EXISTING USE: AUTO REPAIR W/ NO OUTSIDE STORAGE - NO CHANGE OF USE
ZONING: SC-B
SITUS ADDRESS: 103 PEASE ST

SP05-54 #2

BUILDING IS EXISTING CONCRETE TILT-WALL W/ CONCRETE SLAB. BUILDING IS COMPLETELY SPRINKLED AND SINGLE-STORY

SCALE: 1" = 60'

EXISTING RAMP DOES NOT MEET ADA STANDARDS

N/F
UNION PACIFIC RAILROAD COMPANY
PORTION OF 8.155 ACRE TRACT
(PARTS OF BLOCKS D, E, G & H)

3/8 INCH IRON ROD FOUND (CM) IN CONCRETE ON THE EAST LINE OF SOUTH MAIN STREET MARKING THE SOUTHWEST CORNER OF A CALLED TRACT DESCRIBED BY A DEED TO STANLEY SMITH AND ELDA P. SOMMERS, VOL. 3182, PG. 152. BEARS: N 09°13'09" W - 613.15
FROM WHICH A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF A CALLED TRACT AS DESCRIBED BY A DEED TO ACME GLASS COMPANY, VOL. 2781, PG 188. BEARS: N 09°13'09" W - 789.98

LAY OF BASE IS 3.87'

FIRE HYDRANT

EXISTING TWO HANDICAP PARKING SPACES

EXISTING CLEAN OUT LOCATION W/ SAMPLE WELL

LAYDOWN CURB

END OF ABANDONED TRACK

CALLED NORTHWEST CORNER BLOCK H, SMYTHE ADDITION 23/42

PEASE STREET
56' R.O.W.
(CALLED ELGIN STREET PER 23/42)

S 85°13'31" E - 180.27 MEASURED
TOTAL DEED CALL DISTANCE TO R.O.W. OF SOUTH MAIN

EXISTING CURB

WATER METER

S 85°13'31" E - 140.00

S 85°13'31" E - 118.57 MEASURED
120.05 DEED CALL DISTANCE

PARKING LOT SCREENING FROM S. COLLEGE

N 80°46'51" E - 80.00

5/8 INCH IRON ROD SET
POINT OF COMMENCEMENT

POINT OF BEGINNING TRACT A

28' FRONT SETBACK LINE

CLEAN OUT

GAS METER

EXISTING 3,750 SF COVERED STORAGE AREA TO BE ENCLOSED WITH HARDY BOARD SIDING. NO METAL SIDING WILL BE USED

N/C OFFICE

WATER METER

ELECTRIC SERVICE

ABANDONED TRACK

SOUTH MAIN
80' R.O.W.

EXISTING 6' TALL WOOD FENCE ALONG THIS PORTION OF THE PROPERTY LINE

CENTERLINE OF RAILROAD AS LOCATED ON THE GROUND

N/F H & T C R RAILROAD
N 04°46'29" E

THIS LINE WAS ESTABLISHED TO BE PARALLEL TO THE EXISTING TRACK AS LOCATED ON THE GROUND

- LIVE OAK TREE
- CREPE MYRTLE
- 2' TALL SHRUBS

N/F
UNION PACIFIC RAILROAD COMPANY
PORTION OF 8.155 ACRE TRACT
(PARTS OF BLOCKS D, E, G & H)

- EXISTING ASPHALT PARKING

N 04°46'29" E - 502.50

TRACT A
1.6015 ACRES
69,752 SQ. FT.

CONCRETE

S 04°46'29" W - 276.[illegible]

L3

28' FRONT SETBACK LINE

CENTERLINE OF EXISTING TRACK

S 04°46'29" E - 134.50

N 04°46'29" E - 226.00

S 02°29'41" E - 226.55

L2

FORMERLY
CALVERT, WACO & BRAZOS VALLEY
RAILROAD COMPANY
ALL OF BLOCKS D, E, G & H AND
THE ADJOINING 10 ACRES SOUTH OF BLOCK H
22/246

EXISTING DUMPSTER LOCATION ON CONCRETE PAD

OWNER OF RECORD IS PARULIAN FAMILY LIMITED PARTNERSHIP
717 B UNIVERSITY DR
COLLEGE STATION, TX 77840
TYPES OF WASTE STREAMS:
NORMAL DOMESTIC
RECYCLABLE MATERIAL

GRAVEL AREA

TRACT B
0.5605 ACRES
24,416 SQ. FT.

ELECTRIC SERVICE

EXISTING COVERED HOLDING AREA W/ 55 GALLON DRUMS FOR USED MOTOR OIL, ANTI-FREEZE, & OIL FILTERS

S 04°46'29" E - 226.00

S 04°46'29" W - 140.00

1 STORY METAL BUILDING

THIS STRUCTURE IS NOT PART OF THIS SUBMITTAL

7.5' SIDE SETBACK LINE

7.5' REAR SETBACK LINE

1/2 INCH IRON ROD FOUND - CM

23'

47.95' REAR SETBACK LINE

N 85°13'31" W - 137.40

N 85°13'31" W - 84.60

NO FLOOR DRAINS EXIST IN THE SERVICE OR STORAGE AREAS

20' STRIP OF LAND BETWEEN TRACT A AND TRACT B IS CALLED TRACK NO. 38-11 OF MISSOURI PACIFIC RAILROAD COMPANY FOR DEEDS 377/395 AND 377/397

S 85°13'31" E - 20.00
DEED CALL & MEAS. DIST

POINT OF BEGINNING TRACT B

GRADING PLAN + VICINITY MAP ATTACHED

LINE TABLE

L1	N 85°13'31" W - 2.60
L2	S 85°13'31" E - 2.80
L3	S 85°13'31" E - 30.00

BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 756. SUBJECT PROPERTY CURRENTLY [illegible]

SEE NOTES AND BOUNDS PREPARED NOVEMBER, 1999, FOR MORE DESCRIPTIVE INFORMATION.

ALL DISTANCES SHOWN HEREON FOR PROPERTY LINES ARE DEED CALL AND MEASURED UNLESS OTHERWISE NOTED.

CM - CONTROLLING MONUMENT: MONUMENTED PROPERTY CORNERS FOUND AND USED TO ESTABLISH PROPERTY CORNERS.

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF COLLEGE STATION G.P.S. MONUMENTS.

LEGEND:
- 5/8 INCH IRON ROD SET
- "X" SET IN CONCRETE
- BOLLARD
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- CENTERLINE OF RAILROAD TRACKS
- CHAIN LINK FENCE
- GRAVEL
- CONCRETE
- ADJOINING BUILDING

SURVEYOR'S CERTIFICATE:
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO 48041C0133 C, EFFECTIVE DATE: 07-02-1992.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

STATE OF TEXAS
BRAD KERR
4502
REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVISED 12-09-99. ADDED SETBACK LINES

DETAIL OF BUILDING LOCATION TO PROPERTY LINE
NOT TO SCALE

TRACT A
1.6015 ACRES

0.38 0.20

THIS BUILDING DOES NOT PROTRUDE INTO TRACT A

TRACT B
0.5605 ACRES

THIS BUILDING DOES PROTRUDE OVER PROPERTY LINE AS SHOWN

0.10 69.12 0.25 2.85 4.25

THIS BUILDING DOES PROTRUDE INTO TRACT B AT THIS CORNER AS SHOWN

BUYER	ROBERT S. SMITH
TITLE COMPANY:	BRAZOS COUNTY ABSTRACT COMPANY
G.F. No.:	132992

LAND TITLE SURVEY PLAT
OF A
1.6015 ACRE TRACT - TRACT A
AND A 0.5605 ACRE TRACT - TRACT B
PORTION OF BLOCK H
SMYTHE ADDITION
VOLUME 23, PAGE 42
BRYAN, BRAZOS COUNTY, TEXAS

KSCI

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 10-29-99
PLAT DATE: 11-03-99
JOB NUMBER: 99-1261
CAD NAME: 99-1261
CRS FILE: BOT

PREPARED BY: KERR SURVEYING CO.
805 CHURCH STREET, P.O. BOX 289
COLLEGE STATION, TEXAS 77841