, Do hereby certify that this Plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2006, in The Official Public Records of Brazos County, Texas in Volume _____, Page _____.

_____ County Clerk of Brazos County,Texas
(SEAL)





OWNER/DEVELOPER:
J&R Associates
3715 Bridle Trail
College Station, Texas 77845
Raul DeLeon
Telephone (979) 574-1835

CIVIL/SITE ENGINEER:
CSC Engineering & Environmental Consultants, Inc.
3407 Tabor Road
Bryan, TX 77808
Telephone (979) 778-2810
Fax (979) 778-0820

SURVEYOR:
Paul Williams
5400 Marcia Lane
Bryan, Texas 77807
Telephone (979) 220-6894
Fax (979) 822-3655
Surveyed Prepared on April 1, 2005

KEY TO SYMBOLS

PROPOSED PROPERTY BOUNDARY
EXISTING PROPERTY BOUNDARY
SET BACKS
EASEMENT LINES

ABBREVIATIONS:
R.O.W. - RIGHT OF WAY
P.U.E. - PUBLIC UTILITY EASEMENTS
PROP. - PROPOSED
EXIST. - EXISTING

ZONING:
EXISTING: SF-5
PROPOSED: SF-5

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FEB 15 2006
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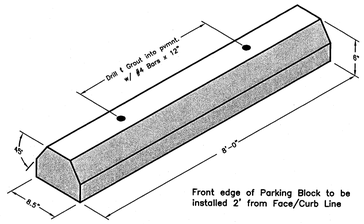
FINAL PLAT
WALLACE CORNER SUBDIVISION
1 BLOCK - 7 LOTS
3.42 ACRES - BRYAN, TEXAS
S.F. AUSTIN SURVEY, A-62
FEBRUARY 2006

FP05-20 #2

STRIPING NOTES:

1. Contractor shall be responsible for the "layout" of the striping plan in the field and stripe as shown on this sheet. All markings shall be white.
2. All paint and application rates shall conform to TxDOT Item 666, Reflectorized Pavement Markings, Type II Marking Materials.
3. All Parking Space Limit Lines shall be solid white lines 6" wide.
4. All marking/striping shall conform to current specifications of the Texas Manual on Uniform Traffic Control Devices, the TEXAS ACCESSIBILITY STANDARDS (TAS) of the Architectural Barriers Act [Article 9102, Texas Civil Statutes] from the Texas Department of Licensing and Regulation and City of Bryan Ordinances.



Front edge of Parking Block to be installed 2' from Face/Curb Line

WHEEL STOP

NTS

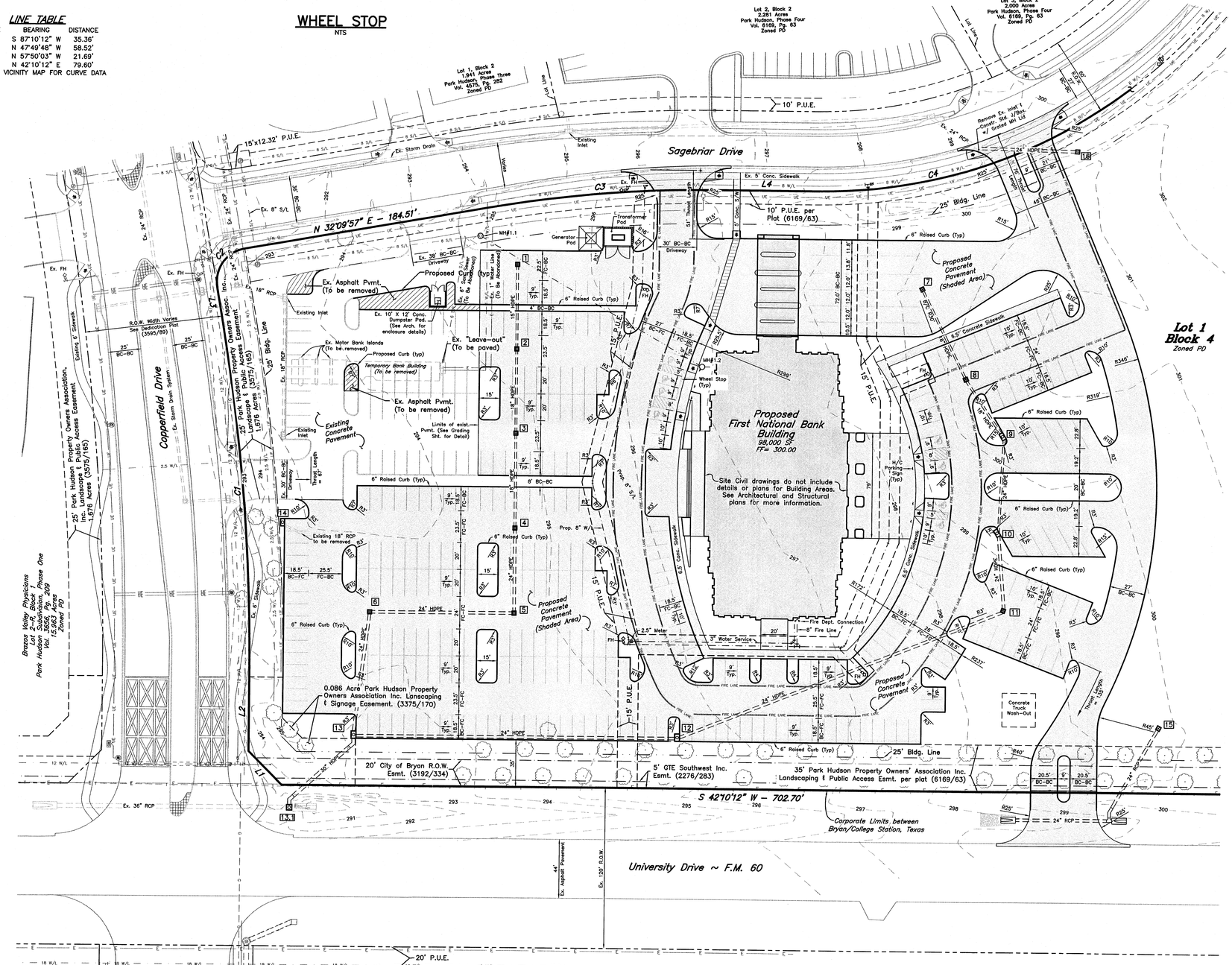
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°10'12" W	35.36'
L2	N 47°49'48" W	58.52'
L3	N 57°50'03" W	21.69'
L4	N 42°10'12" E	79.60'

*–SEE VICINITY MAP FOR CURVE DATA

Legend

- Building Setback Line
- Existing Sewer Line w/ size
- Existing Water Line w/ size
- Overhead Electrical Line
- Ex. Underground Electric Line
- Fire Hydrant
- GTE Ground Vault
- Sewer Manhole
- Storm Drain Manhole
- Ambulatory Ramp
- Handicapped Parking Sign

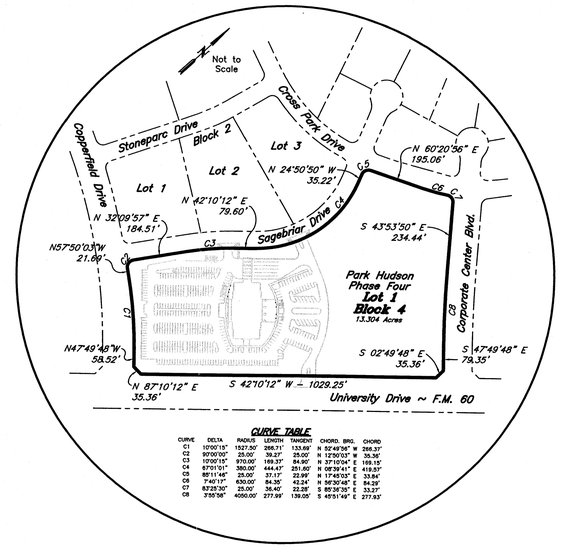


SITE PLAN

Showing S.W. Portion of Lot 1, Block 4

SCALE: Hor: 1" = 40'

0 20' 40'



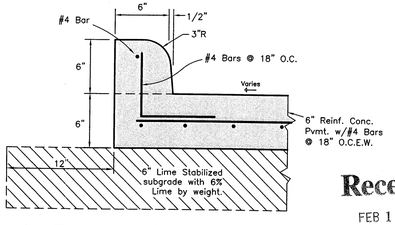
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD. BRG.	CHORD
C1	10°00'15"	1527.50'	266.71'	133.69'	N 52°49'56" W	266.37'
C2	90°00'00"	25.00'	39.27'	25.00'	N 12°50'03" W	35.36'
C3	10°00'15"	970.00'	169.37'	84.90'	N 37°10'04" E	169.15'
C4	67°31'01"	380.00'	444.47'	251.60'	N 08°39'41" E	419.57'
C5	85°11'46"	25.00'	37.17'	22.99'	N 17°45'03" E	33.84'
C6	7°40'15"	630.00'	84.35'	42.24'	N 56°30'46" E	84.29'
C7	83°25'30"	25.00'	36.40'	22.28'	S 85°39'35" E	33.27'
C8	7°55'56"	4000.00'	277.99'	139.05'	S 45°51'48" E	277.93'

VICINITY MAP & PROPERTY BOUNDARY

GENERAL NOTES:

1. This property is currently Zoned PD.
2. Owner & Applicant:
   First National Bank of Bryan
   P.O. Box 833
   Bryan, Tx 77805
   (979) 779–1111
3. Proposed Use: Bank & Office Building
   Gross Square Footage (Heated): 98,000 SF
   BUILDING IS SPRINKLED
4. Parking Analysis:
   Parking Spaces Required = 98,000 SF / 1 per 300 SF= 327
   Parking Spaces Provided = 362
5. WATER AND SANITARY SEWER DEMANDS:
   Water Demands: Max.= 90 GPM Avg.= 27.5 GPM
   Min.= 0 GPM
   Irrigation: Max.= 20 GPM
   Sewer Demands: 39,300 GPD (Max.)
6. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0142C, effective January 11, 2005. This property is not located in the 100 Year Flood Hazard Area.
7. See Civil Engineering Drawings for grading, drainage.
8. Contour Information has been prepared from an actual on–the–ground survey.
9. Abbreviations: P.U.E. – Public Utility Easement
10. The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of wind blown litter from the project site.
11. Type of waste streams generated at this site: Normal Domestic Wastewater
12. Contractor to contact Ruben Reyes @ 209–5934 / Hoil Spears @ 209–5945 w/ Solid Waste Department to receive on–site review and approval of dumpster pad location prior to placement of concrete.
13. See Landscape Plan for fill material in all parking islands.



TYPICAL 6" RAISED CURB & PAVEMENT DETAIL

Received
FEB 15 2006
Development & Engineering Services

SITE PLAN

FIRST NATIONAL BANK

LOT 1, BLOCK 4
PARK HUDSON, PHASE FOUR
RECORDED IN VOLUME 6169, PAGE 63

13.304 ACRES

BRYAN, BRAZOS COUNTY, TEXAS

REVISED: FEBRUARY, 2006

SCALE: 1" = 40'

Owner:
First National Bank of Bryan
P.O. Box 833
Bryan, TX 77805
(979) 779–1111

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

M&B

10670001–003–02.dwg

SP05-28 #2