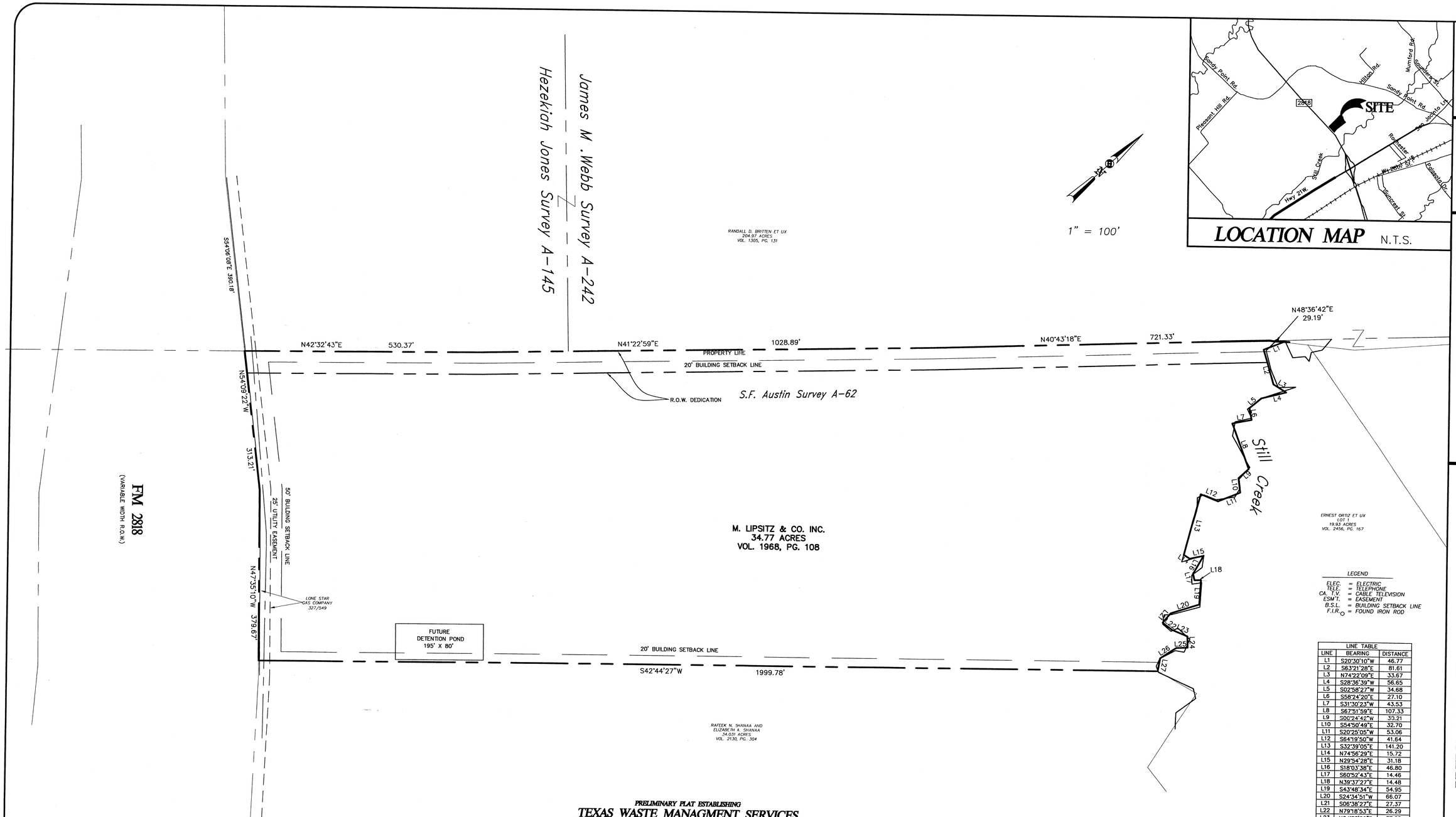


LOCATION MAP N.T.S.

Rev.

MATKIN-HOOVER ENGINEERING, INC.
P.O. BOX 54
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
PH: 830-249-0600
CIVIL ENGINEERS
LAND PLANNERS
CONSULTANTS

PRELIMINARY PLAT FOR TEXAS WASTE MANAGEMENT SERVICES BRYAN, TEXAS

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA. T.V. = CABLE TELEVISION
ESM'T. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R.$_O$ = FOUND IRON ROD

LINE TABLE

LINE	BEARING	DISTANCE
L1	S20°30'10"W	46.77
L2	S63°21'28"E	81.61
L3	N74°22'09"E	33.67
L4	S28°36'39"W	56.65
L5	S02°58'27"W	34.68
L6	S58°24'20"E	27.10
L7	S31°30'23"W	43.53
L8	S67°51'59"E	107.33
L9	S00°24'42"W	30.21
L10	S54°50'49"E	32.70
L11	S20°25'05"W	53.06
L12	S64°19'50"W	41.64
L13	S32°39'05"E	141.20
L14	N74°56'29"E	15.72
L15	N29°54'28"E	31.18
L16	S18°03'38"E	46.80
L17	S60°52'43"E	14.46
L18	N39°37'27"E	14.48
L19	S43°48'34"E	54.95
L20	S24°34'51"W	66.07
L21	S06°38'27"E	27.37
L22	N79°18'53"E	26.29
L23	N64°33'00"E	37.00
L24	S49°05'08"E	25.14
L25	S40°36'37"W	25.07
L26	S09°08'47"W	42.72
L27	S37°13'42"E	29.24

PRELIMINARY PLAT ESTABLISHING

TEXAS WASTE MANAGMENT SERVICES

BEING A 34.775 ACRE TRACT, A PART OF THE S.F. AUSTIN SURVEY, ABSTRACT 62, BRAZOS COUNTY, TEXAS, BEING ALL OF A 34.775 ACRE TRACT CONVEYED TO M. LIPSITZ & CO. INC. BY DEED RECORDED IN VOLUME 1968, PAGE 108 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF BRAZOS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE BRYAN PLANNING COMMISSION.

_____
LICENSED PROFESSIONAL ENGINEER

THIS PLAT OF TEXAS WASTE MANAGEMENT SERVICES HAS BEEN SUBMITTED TO THE CITY OF BRYAN, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS

COUNTY OF BRAZOS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER

_____
DULY AUTHORIZED AGENT

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____

_____
NOTARY PUBLIC
BRAZOS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BRAZOS

_____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. ____

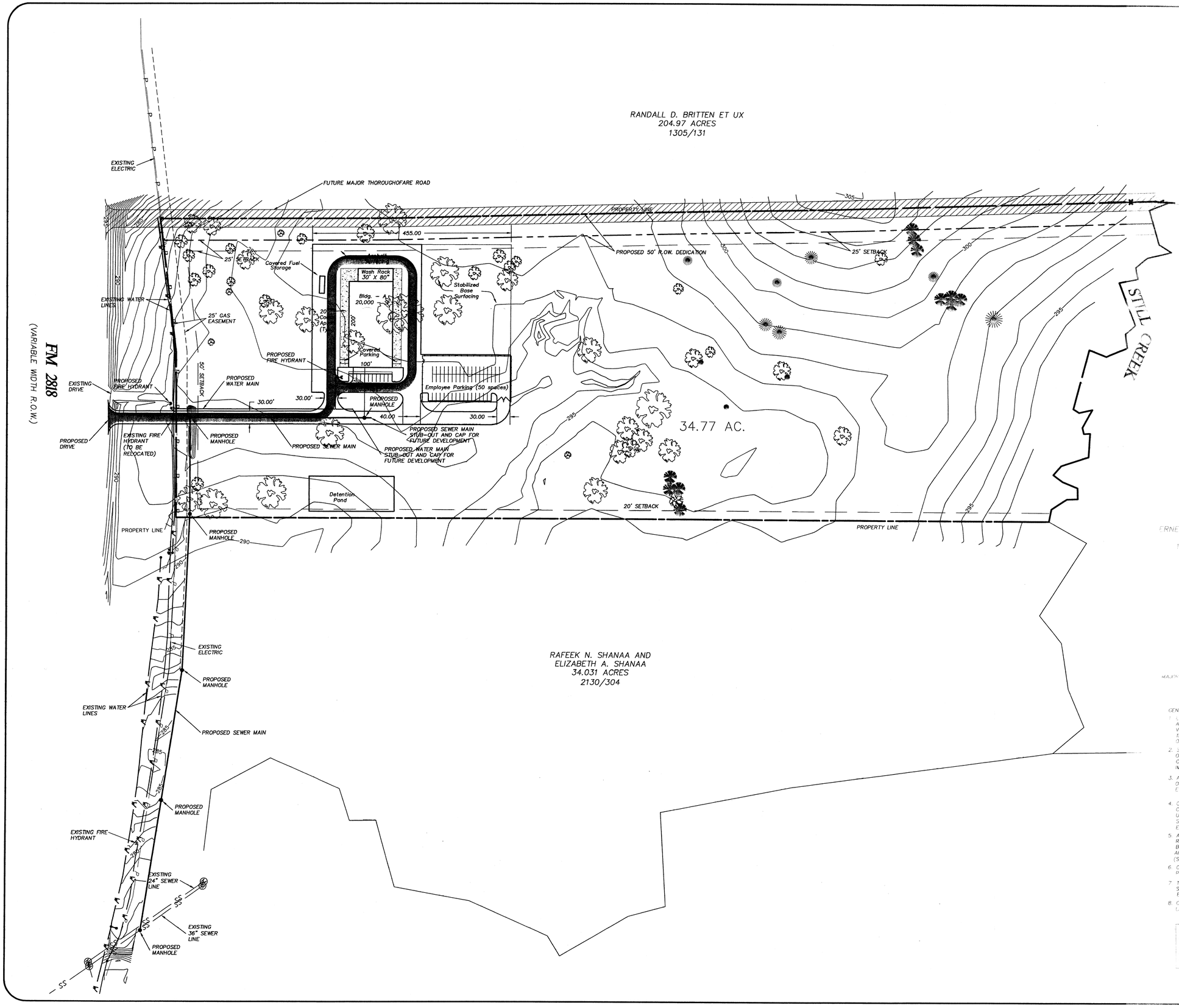
COUNTY CLERK, BRAZOS COUNTY, TEXAS

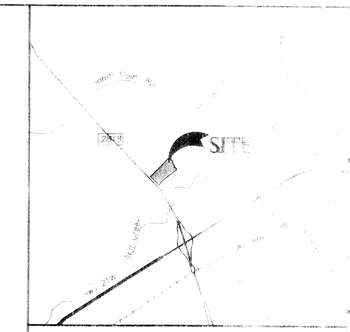
BY: _____, DEPUTY

Received
MAY 12 2006
Development & Engineering Services

PP06-09

JOB NO.	2209.00
DATE	MAY 2006
DESIGNED	CDM
CHECKED	JDC
SHEET	1 OF 1





LOCATION MAP

ERNEST ORTIZ ET UX
LOT 1
19.93 ACRES
2456/167

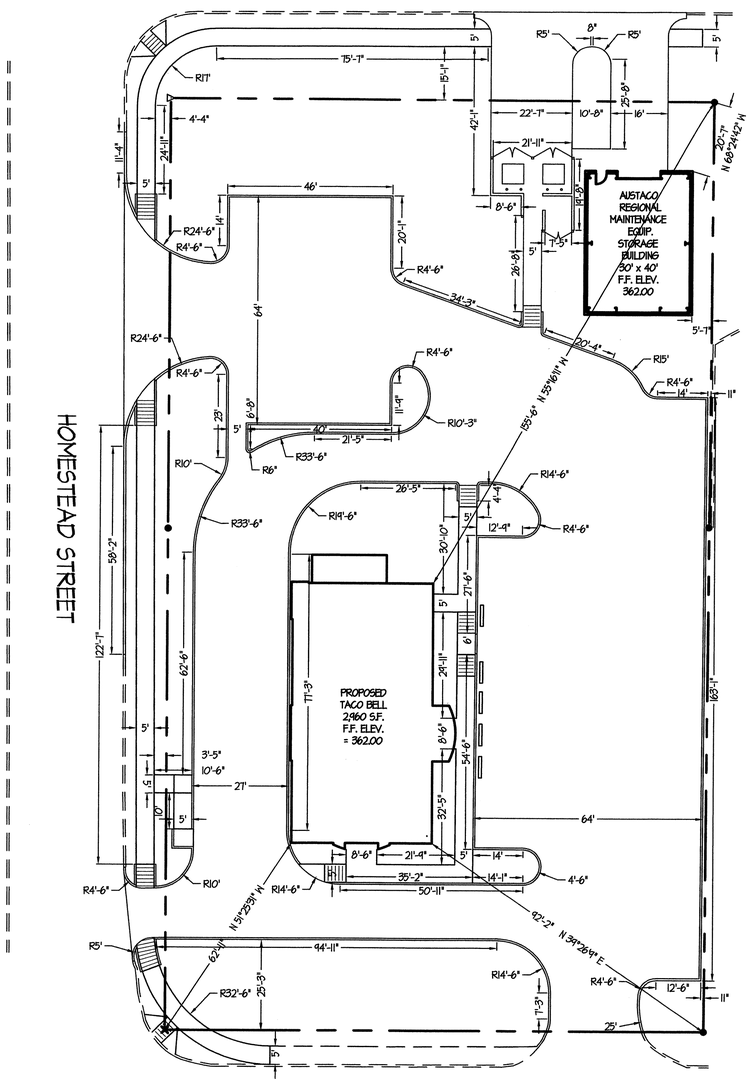
FIRELANE

MAJOR THOROUGHOFARE ROAD

GENERAL NOTES

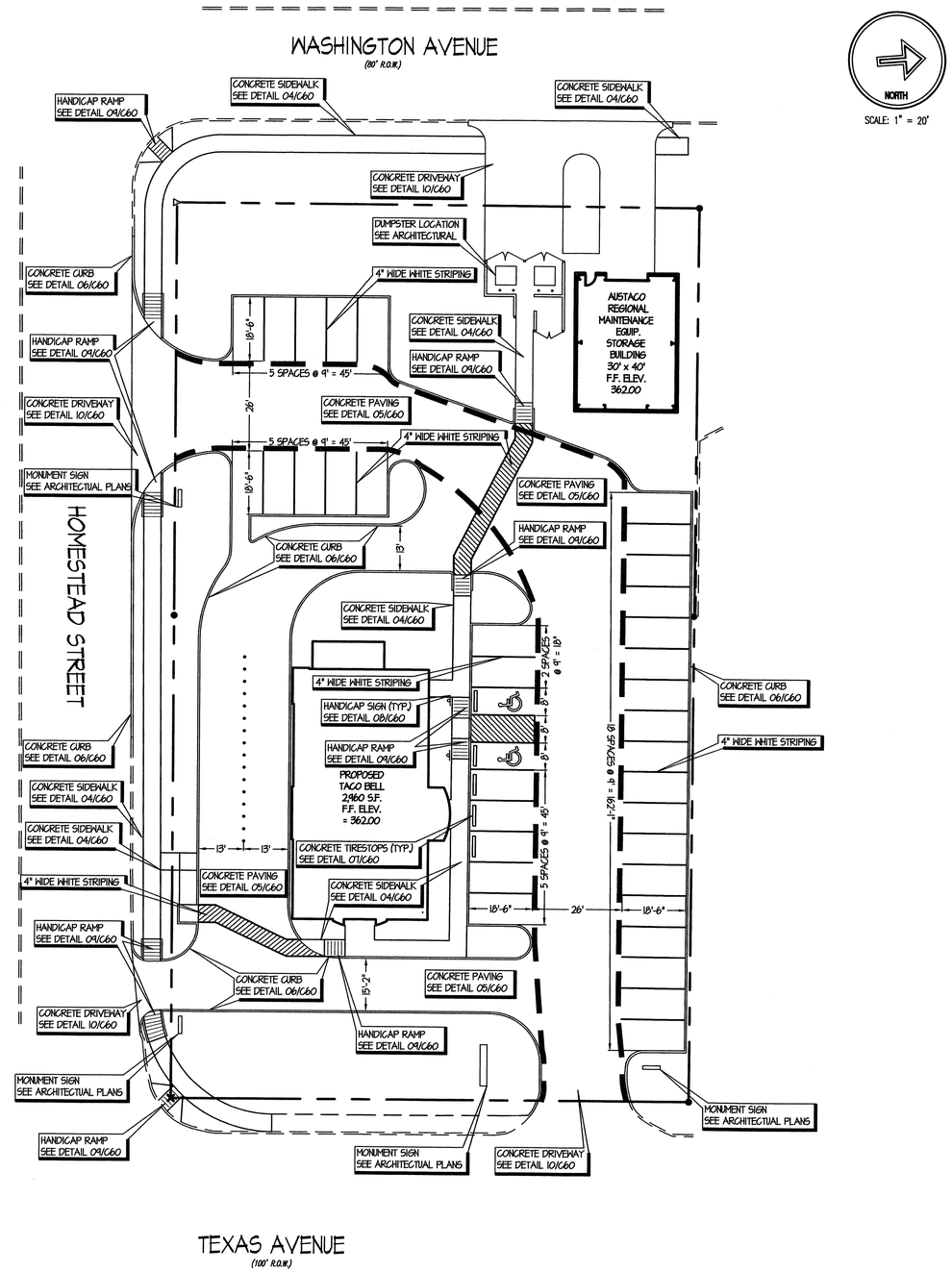
1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF SAME DURING CONSTRUCTION.
2. SITE CONTRACTOR IS RESPONSIBLE FOR CLEARING THE OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE CONSTRUCTION OR DURING THE CONSTRUCTION SO AS NOT TO IMPEDE THE BUILDING CONSTRUCTION CONTRACTOR.
3. ALL EXISTING ITEMS WITHIN PROJECT AREA TO BE REMOVED UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR REPAIRING EXISTING ITEMS REMOVED DURING DEMOLITION THAT WERE NOT MARKED.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH COMPANIES REGARDING REMOVAL OF EXISTING SERVICES. ENSURE UTILITIES ARE SHUT OFF OR DISCONNECTED, AND ALL PROPER SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE A SAFE ENVIRONMENT FOR ALL PERSONEL.
5. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED OR REVEGETATED AFTER CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING VEGETATION IN ALL DISTURBED AREAS BY PERIODIC WATERING OR OTHER ACCEPTABLE MEANS. (SEE LANDSCAPE PLANS)
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING CONSTRUCTION.
7. TRASH DUMPSTERS SHALL BE LOCATED ON 6" MIN. CONCRETE SLABS, SUFFICIENTLY SIZED FOR DUMPSTER AND WEIGH BEARING AXLE(S) OF LOADING TRUCK.
8. CONTRACTOR SHALL COORDINATE WITH FIRE DEPARTMENT FOR FIRE LANE STRIPING REQUIREMENTS.

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES (LOCATION, DEPTH & SIZE AND NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.



NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

01	DIMENSION CONTROL PLAN
1" = 20'	



NOTES:
1. FIRELANE STRIPING TO BE 6" WIDE RED PAINT WITH "FIRE NO PARKING" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN 30 FEET APART. STRIPING TO BE PAINTED ON FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON PARKING SURFACE WHEN IT IS NOT.
FIRELANE STRIPING
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

02	PAVING SITE PLAN
1" = 20'	

DIMENSION CONTROL & PAVING SITE PLAN

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUANCE OF THE WORK OF THE DESIGN ENGINEER.

DATE ISSUED: 05/09/06
ISSUED FOR: AGENCY REVIEW

Fisher • Hagood
Civil and Structural Engineering
"Innovation engineered from the ground up".
One Gibbons Trail, Suite 5200
Round Rock, TX 78665
Phone (512) 244-8546 Fax (512) 388-3648

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2. BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONSTRUCTION CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. 52960.
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STATE OF TEXAS
TERRY R. HAGOOD
52960
REGISTERED
PROFESSIONAL ENGINEER

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
4105 Medical Parkway, Suite 201
Austin, TX. 78756
512/467-2626
FAX 512/467-2655

CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY OMEN SIGNAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

TACO BELL
920 S. TEXAS AVENUE
BRYAN, TX 77803

SP06-26

REVISIONS	DATE

PROJECT NO. 25120
CAD FILE 25120C31
DRAWN BY CMB
CHECKED BY TRH
DATE: 05/09/06
SCALE: AS NOTED

C31

DWG 5 OF 9

May 09,2006-1:07pm Z:\Projects-25000\25120 Taco Bell Bryan\Drawings\Civil\25120C31.dwg

CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

UTILITIES:

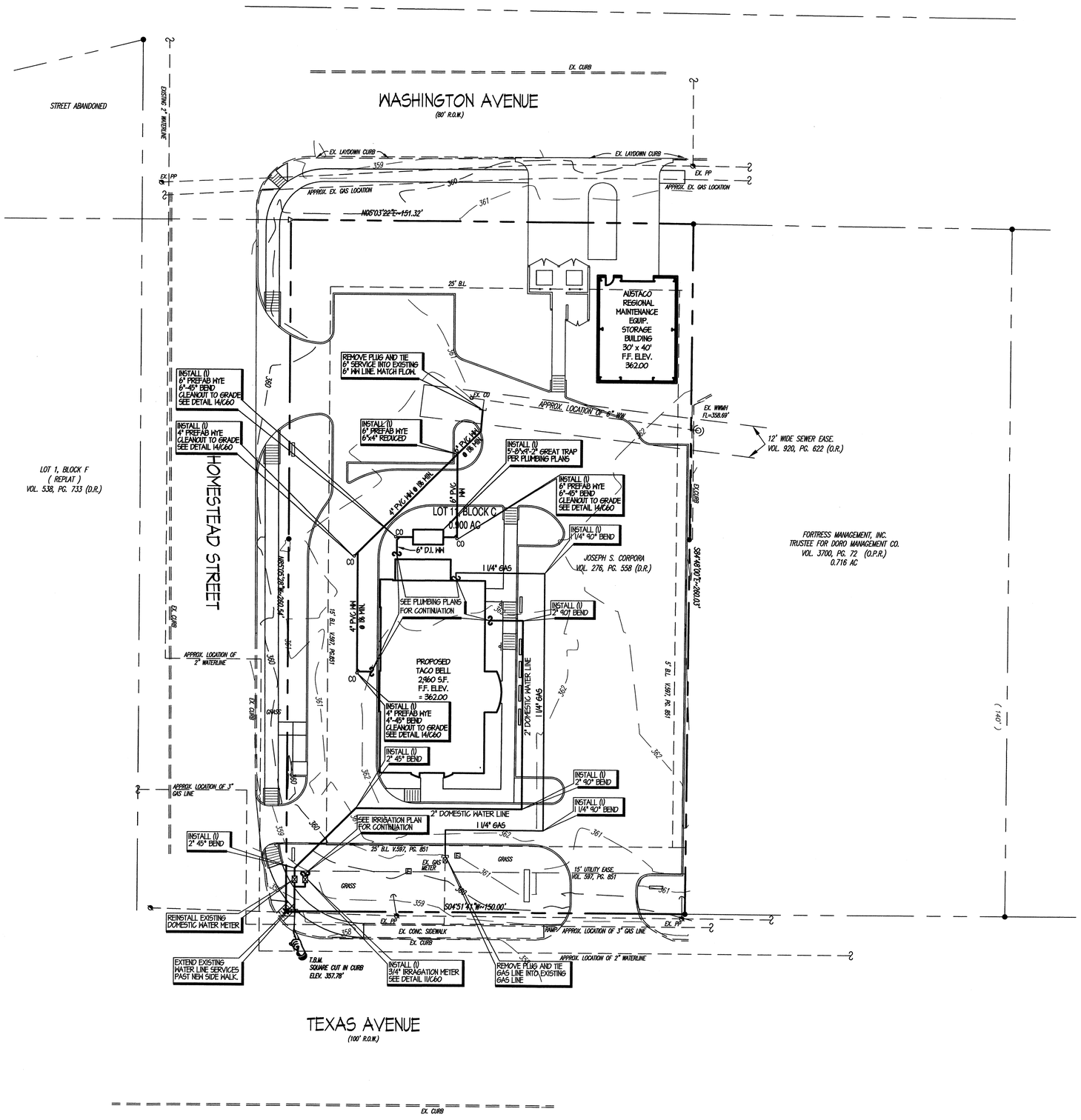
GAS:
ATMOS ENERGY
(979)774-2506

ELECTRIC:
BRYAN TEXAS UTILITIES
(979)821-5700

WATER / WASTEWATER
CITY OF BRYAN
(979)209-5900

NORTH

SCALE: 1" = 20'



UTILITY SITE PLAN

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUANCE OF THE WORK OF THE DESIGN ENGINEER.

DATE ISSUED: 05/09/06
ISSUED FOR: AGENCY REVIEW

Fisher • Hagood
Civil and Structural Engineering
"Innovation engineered from the ground up".
One Gideons Trail, Suite 5200
Round Rock, TX 78681
Phone (512) 244-546 Fax (512) 386-3840

NOTICE:
1. THIS DOCUMENT, THE IDEAS AND DESIGN INCORPORATED HEREIN, AS INDICATED BY THE PROFESSIONAL ENGINEER FISHER HAGOOD, INC. THESE DOCUMENTS ARE NOT TO BE USED OR ALTERED, IN WHOLE OR IN PART, FOR OTHER THAN THE ORIGINAL INTENDED USE, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT WRITTEN PERMISSION FROM FISHER HAGOOD, INC.

2. BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONSTRUCTION CONTRACT DOCUMENTS AND FOUND THEM TO BE COMPLETE AND FREE FROM AMBIGUITIES, AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. 52960

THIS DRAWING MAY NOT BE MODIFIED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER, AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
TERRY R. HAGOOD
52960
REGISTERED PROFESSIONAL ENGINEER

JOB NO. 25120 © 2006 FISHER HAGOOD, Inc.

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
4105 Medical Parkway, Suite 201
Austin, TX. 78756
512/467-2626
FAX 512/467-2655

CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB PRIOR TO BIDDING. NOTIFY THE ENGINEER TO ANY AND ALL DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

TACO BELL
920 S. TEXAS AVENUE
BRYAN, TX 77803

SP06-26

REVISIONS	DATE
.	.
.	.
.	.
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.	.

PROJECT NO. 25120
CAD FILE 25120C51
DRAWN BY CMB
CHECKED BY TRH
DATE: 05/09/06
SCALE: AS NOTED

C51

DWG 7 OF 9

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GENERAL LANDSCAPE NOTES

All proposed landscaping is to be installed as per local vity ordinances and codes.

Existing trees to be saved shall be protected by tree protective fencing before construction begins. (REFER TO CIVIL PLANS FOR DETAILS). No equipment or materials shall be stored, operated or maintained within the fenced area. Fences shall be at the dripline and completely surround the tree or cluster of trees. No fires or cleaning of equipment trucks will be allowed in these areas.

Irrigation shall be by automated underground system to be installed prior to planting. Large open spaces will have spray or rotary nozzles. Piping that extends into the critical root zone of existing trees shall be hand dug.

All landscaping, replacement, screening, buffering, street yard, and all other revegetated areas shall have adequate irrigation provided to sustain growth.

Landscaping to be maintained and replaced as required to meet ordinance requirements.

Owner may take reasonable substitutions of equivalent trees for those species shown on the landscape plan tree legend. Additionally, the owner may elect to provide plant material above and beyond the materials shown on this plan.

All areas of native vegetation beyond the limits of construction shall be left undisturbed.

Landscaping shall be protected by concrete curbing, curb stops or equivalent barriers in vehicular use areas.

All required landscape planting areas shall be a minimum 100 s.f.

GENERAL IRRIGATION NOTES

Adjustable flow controls shall be required on circuit remote control valves. Pressure regulation components shall be required where static pressure exceeds manufacturers recommended operation range.

Valves and circuits shall be separated based on water use so that turf areas are watered seperately from shrub and groundcover areas. Irrigation heads in the turf areas will be valved seperately from shrub and/or groundcover areas. It is recommended that seasonal color areas be watered seperately from turf areas.

Sprinkler heads shall have matched precipitation rates within each control valve circuit.

Serviceable check valves shall be required adjacent to paved areas where elevation differences may cause low head drainage.

Sprinkler head spacing shall be designed for head-to-head coverage or heads shall be spaced per manufacturers recommendations and adjusted for prevailing winds. The system shall be designed so that irrigation is not applied to vehicular traffic lanes, other pavement or structures.

All automatic irrigation sustems shall be equiped with a controller capable of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capacity of being st to water every five days. All automatic irrigation systems shall be equiped with a rain sensor shut-off device.

All mainline piping shall be buried to have a minimum cover of 18". All lateral piping downstream of the main line shall be buried to have a minimum cover of 12".

All mains are to drain to low points at a minimum of one half (½) percent slope. At low points, install gate valve to facilitate drainage of system during freezing temperatures.

Contractor shall install automatic drain valves at low points in the irrigation lines as required to prevent freeze damage.

All valve boxes shall be black in color (body and lid). Sizes shall be ten (10") inches by fourteen (14") inches (rectangular) for remote control valves and nine (9") inches (round) for gate and quick coupler valves.

Contractor shall insure positive drainage of lateral lines and main lines.

All wiring from the irrigation controller to the remote control valves shall be UF-14/1 direct burial cable. All wire splices shall be made in valve boxes only using Rainbird snap-tite connectors and sealant. Provide sleeves for wire under paved areas as required.

All irrigation installation shall conform to the local codes and regulations.

Irrigation systems shall be installed and fully operational before landscaping installation.

Irrigation heads shall be placed and sized so as not to be susceptible to damage by automobile overhangs.

LEGEND

TREES

- LIVE OAK - 3" CALIPER
- CRETE MYRTLE - 6'-0" TALL
- YAUPON HOLLY - 6'-0" TALL

SHRUB

- DWARF BUFORD HOLLY - 5 GA.
- LORAPEDALUM - 3 GA.
- COMPACT NANDINA - 3 GA.
- YAUPON HOLLY - 3 GA.
- AUTUMN SAGE - 1 GA.
- IRIS - 5 GA.
- CAROLINE JASMINE 5 GA.
- LANTAME PURPLE - 1 GA.
- SAGO PALM - 10 GA.
- BOULDER

GROUND COVER

- TURF - BERMUDA SOD

LANDSCAPE CALCULATIONS

260'-6" x 151'-4" = 39,421 S.F.

39,421 S.F. x 8% LANDSCAPE REQUIREMENT (PER SOUTH COLLEGE BUSINESS DISTRICT OVERLAY) = 3,154 S.F. LANDSCAPING CREDIT

TREES

NOT LESS THAN 50% OF LANDSCAPE CREDIT REQUIREMENT SHALL BE PLANTED IN TREES - HALF OF WHICH SHALL BE CANOPY TREES

1,577 S.F. LANDSCAPE CREDIT SHALL BE TREES OF WHICH 789 S.F. CREDIT SHALL BE CANOPY TREES

SHRUBS

LESS THAN 2 GALLONS SHALL RECEIVE 5 S.F. LANDSCAPE CREDIT EACH

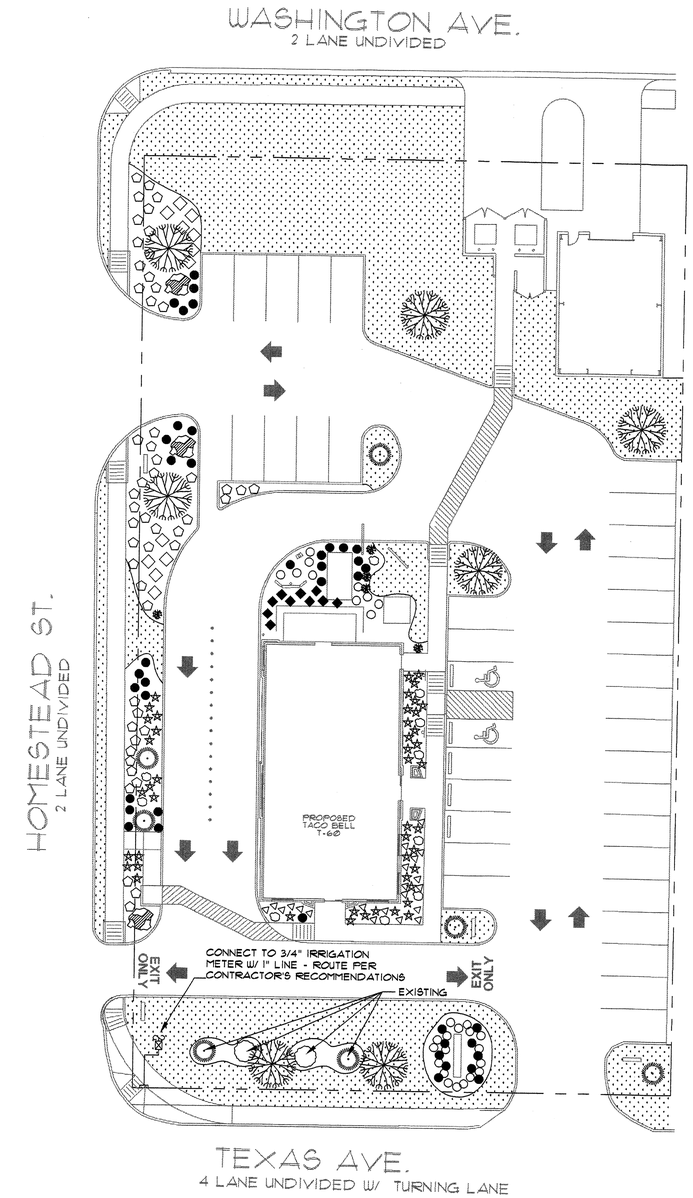
2 GALLONS - UP TO 15 GALLONS SHALL RECEIVE 10 S.F. LANDSCAPE CREDIT EACH

GRASSES AND GROUNDCOVER

TEN S.F. LANDSCAPE CREDIT WILL BE GRANTED FOR EVERY 100 S.F. OF ACTUAL GRASS OR LIVE GROUNDCOVER. THIS AMOUNT SHALL NOT EXCEED 15% OF THE OVERALL LANDSCAPING REQUIRED.

3,154 TOTAL x 15% = 473 S.F. LANDSCAPE CREDIT (4,730 ACTUAL S.F. OF GRASS OR GROUNDCOVER TO BE USED TOWARDS REQUIREMENT)

Category	Common Name	Credit per specimen (s.f.)	Quantity	Total credit
Canopy Tree	Live Oak	200	7	1,400 s.f.
Non-canopy Tree	Yaupon Holly	150	2	300 s.f.
Non-canopy Tree	Crepe myrtle	150	7	1,050 s.f.
Shrubbery	Sago Palm	10	10	100 s.f.
Shrubbery	Autumn Sage	5	50	250 s.f.
Shrubbery	Compact Nandina	10	50	500 s.f.
Shrubbery	Lantame Purple	5	40	200 s.f.
Shrubbery	Dwarf Burford Holly	10	21	210 s.f.
Shrubbery	Dwarf Yaupon Holly	10	28	280 s.f.
Shrubbery	Lorapedalum	10	12	120 s.f.
Shrubbery	Caroline Jasmine	10	10	100 s.f.
Shrubbery	Iris	10	5	50 s.f.
Groundcover/Grass	Bermuda sod	10	47	470 s.f.
	(note: 10 s.f. of landscape credit equals 100 s.f. actual groundcover)			
			Total	5,030 s.f.
			Required	3,154 s.f.



0 10 20 40

1 / LA1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

N

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HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
4105 Medical Parkway, Suite 201
Austin, TX. 78756
512/467-2626
FAX 512/467-2655

REGISTERED ARCHITECT JOHN W. HOOVER 8268 STATE OF TEXAS

CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONS OR CONDITIONS SHOWN OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY. BEGIN DO NOT SCALE THESE DRAWINGS.

TACO BELL #2310
920 S. TEXAS AVE.
BRYAN, TX 77803

SP06-26

REVISIONS	DATE

PROJECT NO. 0529
CAD FILE 0529160cLA1
DRAWN BY WC
CHECKED BY MWH
DATE: 5-1-06
SCALE: AS NOTED

LA1

DWG OF

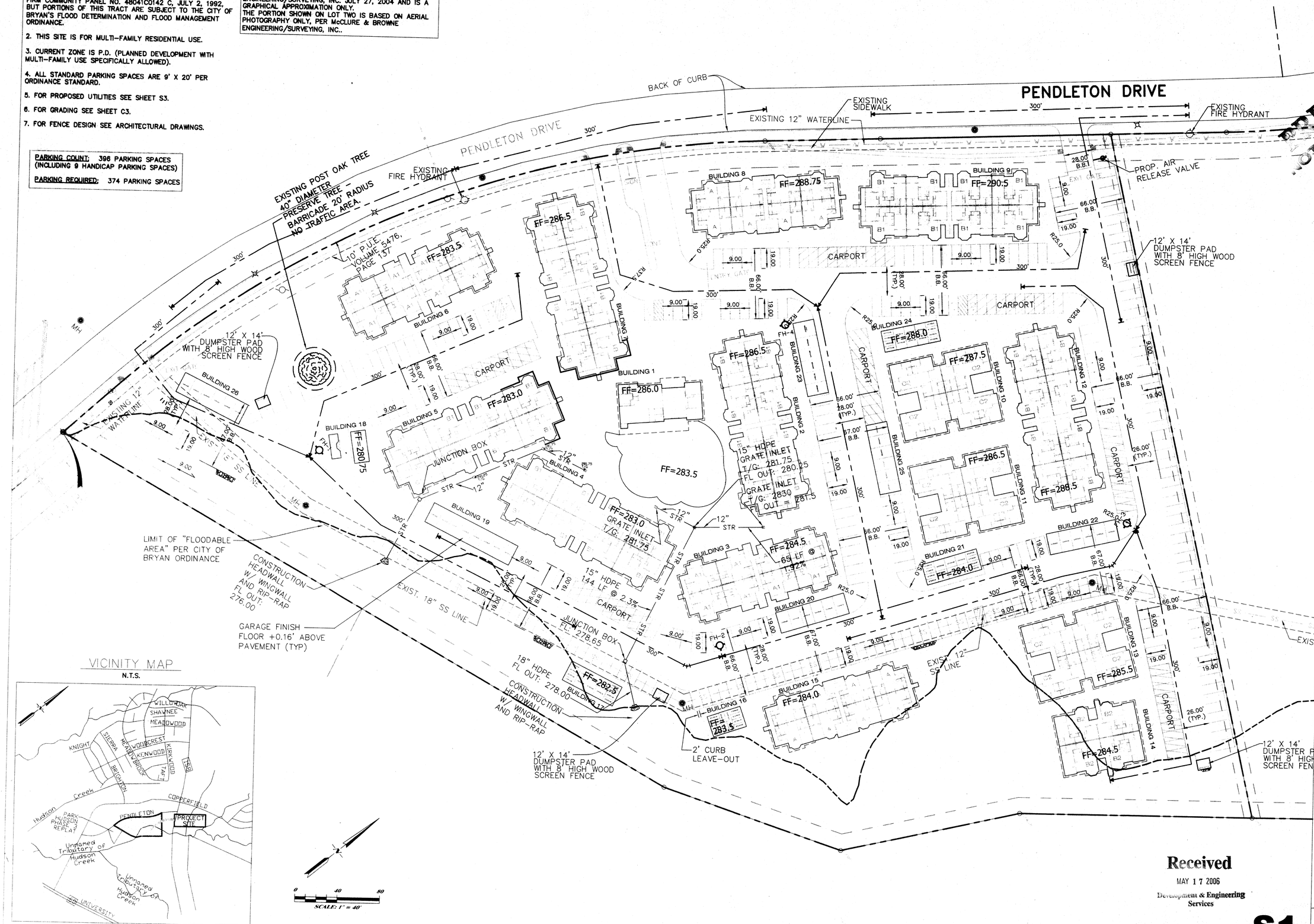
GENERAL NOTES:

1. 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.
2. THIS SITE IS FOR MULTI-FAMILY RESIDENTIAL USE.
3. CURRENT ZONE IS P.D. (PLANNED DEVELOPMENT WITH MULTI-FAMILY USE SPECIFICALLY ALLOWED).
4. ALL STANDARD PARKING SPACES ARE 9' X 20' PER ORDINANCE STANDARD.
5. FOR PROPOSED UTILITIES SEE SHEET S3.
6. FOR GRADING SEE SHEET C3.
7. FOR FENCE DESIGN SEE ARCHITECTURAL DRAWINGS.

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..

PARKING COUNT: 396 PARKING SPACES (INCLUDING 9 HANDICAP PARKING SPACES)

PARKING REQUIRED: 374 PARKING SPACES



VICINITY MAP

N.T.S.

Received
MAY 17 2006
Development & Engineering Services

S1

PRELIMINARY NOT FOR CONSTRUCTION

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
MDG MUNICIPAL DEVELOPMENT GROUP

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REV.	DATE	BY	COMMENT
A	5/5/06	SB	INITIAL SUBMISSION

PREPARED FOR:
PENDLETON APARTMENTS, LTD
C/O HOUSING 2000
6303 BEVERLY HILLS, SUITE 180
HOUSTON, TX. 77057

SCALE: 1"=40' FILENAME: SITE-PLAN
PROJECT DATE: JANUARY, 2006
DRAWN BY: S.B. BOOK:
CHECKED BY: G.K.T. PAGE:

SITE PLAN
FOR
PENDLETON PLACE APARTMENTS
LOT 1, BLOCK 1
PENDLETON PLACE SUBDIVISION
11.60 ACRES
VOLUME 6608 PAGE 278
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP FILE NUMBER
000034-3757

SP06-28

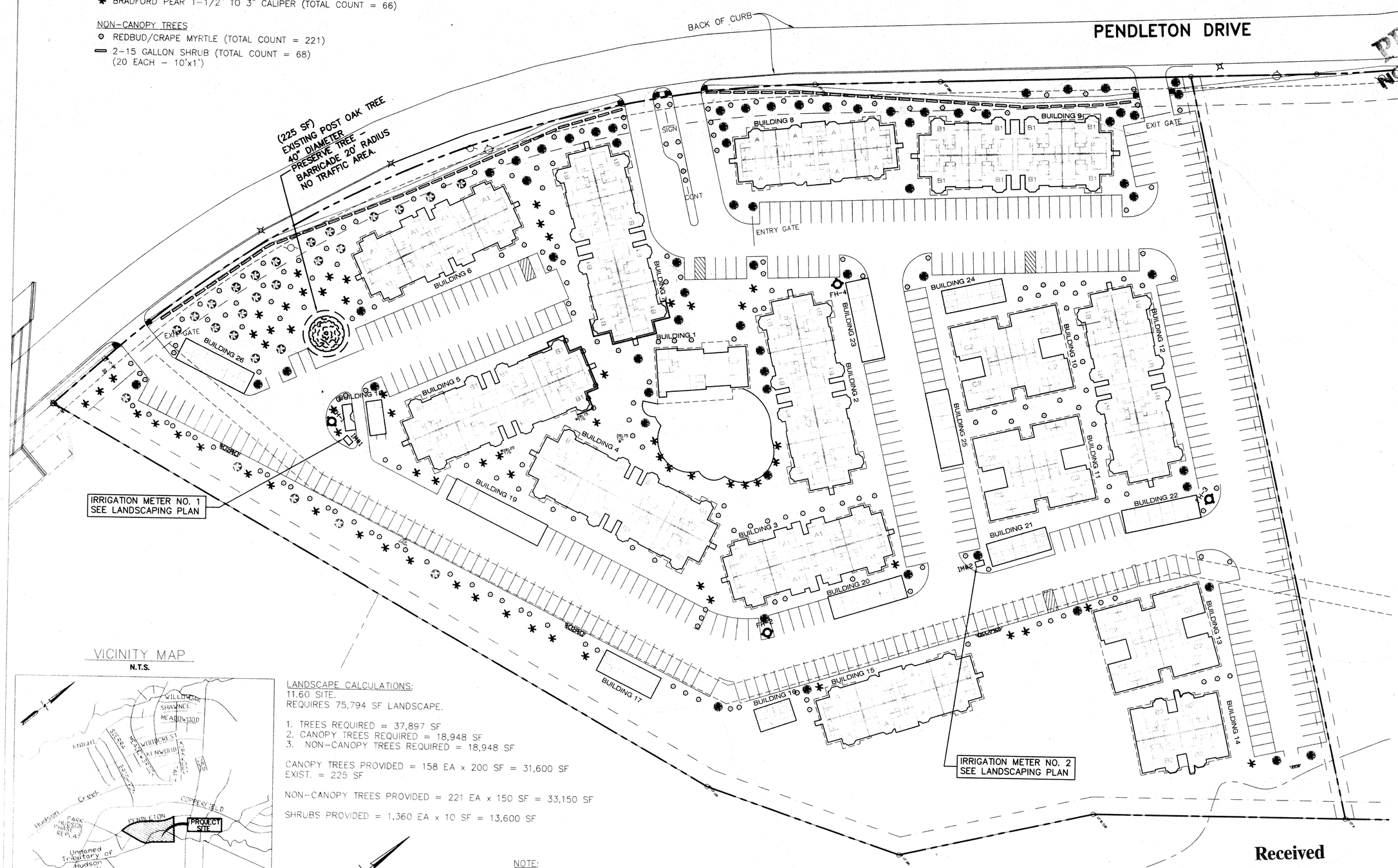
LANDSCAPE LEGEND:

CANOPY TREES

- CHINESE PISTACH TREE 1-1/2" TO 3" CALIPER (TOTAL COUNT = 66)
- LIVE OAK 1-1/2" TO 3" CALIPER (TOTAL COUNT = 26)
- BRADFORD PEAR 1-1/2" TO 3" CALIPER (TOTAL COUNT = 66)

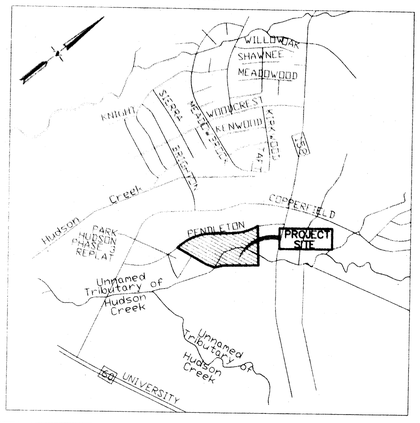
NON-CANOPY TREES

- REDBUD/CRAPE MYRTLE (TOTAL COUNT = 221)
- 2-15 GALLON SHRUB (TOTAL COUNT = 68) (20 EACH - 10'x1')



VICINITY MAP

N.T.S.



LANDSCAPE CALCULATIONS:
11.60 SITE.
REQUIRES 75,794 SF LANDSCAPE.

1. TREES REQUIRED = 37,897 SF
2. CANOPY TREES REQUIRED = 18,948 SF
3. NON-CANOPY TREES REQUIRED = 18,948 SF

CANOPY TREES PROVIDED = 158 EA x 200 SF = 31,600 SF
EXIST. = 225 SF

NON-CANOPY TREES PROVIDED = 221 EA x 150 SF = 33,150 SF

SHRUBS PROVIDED = 1,360 EA x 10 SF = 13,600 SF

NOTE:
EACH PARKING ISLAND IS PLANTED WITH A 2" CALIPER TREE AS INDICATED. THE REMAINDER OF ISLAND IS GRASS.

0 40 80
SCALE: 1" = 40'

Received
MAY 17 2006
Development & Engineering Services

S2

PRELIMINARY
NOT FOR CONSTRUCTION

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

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REV.	DATE	BY	COMMENT
A	05/05/06	SB	INITIAL SUBMISSION

PREPARED FOR:
PENDLETON I, APARTMENTS, LTD
C/O HOUSING 2000
6303 BEVERLY HILLS, SUITE 180
HOUSTON, TX. 77057

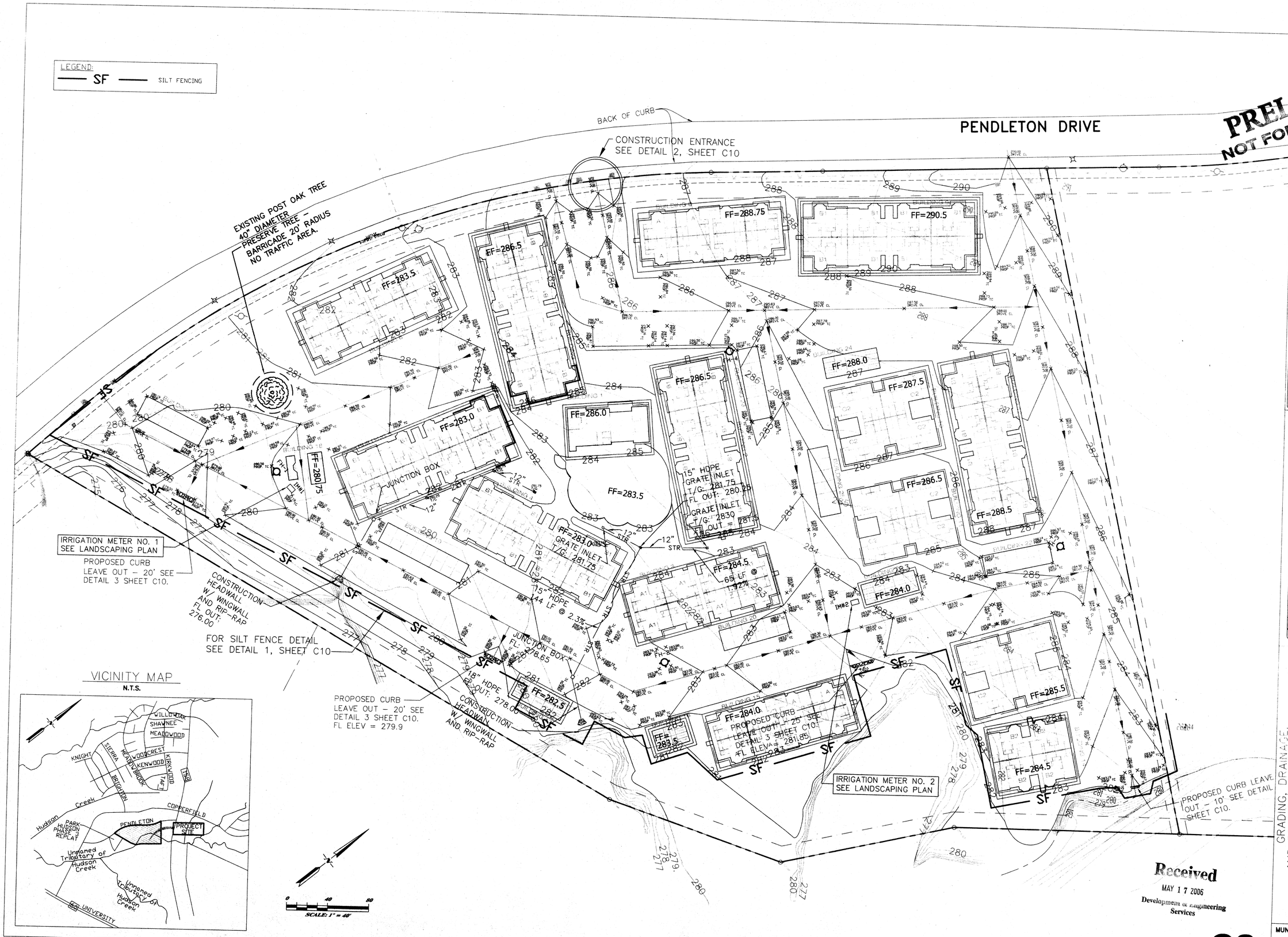
SCALE: 1"=40' FILENAME: LANDSCAPING
PROJECT DATE: JANUARY, 2006
DRAWN BY: S.B. BOOK:
CHECKED BY: G.K.T. PAGE:

SITE LANDSCAPING PLAN
A
FOR
PENDLETON PLACE APARTMENTS
LOT 1, BLOCK 1
PENDLETON PLACE SUBDIVISION
11.60 ACRES
VOLUME 6608 PAGE 278
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP FILE NUMBER
000034-3757

A

SP06-38



PRELIMINARY
NOT FOR CONSTRUCTION

STATE OF TEXAS
LENWOOD
63357
REGISTERED PROFESSIONAL ENGINEER

MDG MUNICIPAL DEVELOPMENT GROUP
2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359 EMAIL: mdgcstx@yahoo.com
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REV.	DATE	BY	COMMENT
A	05/05/06	SB	INITIAL SUBMISSION

PREPARED FOR:
PENDLETON APARTMENTS, LTD
C/O HOUSING 2000
6303 BEVERLY HILLS, SUITE 180
HOUSTON, TX. 77057

SCALE: 1"=40' FILENAME: EROSION-PLN
PROJECT DATE: JANUARY, 2006
DRAWN BY: S.B. BOOK:
CHECKED BY: G.K.T. PAGE:

GRADING, DRAINAGE,
AND EROSION CONTROL PLAN
FOR
PENDLETON PLACE APARTMENTS
LOT 1, BLOCK 1
PENDLETON PLACE SUBDIVISION
11.60 ACRES
VOLUME 6608 PAGE 278
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

Received
MAY 17 2006
Development & Engineering Services

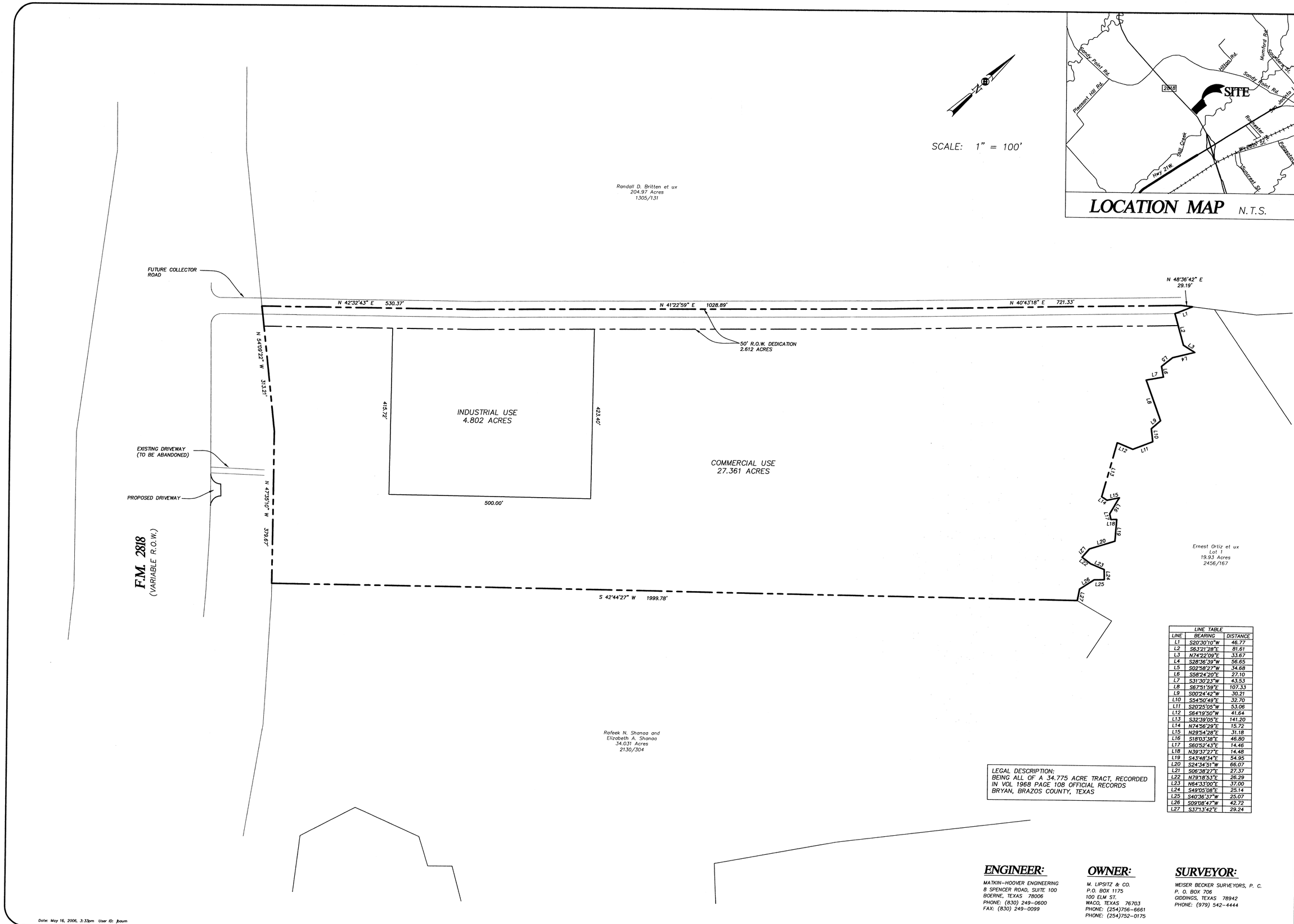
C3

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000034-3757

A

SP06-28

0000\3757\Kensington\3757 ENGR\REV_A\C03 - EROSION CONTROL PLAN.dwg, 05/17/2006 10:04:19 AM, HP DesignJet 500.pc3



LEGAL DESCRIPTION:
BEING ALL OF A 34.775 ACRE TRACT, RECORDED IN VOL 1968 PAGE 108 OFFICIAL RECORDS BRYAN, BRAZOS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°30'10"W	46.77
L2	S63°21'28"E	81.61
L3	N74°22'09"E	33.67
L4	S28°36'39"W	56.65
L5	S02°58'27"W	34.68
L6	S58°24'20"E	27.10
L7	S31°30'23"W	43.53
L8	S67°51'59"E	107.33
L9	S00°24'42"W	30.21
L10	S54°50'49"E	32.70
L11	S20°25'05"W	53.06
L12	S64°19'50"W	41.64
L13	S32°39'05"E	141.20
L14	N74°56'29"E	15.72
L15	N29°54'28"E	31.18
L16	S18°03'38"E	46.80
L17	S60°52'43"E	14.46
L18	N39°37'27"E	14.48
L19	S43°48'34"E	54.95
L20	S24°34'51"W	66.07
L21	S06°38'27"E	27.37
L22	N79°18'53"E	26.29
L23	N64°33'00"E	37.00
L24	S49°05'08"E	25.14
L25	S40°36'37"W	25.07
L26	S09°08'47"W	42.72
L27	S37°13'42"E	29.24

ENGINEER:
MATKIN-HOOVER ENGINEERING
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
PHONE: (830) 249-0600
FAX: (830) 249-0099

OWNER:
M. LIPSITZ & CO.
P.O. BOX 1175
100 ELM ST.
WACO, TEXAS 76703
PHONE: (254)756-6661
PHONE: (254)752-0175

SURVEYOR:
WEISER BECKER SURVEYORS, P. C.
P. O. BOX 706
GIDDINGS, TEXAS 78942
PHONE: (979) 542-4444

Date: May 16, 2006, 3:33pm User ID: jbaum

Rev.

Received
MAY 17 2006
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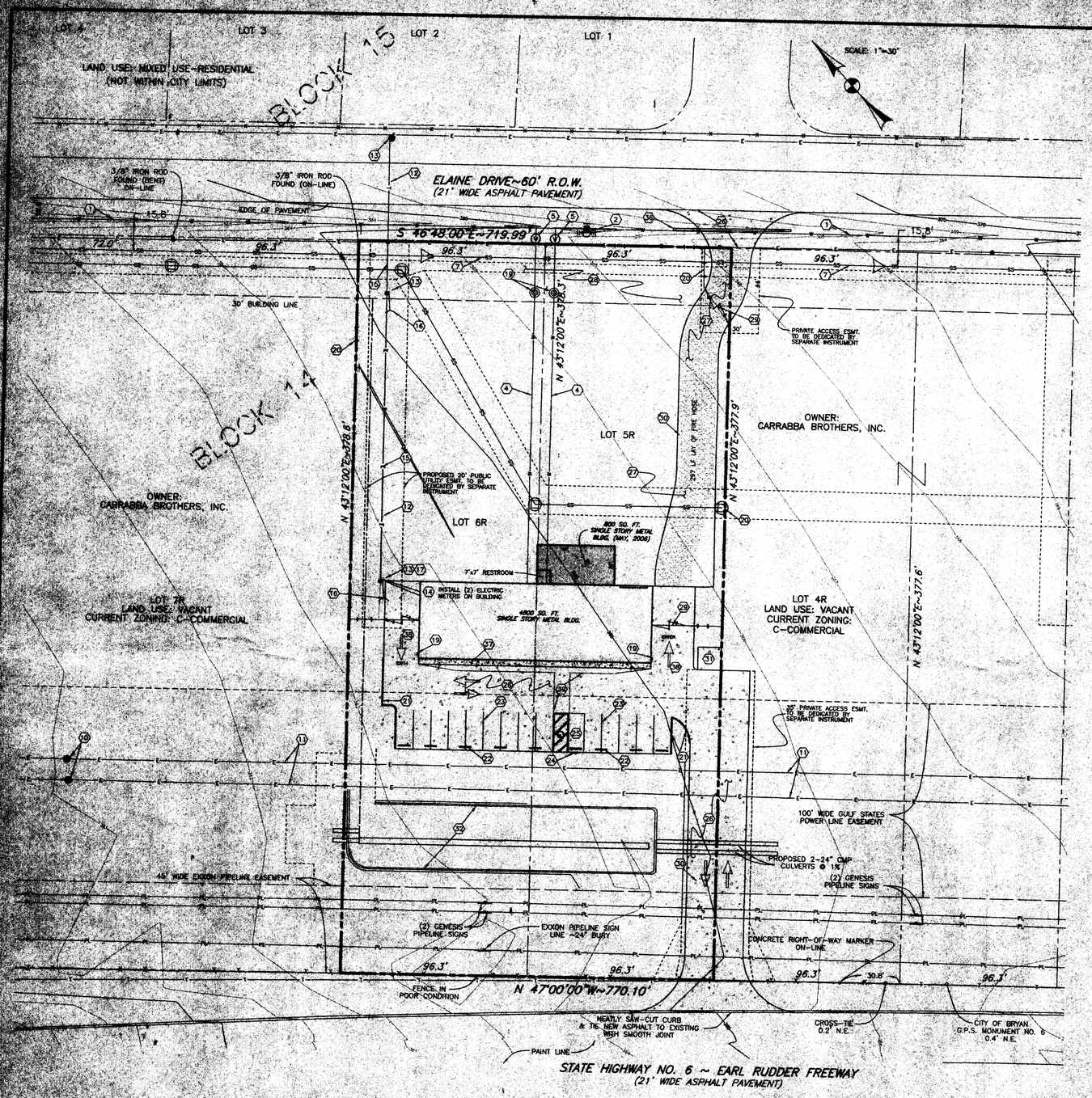
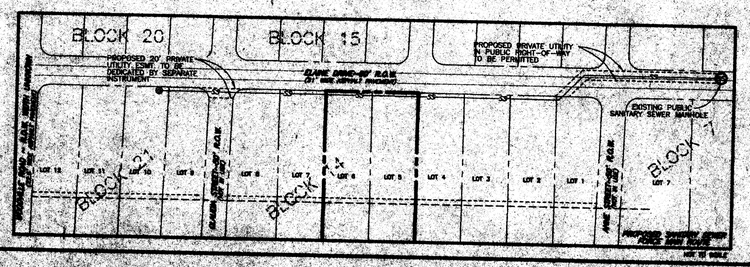
MATKIN-HOOVER ENGINEERING, INC.
P.O. BOX 54
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
PH: 830-249-0600
CIVIL ENGINEERS
LAND PLANNERS
CONSULTANTS

PD-M DEVELOPMENT PLAN FOR TEXAS COMMERCIAL WASTE BRYAN, TEXAS

RZ06-12

JOB NO. 2209.00
DATE APR 2006
DESIGNED JAB
CHECKED JDC
SHEET 1 OF 1





LEGEND

SANITARY SEWER LINE	SS
WATER METER	W
WATER LINE	W
WATER VALVE	
FIRE HYDRANT	
GAS METER	G
GAS LINE	G
GTE PEDESTAL	
GTE LINE	T
POWER POLE	
LIGHT POLE	
UNDERGROUND ELECT. LINE	UE
OVERHEAD ELECT. LINE	E
WOOD FENCE (& FENCE CORNER)	
CHAIN LINK FENCE	
WIRE FENCE	
PROPOSED BUILDING	
KEY NOTE	18
FLOW DIRECTION ARROW	
PARKING SPACE NUMBER	
EXISTING CONTOUR	363

PARKING ANALYSIS

PROPOSED IMPROVEMENTS:
4800 SF WHOLESALE/FABRICATION BLDG.
800 SF WAREHOUSE – MAY, 2006
5600 SF TOTAL

NEW REQUIRED PARKING:
5.....1 SPACE PER 1000 SF WS / FBR BUILDING AREA

NEW PROVIDED PARKING:
14.....STRAIGHT IN PARKING
1.....HANDICAP PARKING
15.....TOTAL

SITE SPECIFIC NOTES

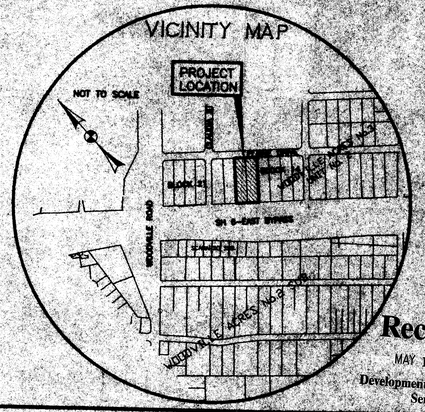
1. CURRENT OWNER OF LOTS 5 & 6, BLOCK 14 OF UNIT NO. 2 OF WOODVILLE ACRES, NO. 3 IS CARRABBA BROTHERS INC., P.O.BOX 683 BRYAN, TEXAS 77806 (979-778-9850) MARK CARRABBA-OWNER
2. CURRENT ZONING IS C – COMMERCIAL
3. CURRENT USE – VACANT.
4. PROPOSED USE & IMPROVEMENTS: WHOLESALE/FABRICATION FACILITY INCLUDING ASSOCIATED PARKING, UTILITIES, & LANDSCAPING.
5. THIS LOT IS NOT WITHIN THE 100-YR FLOODPLAIN ACCORDING TO THE F.I.R.M. FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48041C0131 C EFFECTIVE JULY, 1992.
6. TOTAL ACREAGE IS 1.87 ACRES IN TWO LOTS.
7. STANDARD SIDE BUILDING SETBACK OF 7.5' APPLY TO THE EXTERIOR LOT LINES FOR LOTS 5 & 6.
8. EACH UTILITY CONTRACTOR IS RESPONSIBLE FOR POSITIONING AND TRENCHING OF SERVICE LINES. MARK LINE WITH UTILITY TAPE. UTILITY CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH PAVING CONTRACTOR IN PLACEMENT AND INSTALLATION OF ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION. LINES REQUIRING SLOPE CONTROL ARE TO BE INSTALLED FIRST. ALL OTHER LINES NOT REQUIRING ELEVATION OR SLOPE CONTROL SHALL BE INSTALLED DEEPEST FIRST. EACH UTILITY CONTRACTOR IS RESPONSIBLE FOR KNOWING FINAL DETERMINATION OF INSTALLATION ORDER.
9. ALL LANDSCAPE / PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
10. MATERIALS AND METHODS FOR PAVEMENT MARKINGS SHALL CONFORM TO ITEM 666 OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, WITH THE FOLLOWING EXCEPTIONS: 1.) TYPE II MARKING MATERIALS NEED NOT BE PURCHASED FROM THE DEPARTMENT, AND 2.) GLASS BEADS MAY BE OMITTED. MARKING MATERIAL SHALL BE TYPE II PAINT-TYPE MATERIAL.
11. CONTRACTOR IS TO SEED ALL DISTURBED AREAS LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE TO BE BERMUDA GRASS, OR RYE/BERMUDA MIXTURE.
12. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, CTV, STORM SEWER, OIL PIPELINES) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION, BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED BY KLING ENGINEERING AND SURVEYING FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT POSITIONS. CONTRACTOR TO VERIFY.
13. DEVELOPER / TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM B.T.U.
14. PEAK WATER DEMAND: 3 GPM
AVERAGE WATER DEMAND 1.5 GPM

KEY NOTES

1. EXISTING 8" WATERLINE
2. EXISTING FIRE HYDRANT
3. N/A
4. PROPOSED 1 1/2" COPPER WATER SERVICE
5. PROPOSED 3/4" DOMESTIC WATER SERVICE METER
6. PROPOSED SANITARY SEWER LIFT STATION (PRIVATE)
7. PROPOSED 2" SANITARY SEWER FORCE MAIN (PRIVATE)
8. PROPOSED 4" P.V.C. SANITARY SEWER SERVICE LINE
9. PROPOSED SANITARY SEWER CLEANOUT INSTALLED EVERY 75'-100'
10. EXISTING POWER POLE
11. EXISTING OVERHEAD ELECTRIC TRANSMISSION LINES
12. PROPOSED OVERHEAD ELECTRIC SERVICE LINE
13. PROPOSED UTILITY POLE
14. PROPOSED ELECTRIC METER
15. PROPOSED OVERHEAD GTE SERVICE
16. PROPOSED GUY WIRE
17. PROPOSED POLE MOUNTED TRANSFORMER
18. PROPOSED HOSE BIB
19. PROPOSED CHAIN LINK FENCING
20. PROPOSED CONCRETE CURB
21. STANDARD WHEEL STOP
22. 4" WIDE PARKING STRIPE PAINTED YELLOW (TYP.)
23. POLE MOUNTED HANDICAP PARKING SIGN
24. HANDICAP PARKING SPACE (VAN ACCESSIBLE)
25. PROPOSED ASPHALT PAVEMENT
26. PROPOSED LIMESTONE GRAVEL FIRE LANE
27. PROPOSED LANDSCAPED AREA FOR RESIDENTIAL SCREENING
28. PROPOSED GATE WITH FIRE "KNOX" BOX
29. FIRE ACCESSIBLE ROUTE
30. PROPOSED 32'x15' CONCRETE DUMPSTER PAD W/ 6'-0" TALL WOOD FENCE SCREEN
31. PROPOSED DETENTION POND
32. INSTALL 61 LF-12" RCP @ 1.63% SLOPE MATCH FLOWLINE IN DITCH
33. PROPOSED 3" CONCRETE APRON
34. PAINTED ENTRANCE/EXIT MARKINGS W/ DIRECTIONAL ARROW
35. HANDICAP ACCESSIBLE ROUTE

GENERAL NOTES

1. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF EXISTING UTILITIES, SERVICE LINES, PIPELINES, ETC. WITHIN THE PROJECT AREA, WHETHER SHOWN ON PLANS OR NOT AT LEAST 48 HRS. PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES.
2. ALL ITEMS TO BE REMOVED DURING CLEARING AND GRUBBING – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL. ALL EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY OWNER. ALL ITEMS MUST BE DISPOSED OF OFF SITE.
3. ALL FILL, SUBGRADE, AND BASE MATERIALS SHALL BE COMPACTED TO 95% STD. IN AREAS TO BE PAVED. ALL OTHER AREAS TO 85% STD.
4. CONTRACTOR MUST CONTACT GULF STATES UTILITIES (979-775-2058), EXXON PIPELINE CO. (979-567-5267), GENESIS PIPELINE CO. (800-808-5483) AT LEAST 1 WEEK PRIOR TO CONSTRUCTION.
5. ALL SITE WORK TO BE DONE IN CONFORMANCE WITH THE CITY OF BRYAN STANDARD SPECIFICATIONS FOR WATER & SEWER, STREETS & DRAINAGE.
6. ASSURE POSITIVE DRAINAGE ACROSS ENTIRE SITE AND ALL REGRADED CROSSED AREAS.
7. ALL CONCRETE CURBING TO BE CONSTRUCTED WITH 3500 PSI – 28 DAY STRENGTH PORTLAND CEMENT CONCRETE.
8. PRIOR TO GRADING OPERATIONS, PROVIDE CONTRACTOR IS TO STRIP THE FIRST 6" OF SOIL. CONTRACTOR SHALL STRIP THE ENTIRE SITE AND REMOVE ANY UNSUITABLE MATERIAL PER TxDOT. SPECIFICATION ITEM # 110. SELECT FILL IS TO BE USED IN REPLACING OBJECTIONABLE MATERIAL.
9. TxDOT STD. SPECS ON TO FILE TxDOT ITEM #00 REFERS TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES. THIS DOCUMENT MAY BE OBTAINED THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION.
10. ALL DRAINAGE WILL NEED TO MEET THE REQUIREMENTS OF THE CITY OF BRYAN SIGN DRAINAGE.



KLING ENGINEERING AND SURVEYING
1400 TEXAS AVENUE
SUITE 20
BRYAN, TEXAS 77803
TEL. 979-776-9000
FAX. 979-776-9001

SITE PLAN – MAY, 2006

UNIT NO. 2 OF WOODVILLE ACRES NO. 3
LOTS 5R AND 6R - VOL. 4493, PG. 58
BRYAN, BRAZOS COUNTY, TEXAS

5-1-2006

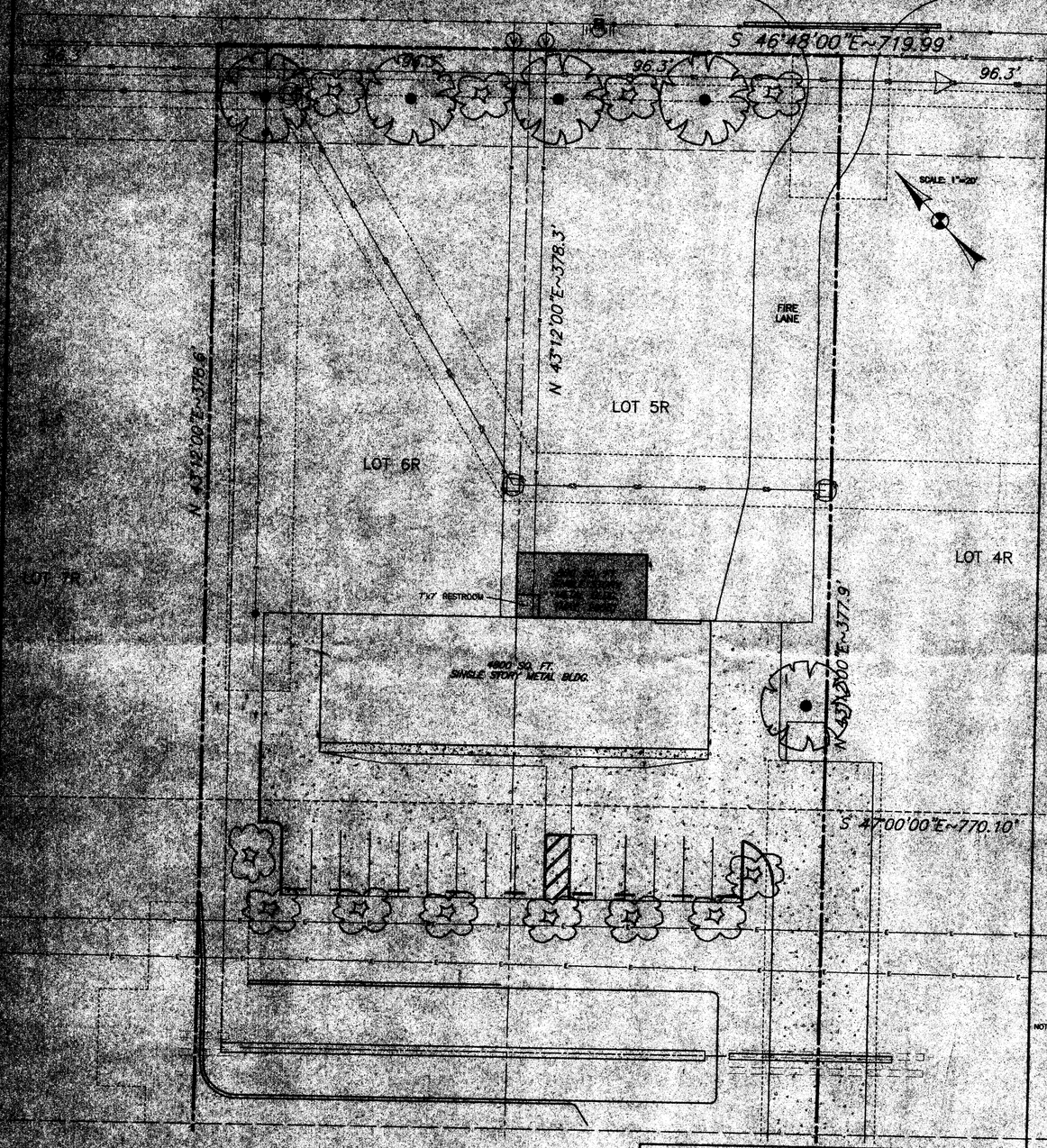
SCALE:	1"=30'
DRAWN BY:	KAP
APPROVED BY:	SWK
DATE:	04/25/06
FILE:	06-025

SHEET C-1 OF 3

Received
MAY 12 2006
Development & Engineering Services

SP06-25

LANDSCAPE PLAN



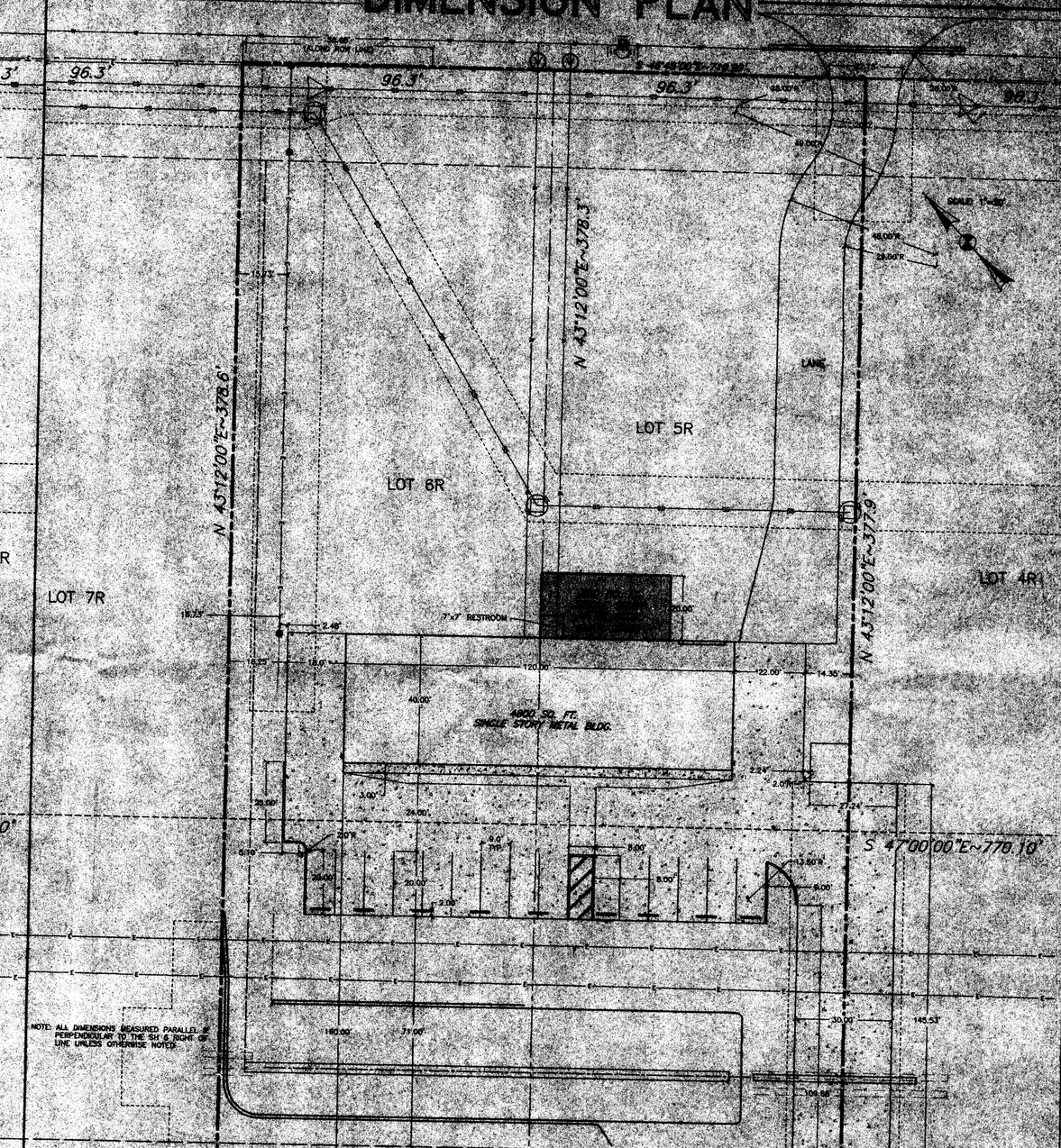
PARKING & PAVT. EXPANSION	= + 19682 sqft
BUILDING EXPANSION	= + 4800 sqft
NET TOTALS	+ 24482 sqft

NEW BUILDING, PARKING & PAVT.	
PARKING SPT @ 400	= 1968 sqft
BIKE RACK @ 200 (MAY, 2006)	= 94 sqft
REQUIRED	
TOTAL	= 2062 sqft
PROVIDED (SEE PLAN PROVIDED HERE AND ON EXCESS OF REQUIRED PARKING REQUIREMENT IS MET.	
CANOPY TREES 1 @ 300 sqft	= 1125 sqft
NON-CANOPY TREES 12 @ 100 sqft	= 1200 sqft
PROVIDED TOTAL	= 2325 sqft

GENERAL NOTES

1. ALL DISTURBED AREAS TO BE SEEDED WITH BURMUDA GRASS EXCEPT WHERE BURMUDA GRASS SOD IS CALLED FOR.
2. CAL. INDICATES CALIPER AT 12" ABOVE THE GROUND. B-&-B= BALLED & BURLAPPED.
3. PLANTING PITS SHALL BE 2' LARGER IN DIAMETER THAN THE SIZE OF THE ROOT BALL. BACKFILL SHALL CONSIST OF 3 PARTS SANDY LOAM TOPSOIL, 1 PART PINE BARK MULCH.
4. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
5. PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS MATURE SIZE. PLANTS AS INDICATED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN HERE AND SHOULD NOT BE EXPECTED TO REACH GRAPHIC CONDITIONS FOR A NUMBER OF YEARS, DEPENDENT ON GROWING CONDITIONS.
6. PLANT MATERIAL WILL BE WATERED BY HOSE BIBS LOCATED AT BUILDING CORNERS.

DIMENSION PLAN



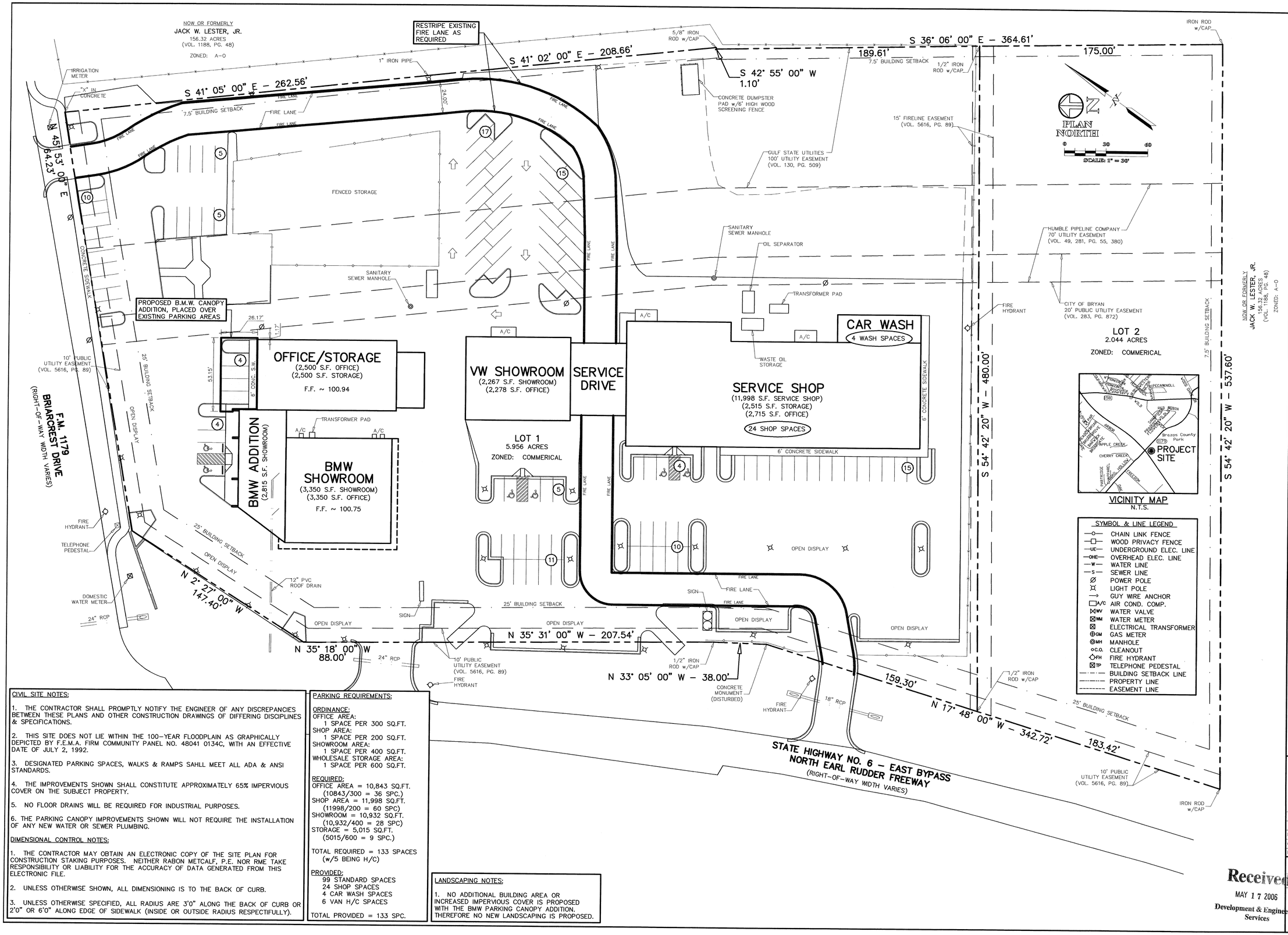
NOTE: ALL DIMENSIONS MEASURED PARALLEL & PERPENDICULAR TO THE SH 6 RIGHT OF WAY UNLESS OTHERWISE NOTED.

UNIT NO. 2 OF WOODWIND TRADERS NO. 3
LOTS 5R AND 6R, VOL. 4, PG. 5
BRAZOS COUNTY, TEXAS

MAY, 2006

SCALE	1"=20'
DRAWN BY	
APPROVED BY	
DATE	
FILE	

C-3



CIVIL SITE NOTES:

1. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND OTHER CONSTRUCTION DRAWINGS OF DIFFERING DISCIPLINES & SPECIFICATIONS.

2. THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICALLY DEPICTED BY F.E.M.A. FIRM COMMUNITY PANEL NO. 48041 0134C, WITH AN EFFECTIVE DATE OF JULY 2, 1992.

3. DESIGNATED PARKING SPACES, WALKS & RAMPS SAHLL MEET ALL ADA & ANSI STANDARDS.

4. THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 65% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.

5. NO FLOOR DRAINS WILL BE REQUIRED FOR INDUSTRIAL PURPOSES.

6. THE PARKING CANOPY IMPROVEMENTS SHOWN WILL NOT REQUIRE THE INSTALLATION OF ANY NEW WATER OR SEWER PLUMBING.

DIMENSIONAL CONTROL NOTES:

1. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THE SITE PLAN FOR CONSTRUCTION STAKING PURPOSES. NEITHER RABON METCALF, P.E. NOR RME TAKE RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF DATA GENERATED FROM THIS ELECTRONIC FILE.

2. UNLESS OTHERWISE SHOWN, ALL DIMENSIONING IS TO THE BACK OF CURB.

3. UNLESS OTHERWISE SPECIFIED, ALL RADIUS ARE 3'0" ALONG THE BACK OF CURB OR 2'0" OR 6'0" ALONG EDGE OF SIDEWALK (INSIDE OR OUTSIDE RADIUS RESPECTIFULLY).

PARKING REQUIREMENTS:

ORDINANCE:
OFFICE AREA:
1 SPACE PER 300 SQ.FT.
SHOP AREA:
1 SPACE PER 200 SQ.FT.
SHOWROOM AREA:
1 SPACE PER 400 SQ.FT.
WHOLESALE STORAGE AREA:
1 SPACE PER 600 SQ.FT.

REQUIRED:
OFFICE AREA = 10,843 SQ.FT.
(10843/300 = 36 SPC.)
SHOP AREA = 11,998 SQ.FT.
(11998/200 = 60 SPC)
SHOWROOM = 10,932 SQ.FT.
(10,932/400 = 28 SPC)
STORAGE = 5,015 SQ.FT.
(5015/600 = 9 SPC.)

TOTAL REQUIRED = 133 SPACES
(w/5 BEING H/C)

PROVIDED:
99 STANDARD SPACES
24 SHOP SPACES
4 CAR WASH SPACES
6 VAN H/C SPACES

TOTAL PROVIDED = 133 SPC.

LANDSCAPING NOTES:

1. NO ADDITIONAL BUILDING AREA OR INCREASED IMPERVIOUS COVER IS PROPOSED WITH THE BMW PARKING CANOPY ADDITION. THEREFORE NO NEW LANDSCAPING IS PROPOSED.

RABON METCALF ENGINEERING
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: rmengineer@juno.com

OFFICE - (979) 690-0329
FAX - (979) 690-0329
CELL - (979) 219-4174

GENERAL CONTRACTOR
MADISON CONSTRUCTION CORP.
1640 BRIARCREST DR., Suite 125
BRYAN, TX 77802

OFF: (979) 268-5520
FAX: (979) 268-6022

SUBSTANTIALLY COMPLETE ISSUED FOR CONSTRUCTION 5/17/06

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.

STATE OF TEXAS
RABON A. METCALF
LICENSED PROFESSIONAL ENGINEER
5/17/06

CIVIL SITE PLAN
BMW PARKING CANOPY ADDITION
FOR
GARLYN SHELTON – BRYAN IMPORTS
3100 BRIARCREST DRIVE
BRYAN, TEXAS

LOT 1 & 2, BLOCK 1
GARLYN SHELTON IMPORTS
BRYAN, BRAZOS COUNTY, TEXAS

CLIENT INFORMATION
GARLYN SHELTON-BRYAN IMPORTS
c/o ED WHITTLE, GM
3100 BRIARCREST DRIVE
BRYAN, TX 77802
OFF: (979) 776-7600
FAX: (979) 776-8203

FILENAME: 0284SP1A	SCALE: 1"=30'
ISSUED DATE: OCTOBER 7, 2004	
DRAWN BY: R.A.M.	
CHECKED BY: R.A.M.	
FIELD BOOK: 4	PAGES: 14–22

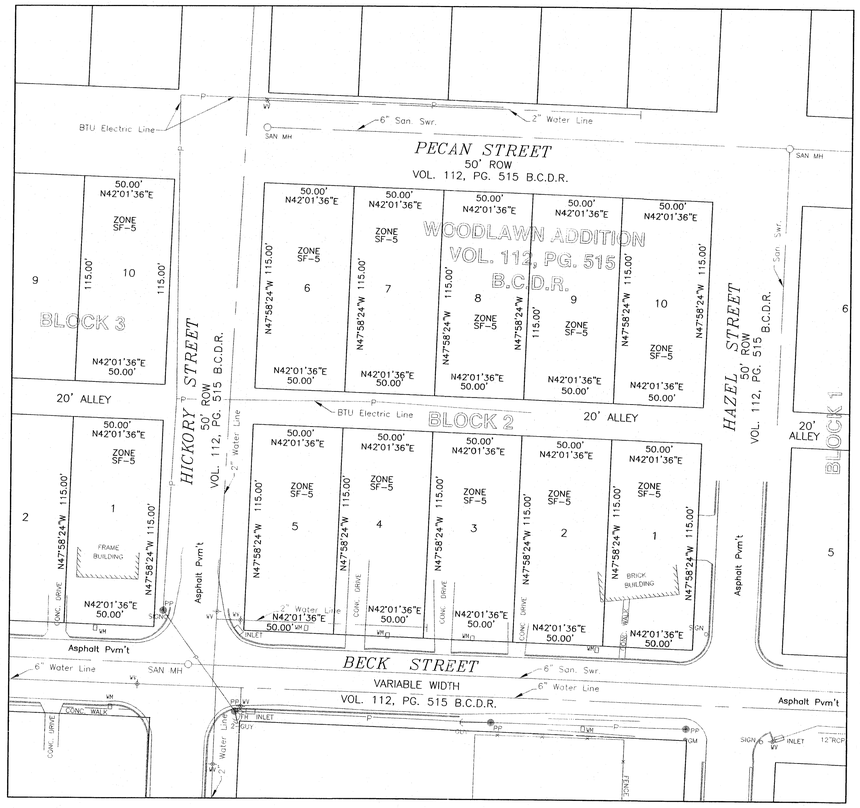
RABON METCALF ENGINEERING
CLIENT NO. 167 – PROJECT NO. 0216

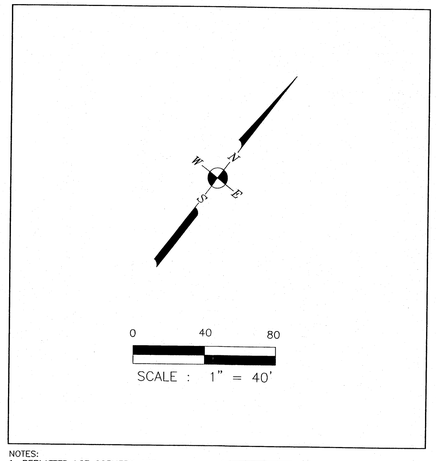
C1.1
SHEET NO. 1 OF 1

Received
MAY 17 2006
Development & Engineering Services

SP06-27

ORIGINAL PLAT



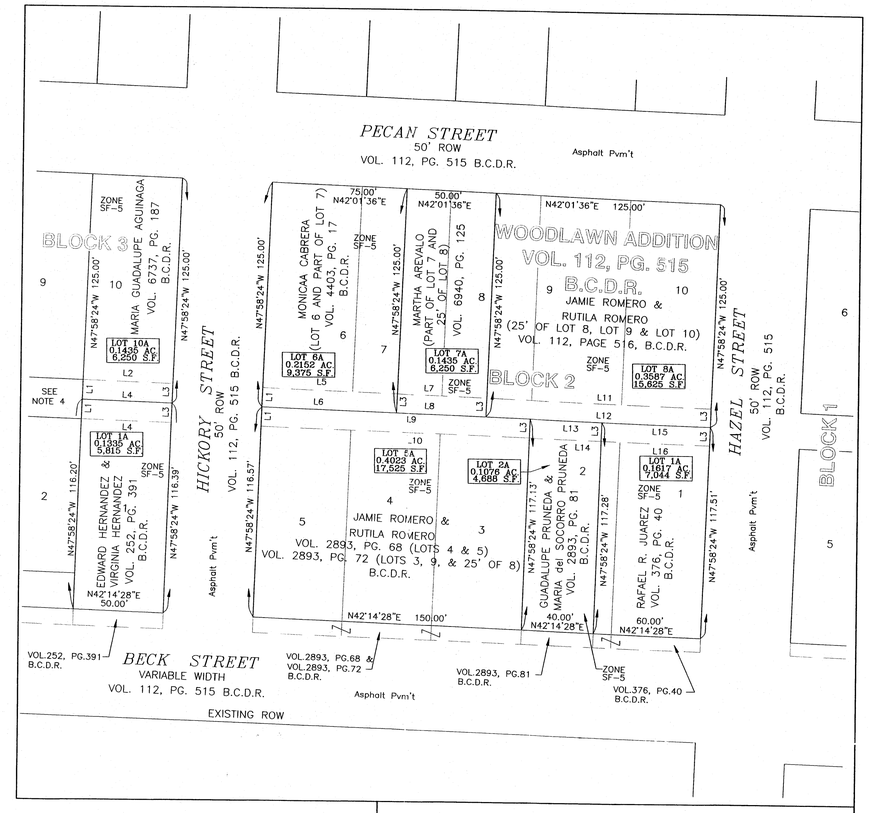


NOTES:
1. REPLATTED LOT CORNERS ARE MARKED WITH 3/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LANDTECH CONSULTANTS" UNLESS OTHERWISE NOTED.
2. BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT.
3. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0141C, DATED JULY 2, 1992. ZONE "X" IS DEFINED, IN THIS CASE, AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR AS WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THIS SURVEYOR.
4. THE REMAINDER OF THE ALLEY IN BLOCK 3 IS NOT BEING CLOSED AT THIS TIME.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N47°58'24"W	10.00'
L2	N42°01'36"E	50.00'
L3	S47°58'24"E	10.00'
L4	N42°01'36"E	50.00'
L5	N42°01'36"E	75.00'
L6	S42°01'36"W	75.00'
L7	N42°01'36"E	50.00'
L8	N42°01'36"W	50.00'
L9	N42°01'36"E	150.00'
L10	S42°01'36"W	150.00'
L11	N42°01'36"E	125.00'
L12	N42°01'36"W	125.00'
L13	N42°01'36"E	40.00'
L14	S42°01'36"W	40.00'
L15	N42°01'36"E	60.00'
L16	N42°01'36"W	60.00'

REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (We), _____, Owner(s) of the land shown on this plat, designated herein as Lots 1-10, Block 2 and Lots 1 and 10, Block 3, Woodlawn Addition, City of Bryan, Brazos County, Texas, in 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.

Maria Guadalupe Aguinaga — Jamie Romero — Martha Arevalo

Edward Hernandez — Rutila Romero — Monica Cabrera

Virgina Hernandez — Guadalupe Pruneda

Rafael R. Juarez — Maria del Socorro Pruneda

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 purpose and consideration therein stated.

Given under my hand and seal this _____ day of _____, 2006.

Notary Public In and For Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned City Engineer of the City of Bryan, Texas, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan, Texas and was approved on the _____ day of _____, 2006.

City Engineer

APPROVAL OF THE CITY PLANNER

I, the undersigned City Planner and/or designated secretary of the City of Bryan, Texas, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan, Texas and was approved on the _____ day of _____, 2006.

City Planner, Bryan, Texas

CERTIFICATION BY 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 arthentication 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

APPROVAL OF THE PLANNING AND ZONING CHAIRMAN

I, _____, Chairman of the City 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 City Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 2006. by said Commission.

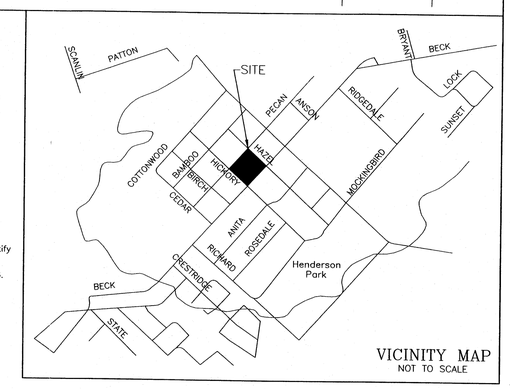
Chairman, City Planning and Zoning Commission

CERTIFICATION OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Douglas W. Turner, a Registerd Professional Land Surveyor of the State of Texas do hereby certify that this plat was prepared from an actual survey of the property and monuments were placed under my supervision, and that the metes and bounds describing the lots will describe a closed geometric form.

Douglas W. Turner, R.P.L.S.



VICINITY MAP
NOT TO SCALE

Received
MAY 11 2006
Development & Engineering Services

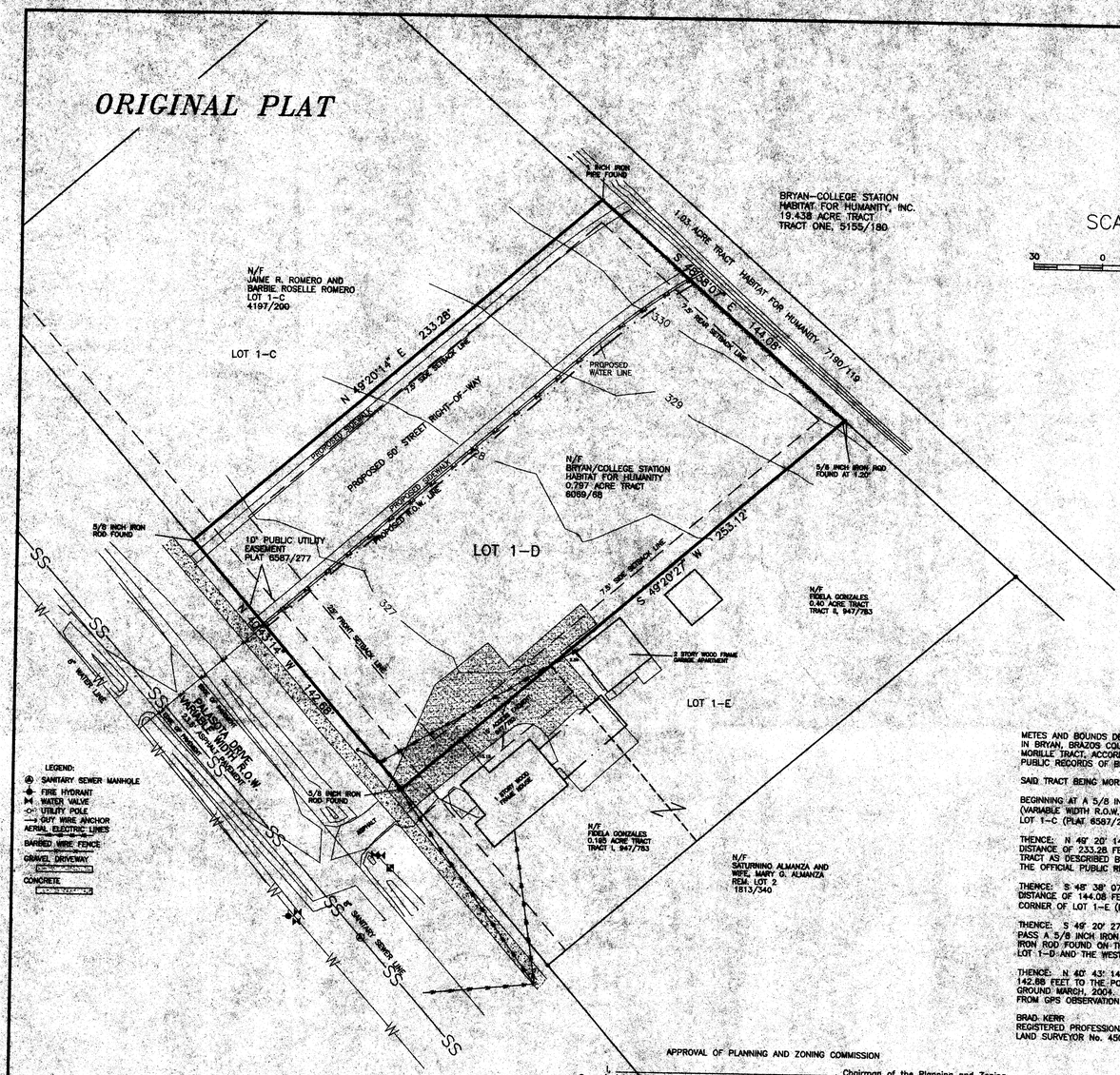
REPLAT OF LOTS 1-10, BLOCK 2 AND LOTS 1 & 10, BLOCK 3 OF WOODLAWN ADDITION, VOLUME 112, PAGE 515 BRAZOS COUNTY DEED RECORDS

LANDTECH CONSULTANTS, INC.
Civil Engineering * Land Surveying
2627 North Loop West
Suite 224
Houston, Texas 77008
Tel. (713) 861-7068 Fax (713) 861-4131

DATE: June 24, 2006
SCALE: 1" = 40'
DRAWING No.:
JOB No.: 0410168
SHEET No. : 1 OF 1

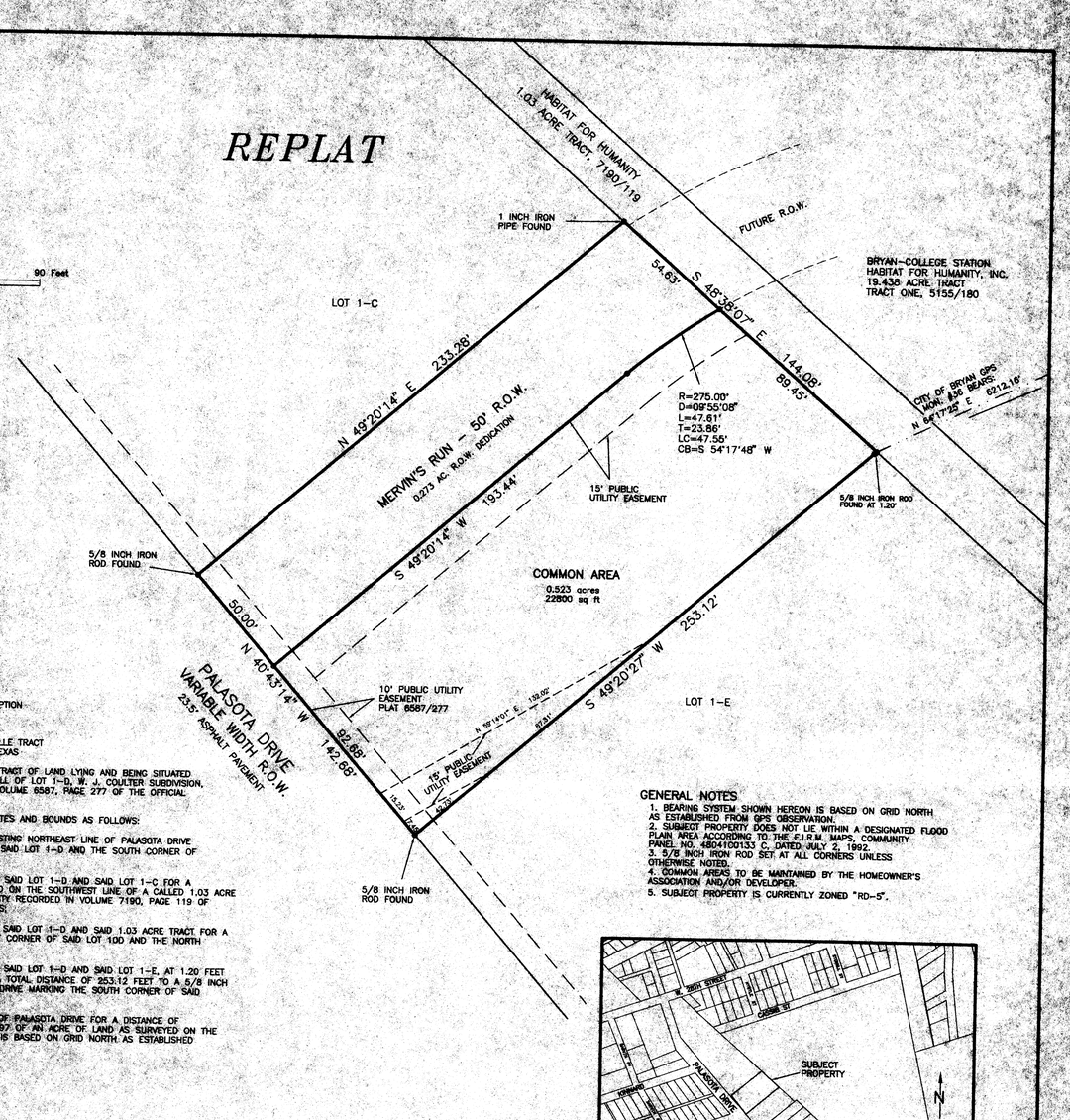
AC06-01 #3

ORIGINAL PLAT



LEGEND:
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- BARBED WIRE FENCE
- GRAVEL DRIVEWAY
- CONCRETE

REPLAT



METES AND BOUNDS DESCRIPTION
OF A
0.797 ACRE TRACT
LOT 1-D
W. J. COULTER SUBDIVISION, MORILLE TRACT
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1-D, W. J. COULTER SUBDIVISION, MORILLE TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 6587, PAGE 277 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE EXISTING NORTHEAST LINE OF PALASOTA DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1-D AND THE SOUTH CORNER OF LOT 1-C (PLAT 6587/277);

THENCE: N 49° 20' 14" E ALONG THE COMMON LINE OF SAID LOT 1-D AND SAID LOT 1-C FOR A DISTANCE OF 233.28 FEET TO A 1 INCH IRON PIPE FOUND ON THE SOUTHWEST LINE OF A CALLED 1.03 ACRE TRACT AS DESCRIBED BY A DEED TO HABITAT FOR HUMANITY RECORDED IN VOLUME 7190, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 38' 07" E ALONG THE COMMON LINE OF SAID LOT 1-D AND SAID 1.03 ACRE TRACT FOR A DISTANCE OF 144.08 FEET TO A POINT MARKING THE EAST CORNER OF SAID LOT 1DD AND THE NORTH CORNER OF LOT 1-E (PLAT 6587/277);

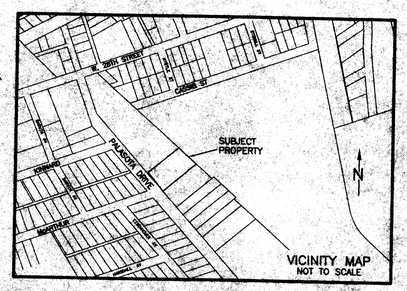
THENCE: S 49° 20' 27" W ALONG THE COMMON LINE OF SAID LOT 1-D AND SAID LOT 1-E, AT 1.20 FEET PASS A 5/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 253.12 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PALASOTA DRIVE MARKING THE SOUTH CORNER OF SAID LOT 1-D AND THE WEST CORNER OF SAID LOT 1-E;

THENCE: N 40° 43' 14" W ALONG THE NORTHEAST LINE OF PALASOTA DRIVE FOR A DISTANCE OF 142.88 FEET TO THE POINT OF BEGINNING CONTAINING 0.797 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND MARCH, 2004. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804160133 C, DATED JULY 2, 1992.
3. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR DEVELOPER.
5. SUBJECT PROPERTY IS CURRENTLY ZONED "RD-5".



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1-DR, W. J. COULTER'S SUBDIVISION, MORILLE TRACT the City of Bryan, Texas, and whose name(s) is/are 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.

_____
_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal on this _____ day of _____, 2006.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

_____
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

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

_____
Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

_____
Planning Administrator, City of Bryan

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.

_____
City Engineer, City of Bryan

CERTIFICATE OF 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 authentification was filed for record in my office on the _____ day of _____, 2006, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

RIGHT-OF-WAY DEDICATION

METES AND BOUNDS DESCRIPTION
OF A
0.273 ACRE TRACT
PORTION OF LOT 1-D
W. J. COULTER SUBDIVISION, MORILLE TRACT
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 1-D, W. J. COULTER SUBDIVISION, MORILLE TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 6587, PAGE 277 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PALASOTA DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1-D AND THE SOUTH CORNER OF LOT 1-C;

THENCE: N 49° 20' 14" E ALONG THE COMMON LINE OF SAID LOT 1-D AND LOT 1-C FOR A DISTANCE OF 233.28 FEET TO A 1 INCH IRON PIPE FOUND ON THE SOUTHWEST LINE OF A CALLED 1.03 ACRE TRACT AS DESCRIBED BY A DEED TO HABITAT FOR HUMANITY RECORDED IN VOLUME 7190, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48°00' 38" 07" E ALONG THE COMMON LINE OF SAID LOT 1-D AND SAID 1.03 ACRE TRACT FOR A DISTANCE OF 54.63 FEET TO A POINT ON SAID LINE MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 275.00 FEET;

THENCE: THROUGH SAID LOT 1-D AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 55' 08" FOR AN ARC DISTANCE OF 47.61' FEET (CHORD BEARS: S 54° 17' 48" W - 47.55 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 49° 20' 14" W CONTINUING THROUGH SAID LOT 1-D FOR A DISTANCE OF 193.44 FEET TO A POINT ON THE NORTHEAST LINE OF PALASOTA DRIVE, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 1-D BEARS: S 40° 43' 14" E FOR A DISTANCE OF 92.68 FEET;

THENCE: N 40° 34' 14" W ALONG THE NORTHEAST LINE OF PALASOTA DRIVE FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.273 OF AN ACRE LAND. BEARING ORIENTATION SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

REPLAT
OF
LOT 1-D
W. J. COULTER SUBDIVISION
MORILLE TRACT
VOLUME 6587, PAGE 277
0.797 ACRES, STEPHEN F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

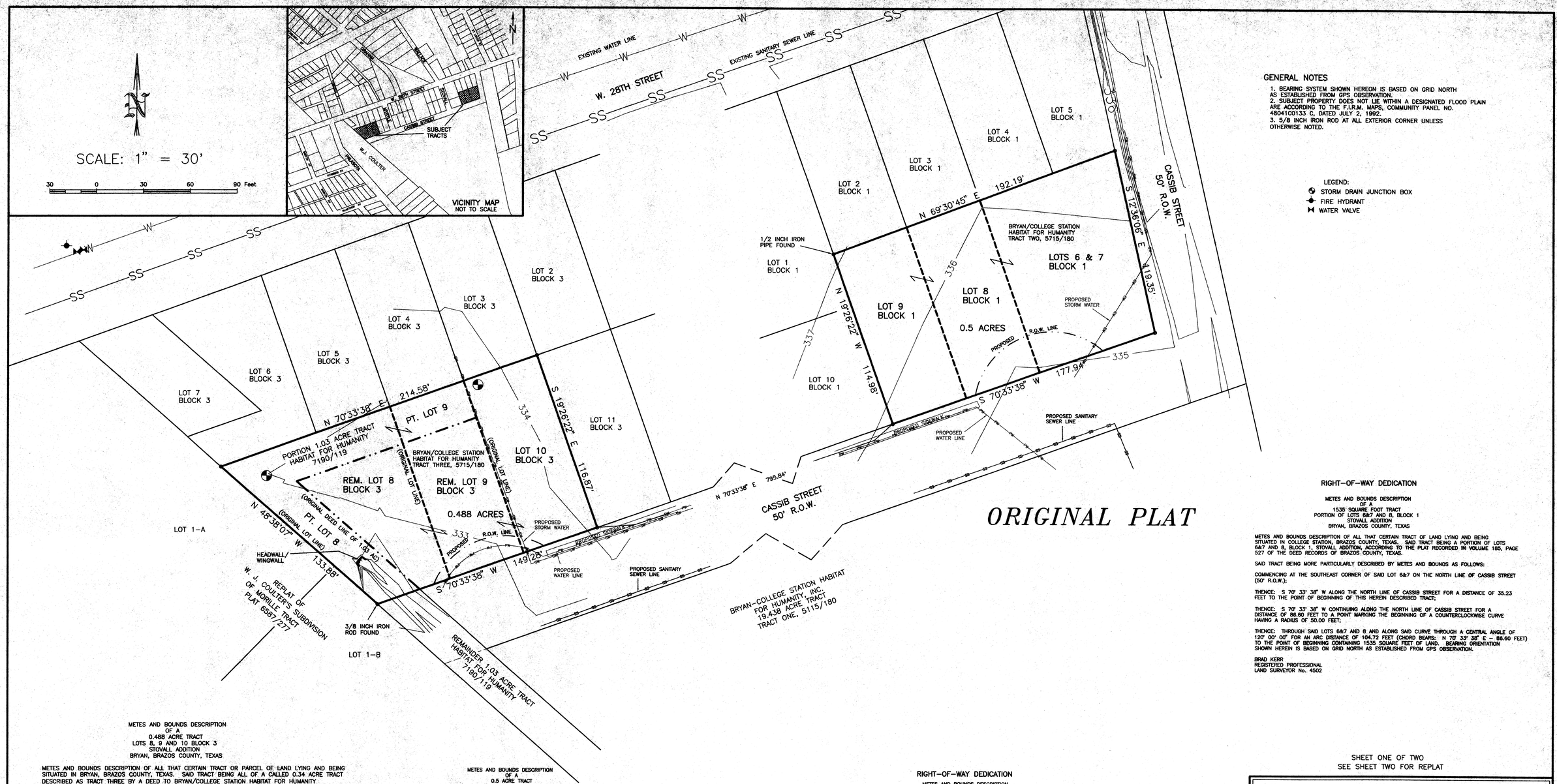
SCALE: 1 INCH = 30 FEET
SURVEY DATE: 03-22-04
PLAT DATE: 05-02-06
REVISED: 05-12-06
JOB NUMBER: 06-190
CAD NAME: 06-190R2
CR5 FILE: 04-0151

Received
MAY 16 2006
Development & Engineering Services

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE: (979) 268-3195

PREPARED FOR:
HABITAT FOR HUMANITY
119 LAKE STREET
BRYAN, TEXAS 77801
PHONE (979) 823-7200

RP06-09 #2



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ARE ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, DATED JULY 2, 1992.
3. 5/8 INCH IRON ROD AT ALL EXTERIOR CORNER UNLESS OTHERWISE NOTED.

LEGEND:
- STORM DRAIN JUNCTION BOX
- FIRE HYDRANT
- WATER VALVE

METES AND BOUNDS DESCRIPTION OF A 0.488 ACRE TRACT LOTS 8, 9 AND 10 BLOCK 3 STOVALL ADDITION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 0.34 ACRE TRACT DESCRIBED AS TRACT THREE BY A DEED TO BRYAN/COLLEGE STATION HABITAT FOR HUMANITY RECORDED IN VOLUME 5715, PAGE 180 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 1.03 ACRE TRACT AS DESCRIBED BY A DEED TO HABITAT FOR HUMANITY RECORDED IN VOLUME 7190, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID 0.34 ACRE TRACT AND SAID PORTION OF 1.03 ACRE TRACT COMPRISING ALL OF LOTS 8, 9 AND 10, BLOCK 3, STOVALL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 185, PAGE 527 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF CASSIB STREET (50' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID LOT10;

THENCE: S 70° 33' 38" W ALONG THE NORTH LINE OF CASSIB STREET FOR A DISTANCE OF 149.28 FEET TO A 3/8 INCH IRON ROD FOUND IN CONCRETE ON THE NORTHEAST LINE OF LOT 1-B, REPLAT OF W. J. COULTER'S SUBDIVISION OF MORILLE TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 6587, PAGE 277 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 8;

THENCE: N 48° 38' 07" W ALONG THE COMMON LINE OF SAID 1.03 ACRE TRACT AND SAID W. J. COULTER'S SUBDIVISION, SAME BEING THE ORIGINAL SOUTHWEST LINE OF SAID LOT 8, FOR A DISTANCE OF 133.88 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 1.03 ACRE TRACT, SAME BEING THE ORIGINAL NORTHWEST CORNER OF SAID LOT 8;

THENCE: N 70° 33' 38" E ALONG THE COMMON LINE OF SAID LOTS 8, 9 AND 10 AND LOTS 4, 5 AND 6, BLOCK 3, FOR A DISTANCE OF 214.58 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 10 AND LOTS 2, 3 AND 11, BLOCK 3;

THENCE: S 19° 26' 22" E ALONG THE COMMON LINE OF SAID LOTS 10 AND 11 FOR A DISTANCE OF 116.87 FEET TO THE POINT OF BEGINNING CONTAINING 0.488 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 4502

METES AND BOUNDS DESCRIPTION OF A 0.5 ACRE TRACT LOTS 6, 7, 8 AND 9, BLOCK 1 STOVALL ADDITION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 6, 7, 8 AND 9, BLOCK 1, STOVALL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 185, PAGE 527 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF CASSIB STREET (50' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID LOTS 6 AND 7;

THENCE: S 70° 33' 38" W ALONG THE NORTH LINE OF CASSIB STREET FOR A DISTANCE OF 177.94 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 9 AND THE SOUTHEAST CORNER OF LOT 10, BLOCK 1;

THENCE: N 19° 26' 22" W ALONG THE COMMON LINE OF SAID LOT 9 AND LOT 10 FOR A DISTANCE OF 114.98 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE EAST LINE OF LOT 1, BLOCK 1, MARKING THE NORTHWEST CORNER OF SAID LOT 9 AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 1;

THENCE: N 69° 30' 45" E ALONG THE COMMON LINE OF SAID LOT 9 AND LOT 2, AT 99.88 FEET PASS A 3/4 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 8, CONTINUE ON FOR A TOTAL DISTANCE OF 192.19 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOTS 6 AND 7 AND THE SOUTHEAST CORNER OF LOT 5, BLOCK 1;

THENCE: S 12° 36' 06" E ALONG THE EAST LINE OF SAID LOTS 6 AND 7 FOR A DISTANCE OF 119.35 FEET TO THE POINT OF BEGINNING CONTAINING 0.5 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 4502

RIGHT-OF-WAY DEDICATION

METES AND BOUNDS DESCRIPTION OF A 884 SQUARE FOOT TRACT PORTION OF LOTS 8, 9 AND 10, BLOCK 3 STOVALL ADDITION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOTS 8, 9 AND 10, BLOCK 3, STOVALL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 185, PAGE 527 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SAID LOT 10 AND LOT 11, BLOCK 3, ON THE NORTH LINE OF CASSIB STREET (50' R.O.W.);

THENCE: S 70° 33' 38" W ALONG THE NORTH LINE OF CASSIB STREET FOR A DISTANCE OF 36.02 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 70° 33' 38" W CONTINUING ALONG THE NORTH LINE OF CASSIB STREET FOR A DISTANCE OF 75.10 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: THROUGH SAID LOTS 8, 9 AND 10 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 20' 50" FOR AN ARC DISTANCE OF 84.95 FEET (CHORD BEARS: N 70° 33' 38" E – 75.10 FEET) TO THE POINT OF BEGINNING CONTAINING 884 SQUARE FEET OF LAND. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

RIGHT-OF-WAY DEDICATION

METES AND BOUNDS DESCRIPTION OF A 1535 SQUARE FOOT TRACT PORTION OF LOTS 6&7 AND 8, BLOCK 1 STOVALL ADDITION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOTS 6&7 AND 8, BLOCK 1, STOVALL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 185, PAGE 527 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6&7 ON THE NORTH LINE OF CASSIB STREET (50' R.O.W.);

THENCE: S 70° 33' 38" W ALONG THE NORTH LINE OF CASSIB STREET FOR A DISTANCE OF 35.23 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 70° 33' 38" W CONTINUING ALONG THE NORTH LINE OF CASSIB STREET FOR A DISTANCE OF 86.60 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: THROUGH SAID LOTS 6&7 AND 8 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 120° 00' 00" FOR AN ARC DISTANCE OF 104.72 FEET (CHORD BEARS: N 70° 33' 38" E – 86.60 FEET) TO THE POINT OF BEGINNING CONTAINING 1535 SQUARE FEET OF LAND. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

SHEET ONE OF TWO
SEE SHEET TWO FOR REPLAT

REPLAT

OF

LOTS 6&7, 8 AND 9, BLOCK 1
AND
LOTS 8, 9 AND 10, BLOCK 3
STOVALL ADDITION

VOLUME 185, PAGE 527

(INCLUDES A PORTION OF A 1.03 ACRE TRACT)

STEPHEN F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

KSC

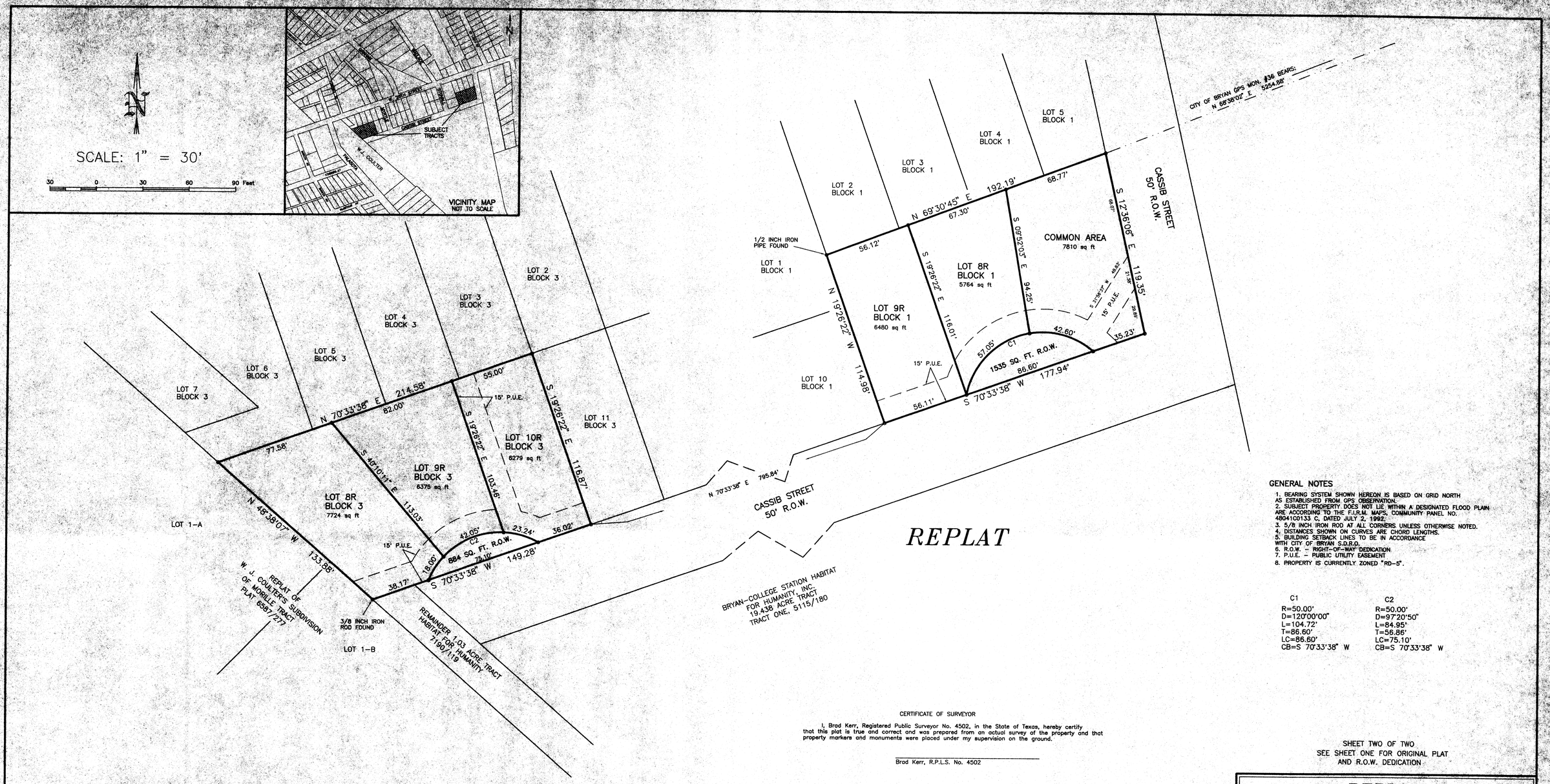
SCALE: 1 INCH = 30 FEET
SURVEY DATE: MAY, 2005
PLAT DATE: 05-02-06
REVISED: 05-12-06
JOB NUMBER: 06-190
CAD NAME: 06-190R1
CR5 FILE: 04-0151 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR:
HABITAT FOR HUMANITY
119 LAKE STREET
BRYAN, TEXAS 77801
PHONE (979) 823-7200

Received
MAY 16 2006
Development & Engineering Services

RP06-10 #2



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ARE ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, DATED JULY 2, 1992.
3. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN S.D.R.O.
6. R.O.W. – RIGHT-OF-WAY DEDICATION
7. P.U.E. – PUBLIC UTILITY EASEMENT
8. PROPERTY IS CURRENTLY ZONED "RD-5".

C1	C2
R=50.00'	R=50.00'
D=120°00'00"	D=97°20'50"
L=104.72'	L=84.95'
T=86.60'	T=56.86'
LC=86.60'	LC=75.10'
CB=S 70°33'38" W	CB=S 70°33'38" W

SHEET TWO OF TWO
SEE SHEET ONE FOR ORIGINAL PLAT AND R.O.W. DEDICATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 8R, 9R and Reserved Common Area, Block 1, and Lot 8R, Lot 9R and Lot 10R, Block 3, Stovall Addition to the City of Bryan, Texas, and whose name(s) is/are 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.

_____
_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal on this _____ day of _____, 2006.

_____
Notary Public, Brazos County, Texas

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

_____
Planning Administrator, City of Bryan

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.

_____
City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

_____
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

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

_____
Chairman

CERTIFICATE OF 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 authentification was filed for record in my office on the _____ day of _____, 2006, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

REPLAT

OF

LOTS 6&7, 8 AND 9, BLOCK 1
AND
LOTS 8, 9 AND 10, BLOCK 3
STOVALL ADDITION

VOLUME 185, PAGE 527
(INCLUDES A PORTION OF A 1.03 ACRE TRACT)
STEPHEN F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

KSC

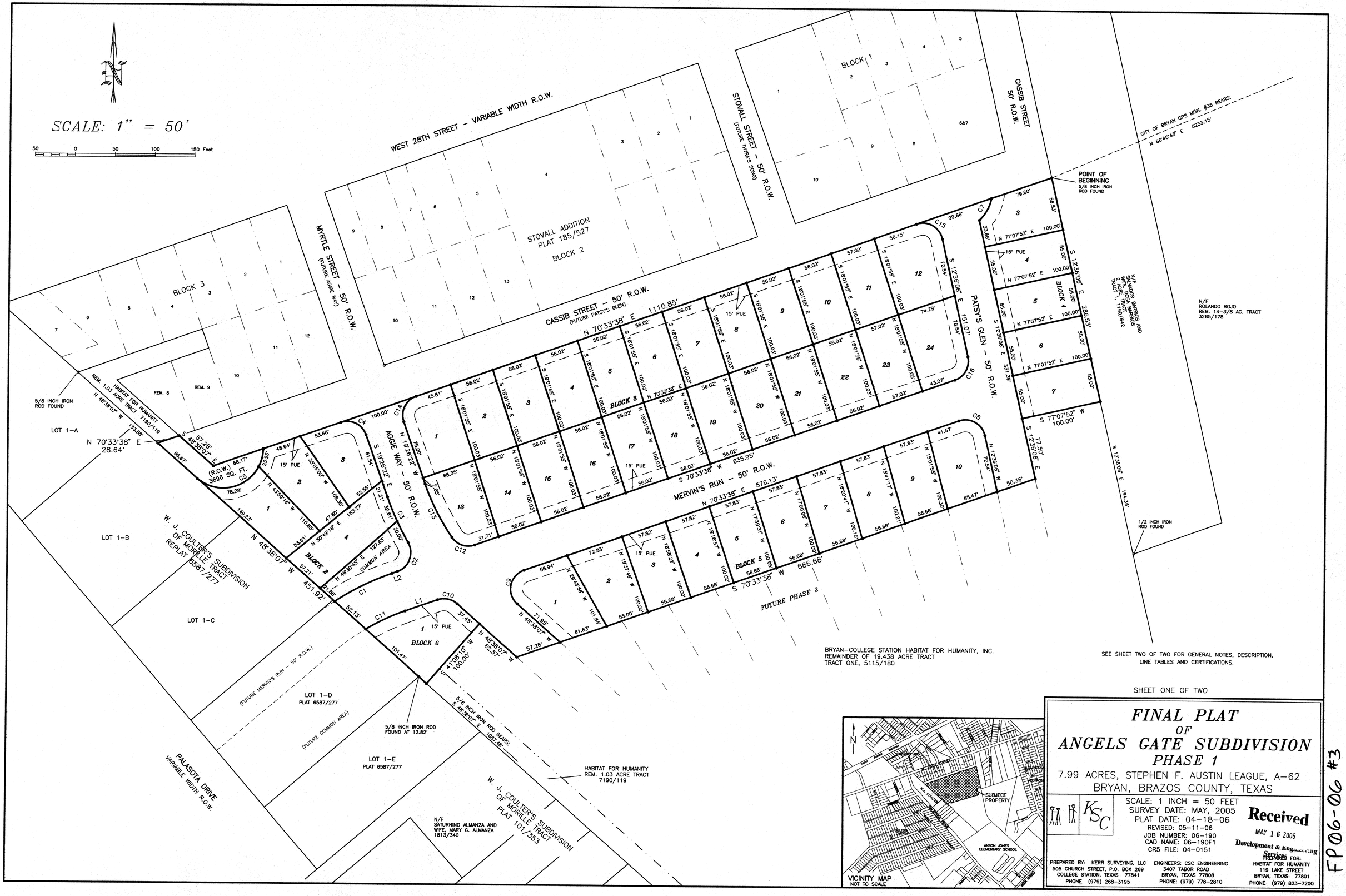
SCALE: 1 INCH = 30 FEET
SURVEY DATE: MAY, 2005
PLAT DATE: 05-02-06
REVISED: 05-12-06
JOB NUMBER: 06-190
CAD NAME: 06-190R1
CRS FILE: '04-0151' (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR:
HABITAT FOR HUMANITY
119 LAKE STREET
BRYAN, TEXAS 77801
PHONE (979) 823-7200

Received
MAY 16 2006
Development & Engineering Services

2006-10 #2



FINAL PLAT OF ANGELS GATE SUBDIVISION PHASE 1

7.99 ACRES, STEPHEN F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 50 FEET
SURVEY DATE: MAY, 2005
PLAT DATE: 04-18-06
REVISED: 05-11-06
JOB NUMBER: 06-190
CAD NAME: 06-190F1
CR5 FILE: 04-0151

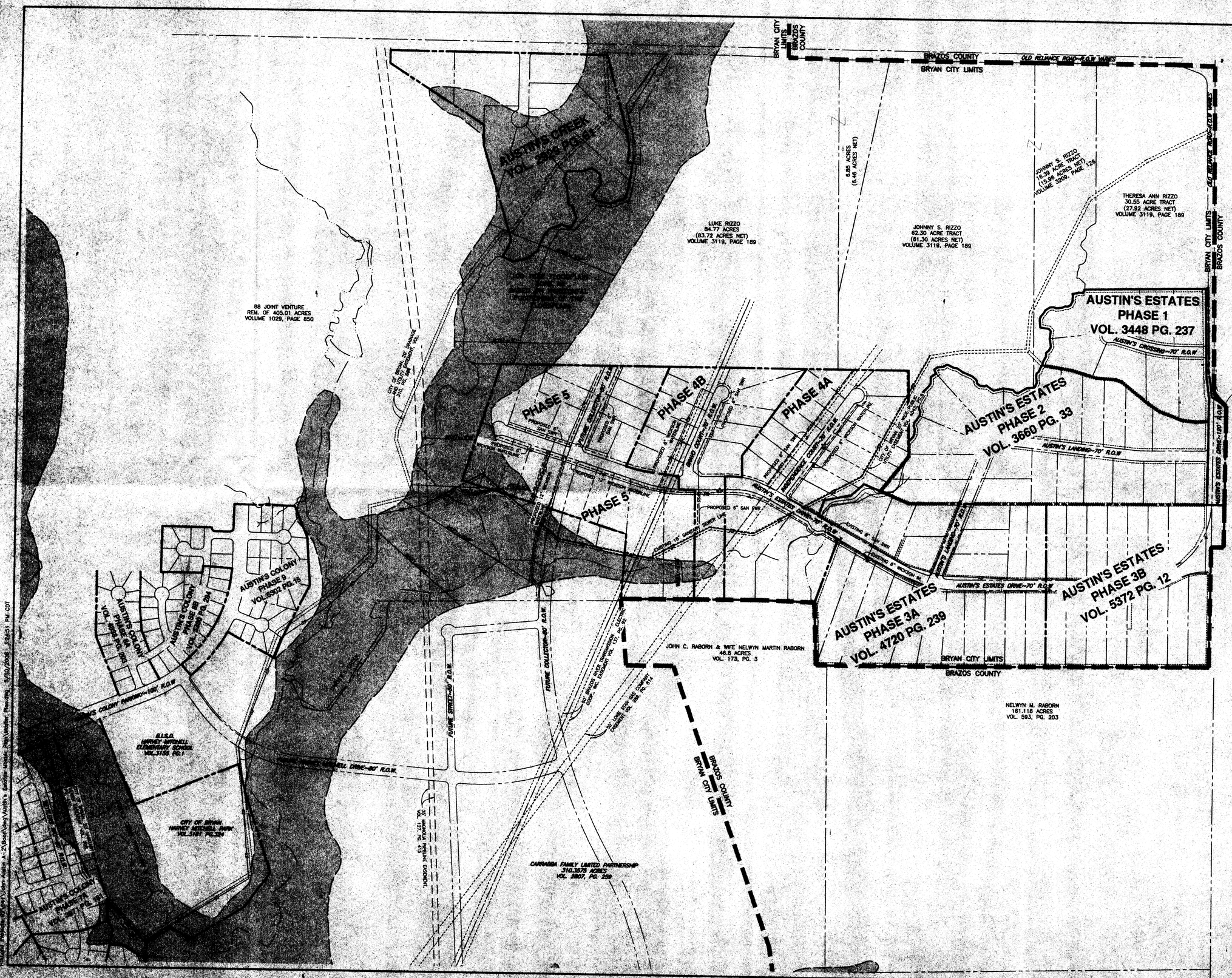
Received
MAY 16 2006
Development & Engineering Services

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

ENGINEERS: CSC ENGINEERING
3407 TABOR ROAD
BRYAN, TEXAS 77808
PHONE: (979) 778-2810

PREPARED FOR:
HABITAT FOR HUMANITY
119 LAKE STREET
BRYAN, TEXAS 77801
PHONE (979) 823-7200

FP06-06 #3



NOTES:

1. BASIS OF BEARINGS SHOWN HEREON IS THE PLAT CALL BEARINGS OF AUSTIN'S ESTATES SUBDIVISION–PHASE TWO ACCORDING TO THE PLAT RECORDED IN VOLUME 3660, PAGE 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. A PORTION OF THIS TRACT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY NO. 480082; PANEL NO. 0134C; EFFECTIVE DATE JULY 2, 1992.

3. WATER SERVICE FOR AUSTIN'S ESTATES WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.

4. SANITARY SEWER SERVICE WILL BE PROVIDE BY CITY OF BRYAN.

5. EXISTING AND PROPOSED PHASE ACREAGES:
   PHASE 1: 8 RESIDENTIAL LOTS IN 17.50 ACRES
   PHASE 2: 20 RESIDENTIAL LOTS IN 38.15 ACRES
   PHASE 3A: 19 RESIDENTIAL LOTS IN 40.59 ACRES
   PHASE 3B: 15 RESIDENTIAL LOTS IN 29.70 ACRES
   PHASE 4A: 19 RESIDENTIAL LOTS IN 31.02 ACRES
   PHASE 4B: 12 RESIDENTIAL LOTS IN 18.52 ACRES
   PHASE 5: 21 RESIDENTIAL LOTS IN 34.60 ACRES

Received
MAY 1 0 2006
Development Engineering Services

MASTER PLAN (NOT FOR RECORD) OF AUSTIN'S ESTATES PHASES 1 - 5

282.9 ACRES

JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
88 JOINT VENTURE – MARK CARRABBA
4104 HWY 21 EAST
BRYAN, TEXAS 77802
(936) 778-8850

SHEET 1 OF 1
SCALE: 1"=300' APRIL, 2006

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. • P.O. BOX 4234 • BRYAN, TEXAS 77805/979-823-9019

W# 05-0090

NOTES:

1. BASIS OF BEARINGS SHOWN HEREON IS THE PLAT CALL BEARINGS OF AUSTIN'S ESTATES SUBDIVISION-PHASE TWO ACCORDING TO THE PLAT RECORDED IN VOLUME 3660, PAGE 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. THIS 49.60 ACRE TRACT IS PART OF THE 88 JOINT VENTURE 405.01 AC. TRACT AS RECORDED IN VOL. 1029, PG. 850 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.

3. A PORTION OF THIS TRACT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY NO. 480082; PANEL NO. 0134C; EFFECTIVE DATE JULY 2, 1992.

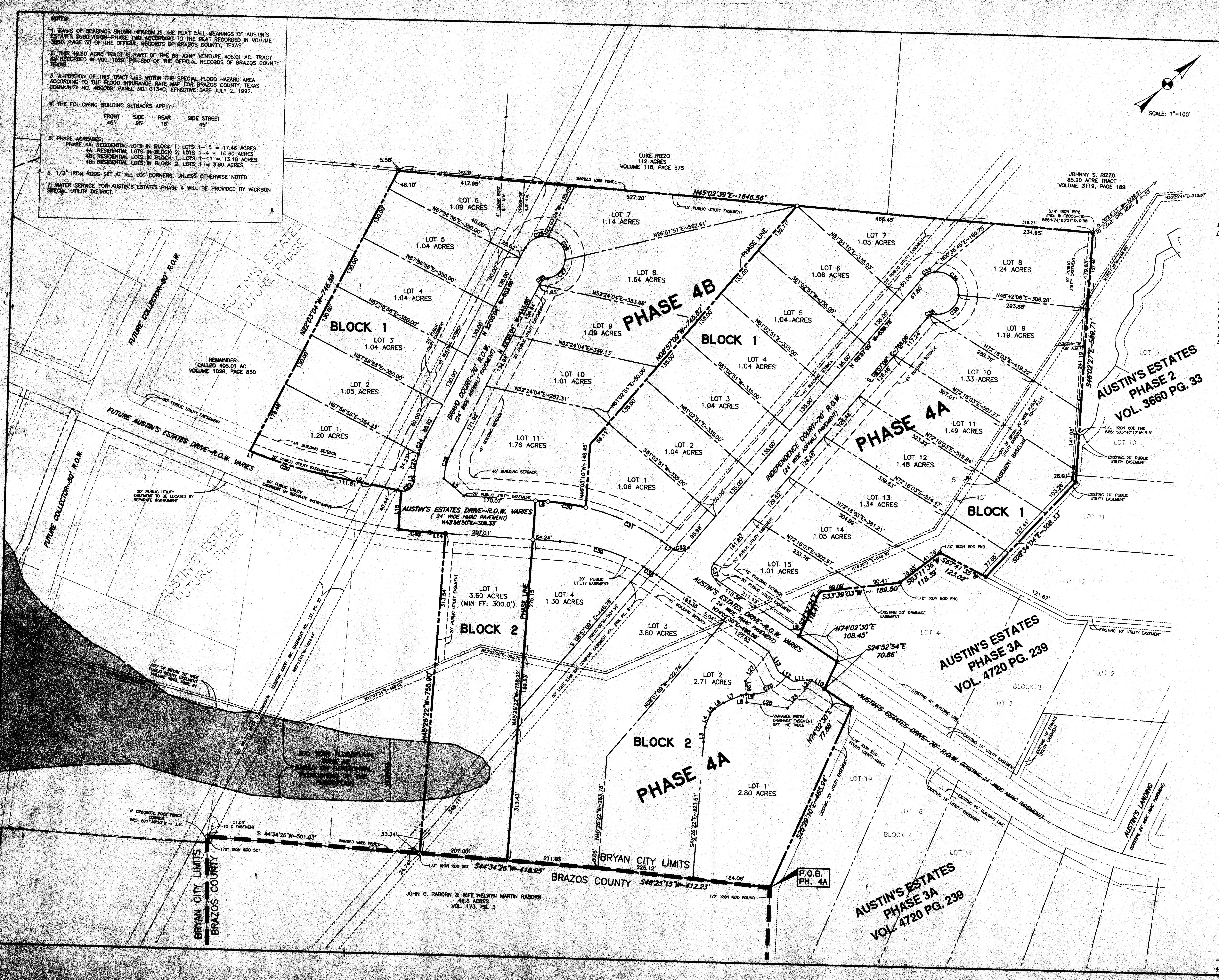
4. THE FOLLOWING BUILDING SETBACKS APPLY:

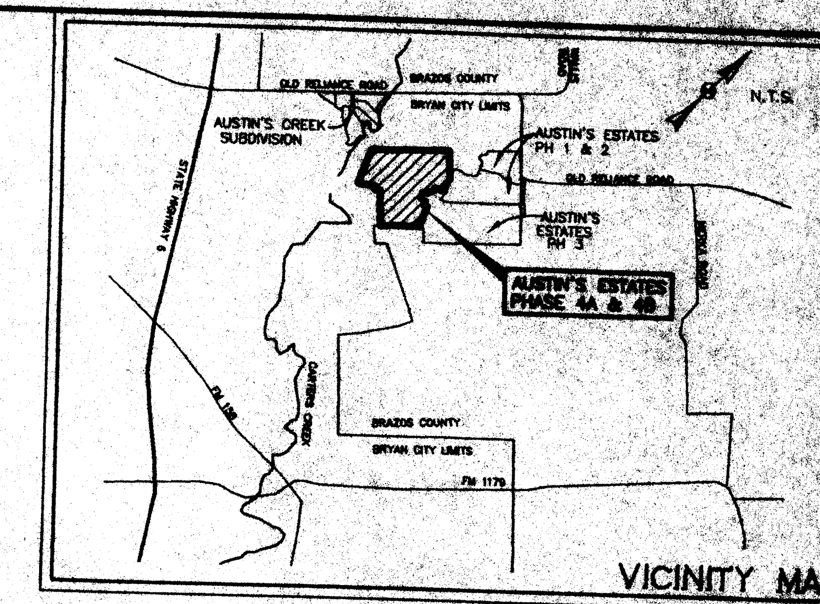
FRONT	SIDE	REAR	SIDE STREET
45'	25'	15'	45'

5. PHASE ACREAGES:
PHASE 4A: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1–15 = 17.46 ACRES.
4A: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1–4 = 10.60 ACRES
4B: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1–11 = 13.10 ACRES.
4B: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1 = 3.60 ACRES

6. 1/2" IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.

7. WATER SERVICE FOR AUSTIN'S ESTATES PHASE 4 WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.





LOT LINE TABLE:

LINE	BEARING	DISTANCE
L1	N62°45'49"E	8.29'
L2	N52°14'12"E	183.41'
L3	N46°03'10"W	11.50'
L4	N67°56'56"E	15.00'
L5	N81°04'34"E	62.21'
L6	N43°56'50"E	29.19'
L7	N74°02'30"E	37.17'
L8	N81°02'51"E	15.00'
L9	N40°18'32"E	28.97'
L10	S74°02'30"W	37.93'
L11	S36°21'48"W	43.16'
L12	S74°02'30"W	40.41'
L13	N75°49'50"W	52.56'
L14	S43°56'50"W	37.08'
L15	N45°59'30"W	90.65'

DRAINAGE EASEMENT METES:

LINE	BEARING	DISTANCE
L23	S15°57'30"E	28.12'
L24	S05°27'50"E	58.96'
L25	S47°45'43"W	97.29'
L26	N53°19'14"W	50.00'
L27	N11°22'03"W	89.71'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C20	177.30'	965.00'	10°31'37"	N57°30'01"E~177.05'
C22	42.89'	25.00'	98°17'23"	N03°05'31"E~37.82'
C23	53.80'	235.00'	13°07'00"	S39°29'40"E~53.68'
C24	44.65'	235.00'	10°53'06"	S27°29'37"E~44.58'
C25	63.31'	50.00'	72°32'33"	S14°13'12"W~59.16'
C26	75.15'	50.00'	86°06'55"	N86°27'04"W~68.27'
C27	64.99'	50.00'	74°28'21"	N06°09'26"W~60.51'
C28	23.18'	25.00'	53°07'48"	S04°30'50"W~22.36'
C29	69.12'	165.00'	24°00'06"	S34°03'07"E~68.62'
C30	90.26'	546.00'	9°28'17"	S48°40'58"W~90.16'
C31	196.53'	546.00'	20°37'23"	S63°43'49"W~195.47'
C32	36.21'	25.00'	82°59'39"	N32°32'40"E~33.13'
C33	35.86'	50.00'	41°05'40"	S11°35'41"W~35.10'
C34	90.61'	50.00'	103°49'43"	S84°03'22"W~78.71'
C35	76.98'	50.00'	88°12'26"	N00°04'26"E~69.60'
C36	23.18'	25.00'	53°07'48"	S17°36'45"W~22.36'
C37	42.33'	25.00'	97°00'21"	S57°27'20"E~37.45'
C38	36.01'	465.00'	4°26'11"	S71°49'25"W~36.00'
C39	208.24'	465.00'	25°39'29"	S56°46'34"W~206.50'
C40	74.23'	1035.00'	4°06'33"	N46°00'06"E~74.21'
C41	88.55'	100.00'	50°44'10"	N11°18'41"E~85.69'

Received
MAY 1 0 2006
Development & Engineering Services

FINAL PLAT OF AUSTIN'S ESTATES PHASE 4A & 4B

49.55 ACRES

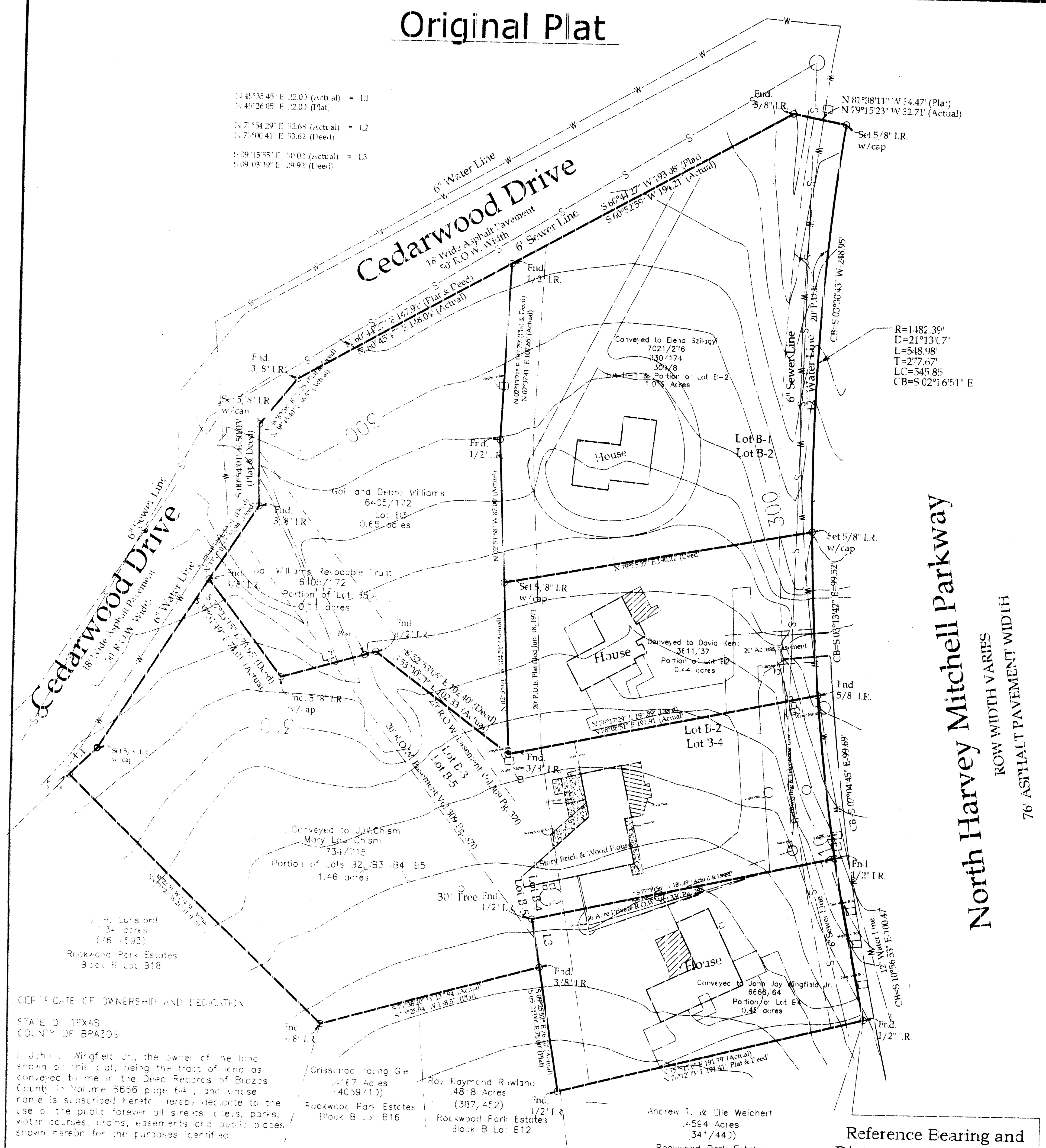
JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
88 JOINT VENTURE – MARK CARRABBA
4104 HWY 21 EAST
BRYAN, TEXAS 77802
(936) 778-8850

SHEET 1 OF 2
SCALE: 1"=100' APRIL, 2006

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

FP06-08 #3



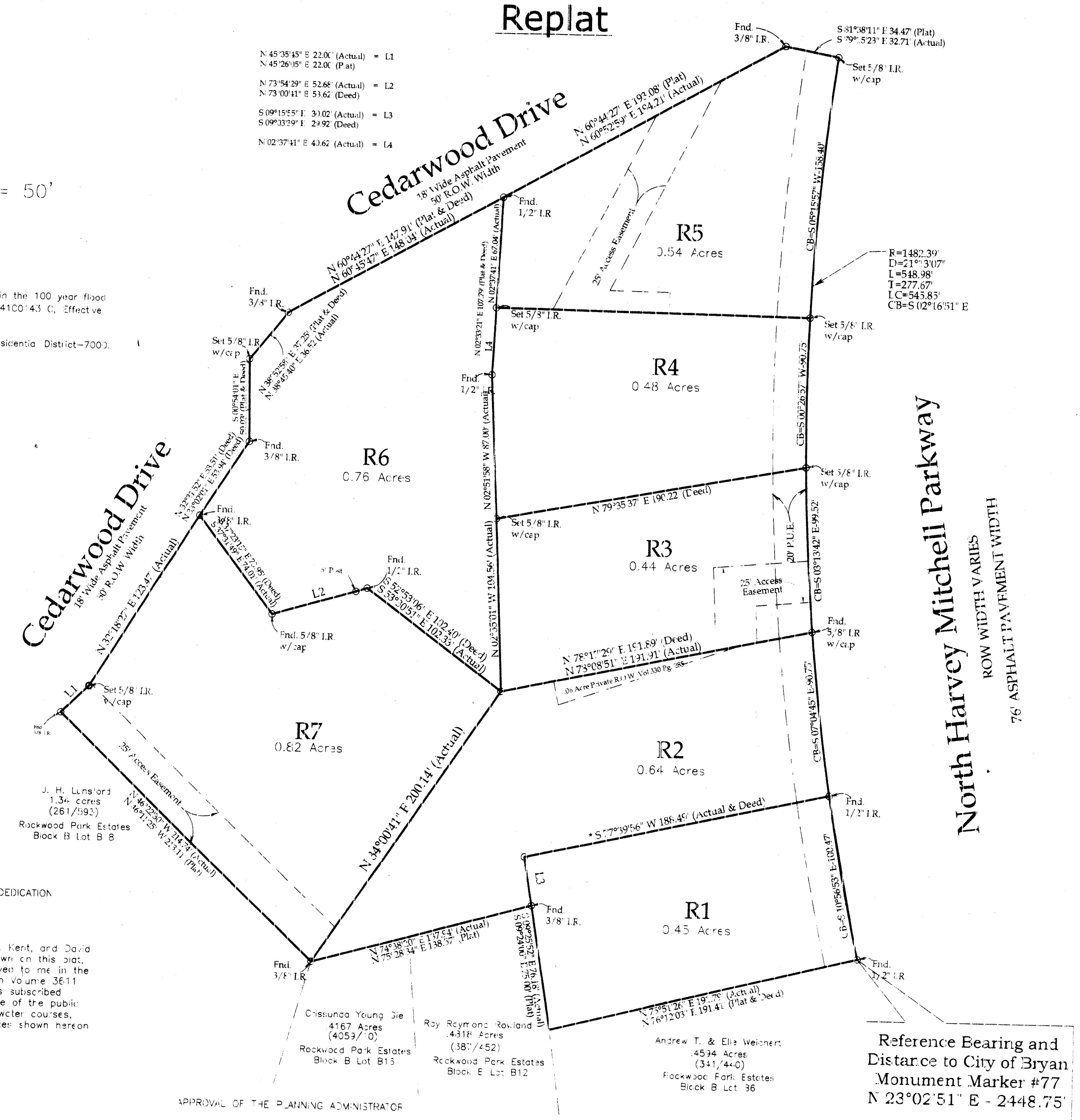
SCALE : 1" = 50'

Generol Notes:

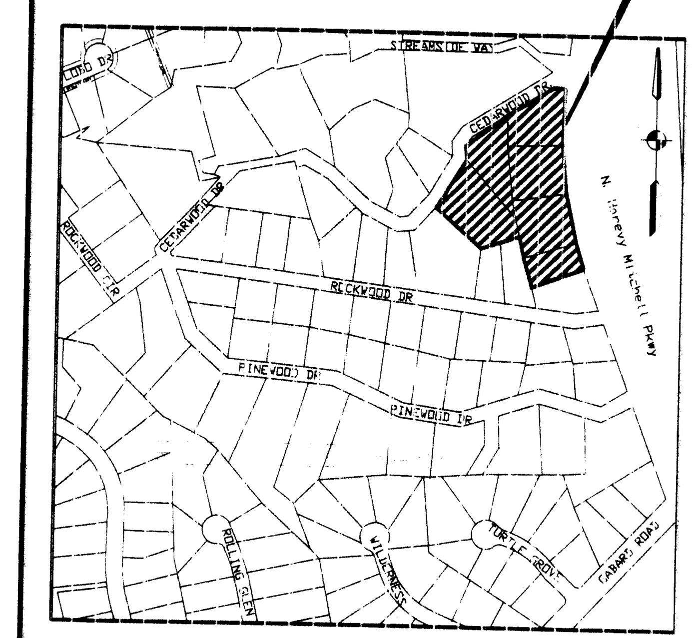
1. * Deed Basis of Bearing

2. This Property does not lie in the 100 year flood plain as per FEMA Map #48041C0143 C, Effective Date July 2, 1992.

3. This property is zoned: Residential District-7000.



Project Location



VICINITY MAP
-- N.T.S. --

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John J. Wingfield Jr., the owner 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 6666 page 64, 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.

John J. Wingfield Jr.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Wingfield Jr., 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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Elena Szilagyi, the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volumes 7021 and 330 and 309 pages 216 and 174 and 8 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.

Elena Szilagyi

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Elena Szilagyi, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, J.W. Chism and Mary Lou Chism, the owners 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 734 and page 715, 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.

J.W. Chism

Mary Lou Chism

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority on this day personally appeared J.W. Chism, 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 purpose stated.

Given under my hand and seal of office this .... day of ...., 2006

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority on this day personally appeared Mary Lou Chism, 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 purpose stated.

Given under my hand and seal of office this .... day of ...., 2006

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Gail and Debra Williams, the owners of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 6405 and page 172, 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 shown hereon for the purposes identified.

Gail Williams

Debra Williams

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority on this day personally appeared Gail and Debra Williams, 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 purpose stated.

Given under my hand and seal of office this .... day of ...., 2006.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Charles Todd Kent, Brenda S. Kent, and David Kent, the owners 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 3611 and page 37, 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.

Charles Todd Kent

Brenda S. Kent

David Kent

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Charles Todd Kent, 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 purpose stated.

Given under my hand and seal of office this .... day of ...., 2006.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Brenda S. Kent 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 purpose stated.

Given under my hand and seal of office this .... day of ...., 2006.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared David Kent, 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 purpose stated.

Given under my hand and seal of office this .... day of ...., 2006.

Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned Planning Administrator and/or designated Secretary of the Planning and 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 ...., 2006.

Planning Administrator
City of Bryan, Texas

APPROVAL OF THE 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 and Zoning Commission of the City of Bryan on the .... day of ...., 2006 and same was duly approved on the .... day of .... 2006 by said Commission.

Chairman, Planning and Zoning Commission
City of 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 ...., 2006.

City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

CERTIFICATE OF COUNTY CLERK

I, Karen McQueen, County Clerk, in and for said county, do hereby certified that this plat together with its certificates of authentication was filed for record in my office the .... day of .... 2006 in the Deed / official Records of Brazos County Texas, in Volume ...., Page ....

County Clerk, Brazos County Texas

Field Notes
4.13 Acres

Being all that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas, J.W. Scott League, A-49, and being all of Block B Lots B1, B2, B3, B4, & B5, Rockwood Park Estates, an addition to the City of Bryan, Brazos County, Texas, plat recorded in Volume 3644, page 256, Official Records of Brazos County, Texas and being described by metes and bounds as follows:

COMMENCING: at the City of Bryan Monument Marker #77;

THENCE N 23°02'51" E - 2448.75 feet to a 1/2" iron rod found, same rod marking the common corner between said Block B, Lot B4, Rockwood Park Estates and Block B, Lot B6, Rockwood Park Estates, same rod being in the west right-of-way line of North Harvey Mitchell Parkway (FM2818) and marking the most easterly common corner of this tract and said Block B, Lot B4, Rockwood Park Estates, said rod also being the Point of Beginning;

THENCE N 75°51'26" E-191.79 feet along the common line between this tract and said Block B, Lot B6, Rockwood Park Estates to a 1/2" iron rod found, same rod marking the most southerly common corner between this tract, said Block B, Lot B5, Rockwood Park Estates and Block B, Lot B12, Rockwood Park Estates;

THENCE N 09°25'52" W-76.18 feet along the common line between this tract and said Block B, Lot B12, Rockwood Park Estates to a 3/8" iron rod found for corner;

THENCE S 74°38'20" W-137.94 feet along the common line between this tract and said Block B, Lot B5, B12 and B16 Rockwood Park Estates to a 3/8" iron rod found;

THENCE N 46°22'30" W-214.74 feet along the common line between this tract and Block B, Lot B5 and Lot B18 Rockwood Park Estates to a 3/8" iron rod found for the most westerly corner of this tract, same rod being in the southeast right-of-way line of Cedarwood Drive;

THENCE along said southeast right-of-way line of Cedarwood Drive for the following calls:
N 45°35'45" E-22.00 feet, N 32°18'27" E-123.47 feet, N 32°31'52" E-53.51 feet, N 00°54'01" W-50.03 feet N 38°45'40" E-36.52 feet, N 60°45'47" E-148.04 feet, N 60°52'59" E-194.21 feet, S 79°15'23" E-32.71 feet to a 5/8" iron rod with cap set, same iron rod being in the intersection of the said southeast right-of-way line of Cedarwood Drive and said west right-of-way line of North Harvey Mitchell Parkway (FM2818);

THENCE along the said west right-of-way line of North Harvey Mitchell Parkway (FM2818) around a curve to the right with a centeral angle of 21°13'07", a radius of 1482.39 feet and whose chord bears S 02°16'51" E for a distance of 545.85 feet to the PLACE OF BEGINNING; and containing 4.13 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor No. 2972 on April, 2006.

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No 2972, of 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 on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett, P.E. No. 22790

REPLAT
in
BLOCK B
LOTS B1 - B5
ROCKWOOD
PARK ESTATES

4.13 ACRES

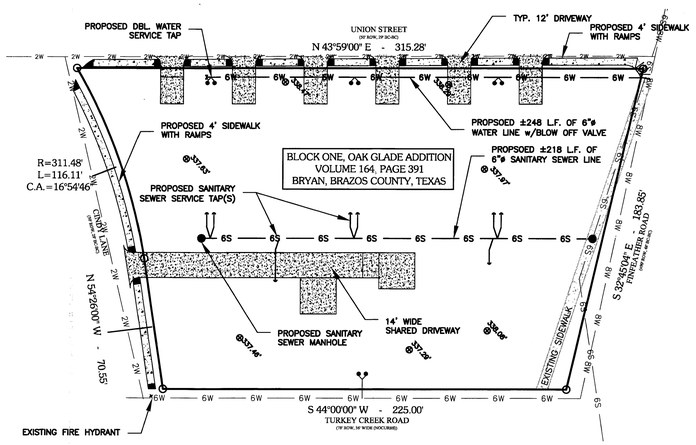
ZENO PHILLIPS, A--45
Bryan,
Brazos County, Texas

Developer:
J.W. Chism
P.O. Box 570
Franklin Lakes, N.J. 07417
(201) 337-4497

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 - 2688
Fax : (979) 846 - 3094

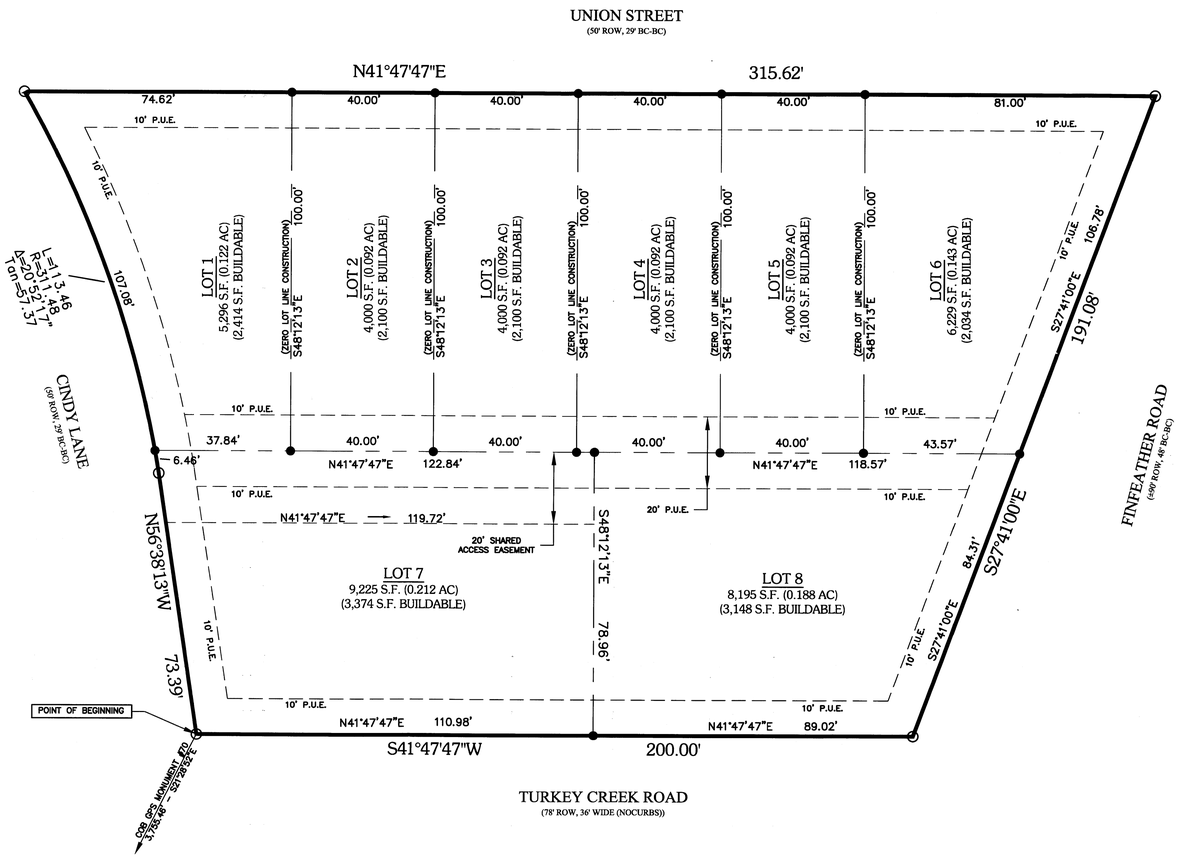
RP06-08 #2

Received
MAY 17 2006
Development & Engineering Services



ORIGINAL PLAT

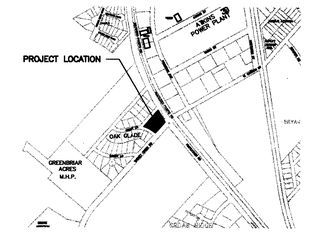
(WITH EXISTING & PROPOSED INFRASTRUCTURE)
SCALE: 1" = 40'
NOTE: BEARINGS PER ORIGINAL PLAT.



FOB GPS MONUMENT #70
N 756.46' - S29°29'52"E

REVISED PLAT

SCALE: 1" = 20'



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. THE LAND IS CURRENTLY ZONED RD-5. A CONDITIONAL USE PERMIT SHALL BE INSTITUTED TO ALLOW FOR THE 6 PATIO HOME LOTS (ZERO LOT LINE CONSTRUCTION) IN ADDITION TO THE 2 RD-5 LOTS.
2. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 480083-134C, EFFECTIVE DATE JULY 2, 1982.
3. LOT SUBDIVISION & BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN CITY OF BRYAN ZONING ORDINANCE AND SITE DEVELOPMENT REVIEW ORDINANCE.
4. UNLESS NOTED OTHERWISE, ALL LOT CORNERS SHALL BE MARKED WITH ½" IRON RODS WITH CAPS.
5. ALL RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED TO THE CITY OF BRYAN.
6. BEARING SYSTEM SHOWN HEREON FOR THE RE-PLAT IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
7. DISTANCES SHOWN ON CURVES ARE ARC (OR CHORD) LENGTHS.

LEGEND

	PROPERTY LINES
	LOT LINES
	R.O.W. LINES
	EASEMENT LINE
	BUILDING SET BACK LINE
6S	EXISTING 6" SEWER LINE
2W	EXISTING 2" WATER
6W	EXISTING 6" WATER
6S	PROPOSED 6" SEWER
●	PROPOSED 4'ø SEWER MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
	PROPOSED DBL. WATER SERVICE TAP
	PROPOSED 4"ø SANITARY SEWER TAP

CERTIFICATION OF OWNERSHIP & DEDICATION:
(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, (We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume _____, Page _____, 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

APPROVAL OF THE CITY PLANNER:

I, the undersigned, City Planner 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___.

_____
City Planner, 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

CERTIFICATION BY THE COUNTY CLERK:
(THE 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 in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

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 _____, 20___ and same was duly approved on the _____ day of _____, 20___ by said Commission.

_____
Chairman, Planning & Zoning Commission
Bryan, Texas

NOTARY PUBLIC CERTIFICATION
(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are 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 ____, 20__.

_____
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR
(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____, Registered Public Surveyor No. _____ 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.

_____
Registered Public Land Surveyor

METES AND BOUNDS DESCRIPTION
OF A
1.032 ACRE TRACT
REMAINDER BLOCK 1
OAK GLADE ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF BLOCK 1, OAK GLADE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 164, PAGE 391 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHWEST LINE OF TURKEY CREEK ROAD (78' R.O.W.) AND THE NORTHEAST LINE OF CINDY LANE (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID BLOCK 1;

THENCE: N 56° 38' 13" W ALONG THE NORTHEAST LINE OF CINDY LANE FOR A DISTANCE OF 73.39 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 311.48 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 52' 17" FOR AN ARC DISTANCE OF 113.46 FEET (CHORD BEARS: N 67° 48' 16" W - 112.90 FEET) TO A POINT ON THE SOUTHEAST LINE OF UNION STREET (50' R.O.W.) MARKING THE WEST CORNER OF SAID BLOCK 1;

THENCE: N 41° 47' 47" E ALONG THE SOUTHEAST LINE OF UNION STREET FOR A DISTANCE OF 315.62 FEET TO A POINT ON THE WEST LINE OF FINFEATHER ROAD (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF SAID BLOCK 1;

THENCE: S 27° 41' 00" E THROUGH SAID BLOCK 1 AND ALONG THE EXISTING WEST LINE OF FINFEATHER ROAD FOR A DISTANCE OF 191.08 FEET TO A POINT ON THE NORTHWEST LINE OF TURKEY CREEK ROAD MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 41° 47' 47" W ALONG THE NORTHWEST LINE OF TURKEY CREEK ROAD FOR A DISTANCE OF 200.00 FEET TO THE **POINT OF BEGINNING** CONTAINING 1.032 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND APRIL, 2006. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

RE-PLAT

OAK GLADE ADDITION, BLOCK 1

1 BLOCK CONSISTING OF
8 LOTS ON 1.032 ACRES

BLOCK 1 OF OAK GLADE ADDITION (V164/P391)
ZENO PHILLIPS LEAGUE - ABSTRACT NO. 45
1.032 ACRES - ZONED RD-5
BRYAN, BRAZOS COUNTY, TEXAS
APRIL 25, 2006

DEVELOPER
INTEGRITY DEVELOPERS
100 S. TEXAS AVE.
Bryan, Texas 77803
(979) 220-5959

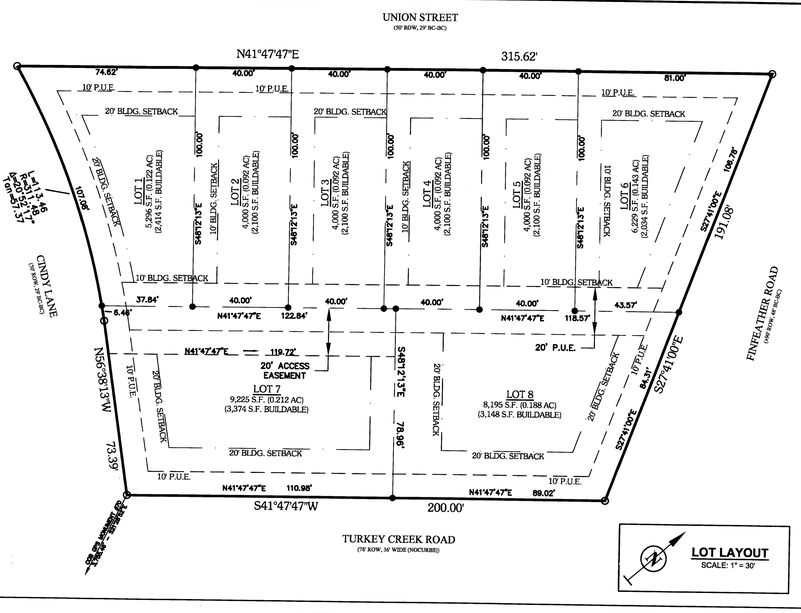
SURVEYOR
KERR SURVEYING, LLC
505 CHURCH AVE.
COLLEGE STATION, TEXAS 77840
(979) 268-0150

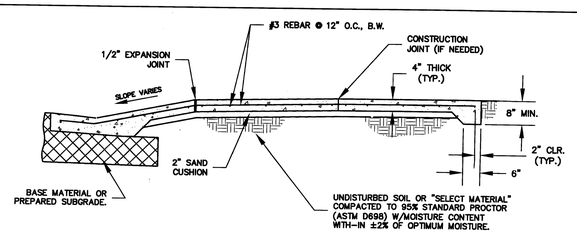
Received
MAY 17 2006
Development & Engineering Services

SHEET 1 OF 1
RP001012-05-01

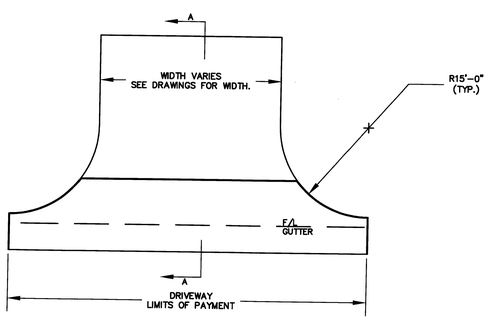
GATTISENGINEERING
ENGINEERS ◆ CONSULTANTS
P.O. Box 13461 * College Station, Texas 77841 * (979) 575-5022
INFO@GATTISENGINEERING.COM

2006-04 #3

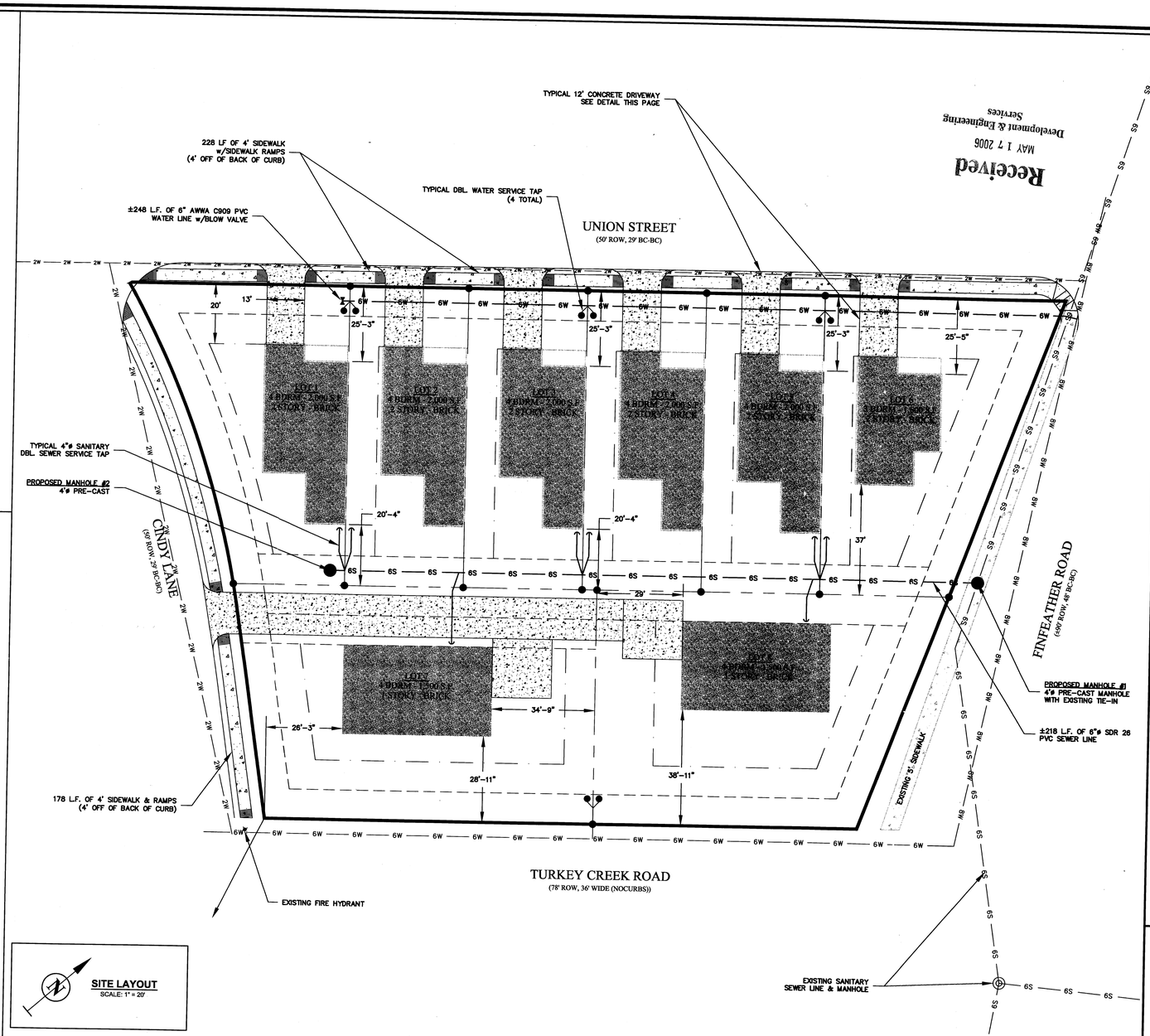




SECTION 'A'
N.T.S.



TYPICAL DRIVEWAY DETAIL
N.T.S.



Received
MAY 17 2006
Development & Engineering Services

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. AT LEAST 48-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT DIG TESS @ 1-800-344-8377.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BRYAN STANDARD SPECIFICATIONS AND THE CONSTRUCTION STANDARDS FOR WATER, SEWER, DRAINAGE AND STREET CONSTRUCTION. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S STANDARDS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
4. LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATED ONLY. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING OF ALL BURIED UTILITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER POLLUTION PREVENTION ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE PROJECT SITE.
6. THE PROPOSED BUILDINGS AND ASSOCIATED DIMENSIONS SHOWN HEREIN WERE PROVIDED BY OWNER.
7. THE LAND IS CURRENTLY ZONED RD-5. A CONDITIONAL USE PERMIT SHALL BE INSTITUTED TO ALLOW FOR THE 6 PATIO HOMES.
8. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 480083-134C, EFFECTIVE DATE JULY 2, 1982.
9. ALL STORM WATER RUN-OFF SHALL SHEET FLOW TO THE NORTH AND NORTHWEST PROPERTY BOUNDARIES AND DISCHARGE INTO THE EXISTING STREET RIGHT OF WAYS OF CINDY LANE AND UNION STREET. FROM THERE IT IS CONVEYED VIA CURB & GUTTER TO THE EXISTING STORM DRAINAGE SYSTEM ON CINDY LANE, SPECIFICALLY A 15' CURB INLET BOX.
10. ALL SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH A.D.A. (AMERICANS WITH DISABILITIES ACT) AND T.A.S. (TEXAS ACCESSIBILITY STANDARDS) REQUIREMENTS AND STANDARDS.
11. PROJECT PRODUCTIONS/DEMANDS:
    WATER: 8 SINGLE FAMILY HOMES 2,000 GALLONS/DAY.
    SEWER: 8 SINGLE FAMILY HOMES 1,800 GALLONS/DAY.
12. PARKING ANALYSIS & REQUIREMENTS: ALL PARKING SHALL BE OFF STREET PARKING PRIVIDED IN THE FRONT OF EACH LOT VIA DRIVEWAYS.
13. LOT SUBDIVISION & BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN CITY OF BRYAN ZONING ORDINANCE AND SITE DEVELOPMENT REVIEW ORDINANCE.
14. UNLESS NOTED OTHERWISE, ALL LOT CORNERS SHALL BE MARKED WITH ½" IRON RODS WITH CAPS.
15. ALL RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED TO THE CITY OF BRYAN.
16. OFF-STREET PARKING:
    ~ LOTS 1 – 6: GARAGE PLUS 13' x 20' DRIVEWAY
    ~ LOTS 7 & 8: SHALL HAVE GARAGE PLUS 20' x 20' DRIVEWAY

LEGEND

- PROPERTY LINES
- LOT LINES
- R.O.W. LINES
- EASEMENT LINE
- BUILDING SET BACK LINE
- 6S — EXISTING 6" SEWER LINE
- 2W — EXISTING 2" WATER
- 6W — EXISTING 6" WATER
- 6S — PROPOSED 6" SEWER
- PROPOSED 4'ø SEWER MANHOLE
- P.U.E. — PUBLIC UTILITY EASEMENT
- PROPOSED DBL. WATER SERVICE TAP
- PROPOSED 4"ø SANITARY SEWER TAP

STATE OF TEXAS
JOE I. GATTIS
90964
LICENSED PROFESSIONAL ENGINEER

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF JOE I GATTIS, PE, #90964, FOR THE PURPOSE OF REVIEW ONLY. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

DRAWN BY:	JOE G.
DATE:	April 2006
SCALE:	NOTED
PROJECT #:	GE001012-04-01

REVISIONS

NO.	DATE	BY	DESCRIPTION

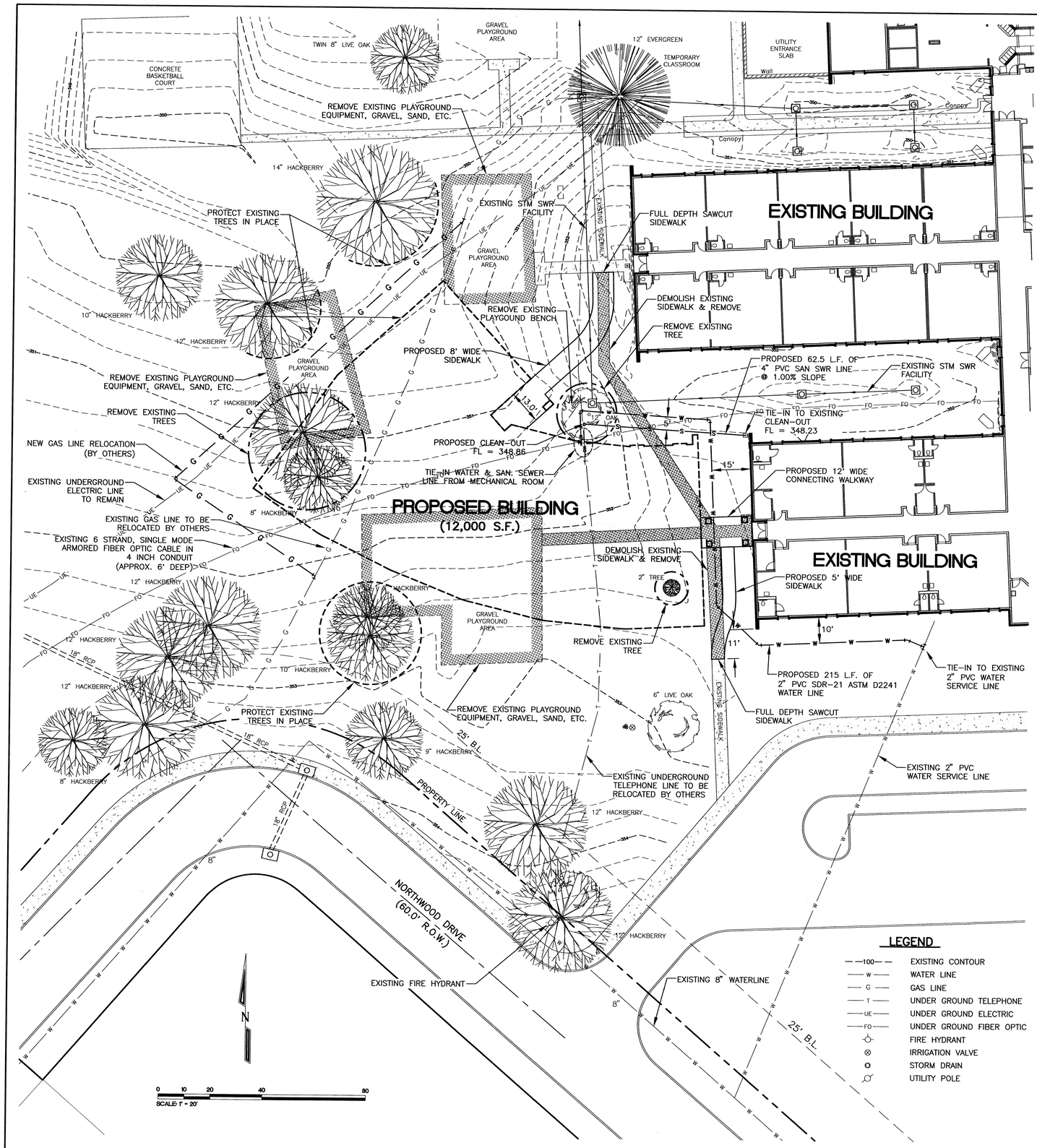
GATTISENGINEERING
ENGINEERS ◆ CONSULTANTS
P.O. Box 13461 * College Station, Texas 77841 * (979) 575-5022
INFO@GATTISENGINEERING.COM

OAK GLADE ADDITION,
BLOCK 1
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

SITE PLAN, GENERAL NOTES, & LEGEND SHEET

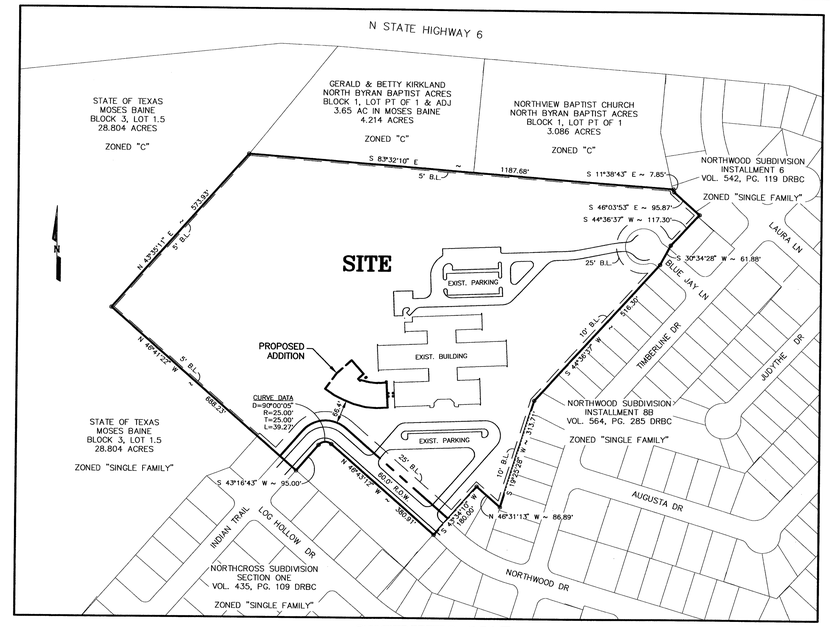
C-1

CU06-04 #3



LEGEND

—100—	EXISTING CONTOUR
—W—	WATER LINE
—G—	GAS LINE
—T—	UNDER GROUND TELEPHONE
—UE—	UNDER GROUND ELECTRIC
—FO—	UNDER GROUND FIBER OPTIC
	FIRE HYDRANT
	IRRIGATION VALVE
	STORM DRAIN
	UTILITY POLE



VICINITY MAP

0 100 200 400

SITE SYNOPSIS:

BUILDING:	12,000 Sq. Ft.
PARCEL SIZE:	22.95 Acres
PARKING CRITERIA:	1 PER 20 STUDENTS
ENROLLMENT:	650 STUDENTS
PARKING REQUIRED:	33 TOTAL
EXISTING FRONT PARKING PROVIDED:	21 STANDARD SPACES 2 VAN ACCESSIBLE SPACES
EXISTING REAR PARKING PROVIDED:	61 STANDARD SPACES 2 VAN ACCESSIBLE SPACES
	86 TOTAL

GENERAL NOTES:

EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ON THESE PLANS ARE FOR THE PURPOSE OF MAKING THE CONTRACTOR AWARE THAT THEY EXIST. LINES MAY EXIST THAT ARE NOT SHOWN. NEITHER THE OWNER OR THE ENGINEER GUARANTEES THE ACCURACY THEREOF. IT IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES BETWEEN ACTUAL AND DESIGN DRAWING LOCATIONS OF EXISTING UTILITIES SHALL BE TRANSMITTED TO THE ENGINEER AS SOON AS POSSIBLE. ANY AND ALL EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE HYDROMULCHED AT THE COMPLETION OF THE PROJECT.

THE SCHOOL'S IRRIGATION SYSTEM MUST REMAIN OPERATIONAL DURING CONSTRUCTION. COORDINATE ANY REMOVAL OF THE SYSTEM REQUIRED FOR CONSTRUCTION WITH THE BUILDING SUPERINTENDENT.

UNLESS SPECIFICALLY NOTED OTHERWISE, ALL OPERATIONS, CONSTRUCTION AND TESTING RELATED TO THE IMPROVEMENTS CONTAINED WITHIN THESE PLANS SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF BRYAN.

DEMOLITION NOTES:

ALL LIMITS OF REMOVED CONCRETE SHALL BE SAWCUT FULL DEPTH.

DISASSEMBLE ALL PLAYGROUND EQUIPMENT, EXISTING PLAYGROUND BENCH, AND ANY OTHER SALVAGEABLE ITEMS WITHIN WORK AREA AND DELIVER TO A DESIGNATED AREA ON THE NAVARRO ELEMENTARY SCHOOL SITE. ALL PEA GRAVEL SHALL BE STOCKPILED IN THIS AREA AS WELL.

LANDSCAPE TIMBERS, CONCRETE DEBRIS, VEGETATIVE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF THIS MATERIAL IN AN APPROVED MANNER.

GRADING NOTES:

ALL BUILDING AND SIDEWALK PAVEMENT AREAS SHALL BE STRIPPED OF VEGETATION INCLUDING ROOTS, STUMPS AND DEBRIS. SUCH DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF PROPERLY.

ALL SUBGRADE AREAS SHALL BE REASONABLY DRY AND STABLE. ONCE FINAL SUBGRADE ELEVATIONS HAVE BEEN REACHED THROUGHOUT THE SITE, THE EXPOSED SUBGRADE SHALL BE PROOF ROLLED WITH A PNEUMATIC ROLLER TO DETECT WEAK AREAS. ALL WEAK AREAS DETECTED DURING PROOF ROLLING, AS WELL AS ZONES OF DEBRIS AND ORGANICS SHALL BE REMOVED AND REPLACED WITH MATERIAL OF SIMILAR CLASSIFICATION, MOISTURE CONTENT AND DENSITY. JUST PRIOR TO THE PLACEMENT OF FILL MATERIALS, THE SUBGRADE SHALL BE MOISTURE CONDITIONED AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY WITHIN 2 % OF OPTIMUM MOISTURE CONTENT.

FILL UNDER SIDEWALK PAVEMENT AREAS SHALL BE ACCOMPLISHED WITH NATIVE MATERIALS THAT ARE FREE OF ORGANICS AND DEBRIS. THESE MATERIALS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE MEASURED DEPTH, MOISTURE CONDITIONED TO WITHIN 2 % OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY.

FILL UNDER AND WITHIN 5 FEET OF THE BUILDING SHALL BE ACCOMPLISHED WITH SELECT MATERIAL COMPOSED OF CLEAN SANDY CLAY WITH A PLASTICITY INDEX BETWEEN 10 AND 20. THESE MATERIALS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE MEASURED DEPTH, MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY.

IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE PROJECT SITE SUCH THAT SEASONAL RAINFALL DOES NOT NEGATIVELY AFFECT THE PROJECT. SHOULD MATERIALS BECOME TOO WET TO ACHIEVE THE REQUIRED COMPACTION, THE CONTRACTOR MAY CHOOSE BETWEEN WAITING FOR THE MATERIAL TO DRY NATURALLY, OR TO REPLACE THE MATERIAL WITH DRYER MATERIALS SUITABLE FOR COMPACTION. IN EITHER CASE, THE COSTS OF EITHER OPTION IN BOTH TIME DELAY AND IN ADDITIONAL COST TO CONSTRUCT, SHALL SOLELY BE THE RESPONSIBILITY OF THE CONTRACTOR.

DOMESTIC WATER NOTES:

ALL WATER INFRASTRUCTURE CONSTRUCTION AND IMPROVEMENTS SHALL BE MADE AND PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS, SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF BRYAN.

SEPARATION DISTANCES AND CRITERIA OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY SHALL BE OBSERVED AND MAINTAINED.

WATER MAIN PIPE FOR THIS PROJECT SHALL BE PVC, CLASS 200, DR14 AND SHALL MEET AWWA C909. ALL FITTINGS SHALL BE RESTRAINED.

SANITARY SEWER NOTES:

ALL SANITARY SEWER INFRASTRUCTURE CONSTRUCTION AND IMPROVEMENTS SHALL BE MADE AND PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS, SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF BRYAN.

OFFSITE CLEARING FOR THE SEWER LINE INSTALLATION SHALL BE LIMITED TO THE PUBLIC UTILITY EASEMENT. CONSTRUCTION ACCESS ACROSS THE GAS LINE EASEMENT WILL NOT BE ALLOWED UNLESS SPECIFICALLY APPROVED IN THE GAS OPERATOR'S APPROVAL FOR CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE CLOSELY WITH BTU AND THE CITY OF BRYAN ON THE CONNECTION INTO THE EXISTING MANHOLE TO ASSURE THAT A SOUND CONNECTION CAN BE MADE WITH MINIMAL DISRUPTION OF SERVICE AND NO SPILLAGE OF WASTEWATER. THE CONTRACTOR IS ADVISED THAT BYPASS PUMPING AND OR A NIGHT CONNECTION MAY BE REQUIRED DEPENDING ON THE DIRECTIONS BTU AND THE CITY OF BRYAN.

THE UTILITY CONTRACTOR SHALL COORDINATE THE PRECISE LOCATIONS FOR THE SANITARY SEWER SERVICE FROM THE PROPOSED BUILDING WITH THE BUILDING PLUMBER.

SANITARY SEWER PIPE FOR THIS PROJECT SHALL BE PVC, SDR26 ASTM D3034.

ISSUE DATE	
PROJECT NO.	
DRAWN BY	
CHECKED BY	
REVISION	

Bleyl & Associates
Project Engineering & Management
1722 BROADMOOR, STE. 210
BRYAN, TEXAS 77802
(979) 268-1125 PHONE
(979) 260-3849 FAX
2251 N. LOOP 336 W
CONROE, TEXAS 77304
(936) 760-3833 FAX

Additions & Renovations to
Navarro Elementary School
Bryan Independent School District
Bryan, Texas

R. L. PAYNE & ASSOCIATES, INC.
ARCHITECTURE, PLANNING, INTERIOR DESIGN & GRAPHICS
1509 EMERALD PKWY, STE. 104
COLLEGE STATION, TX 77845
PHONE: (979) 696-7272 FAX: (979) 696-8114
WWW.RLPAYNE.COM

STATE OF TEXAS
BRETT A. McCULLY
82553
REGISTERED
PROFESSIONAL ENGINEER

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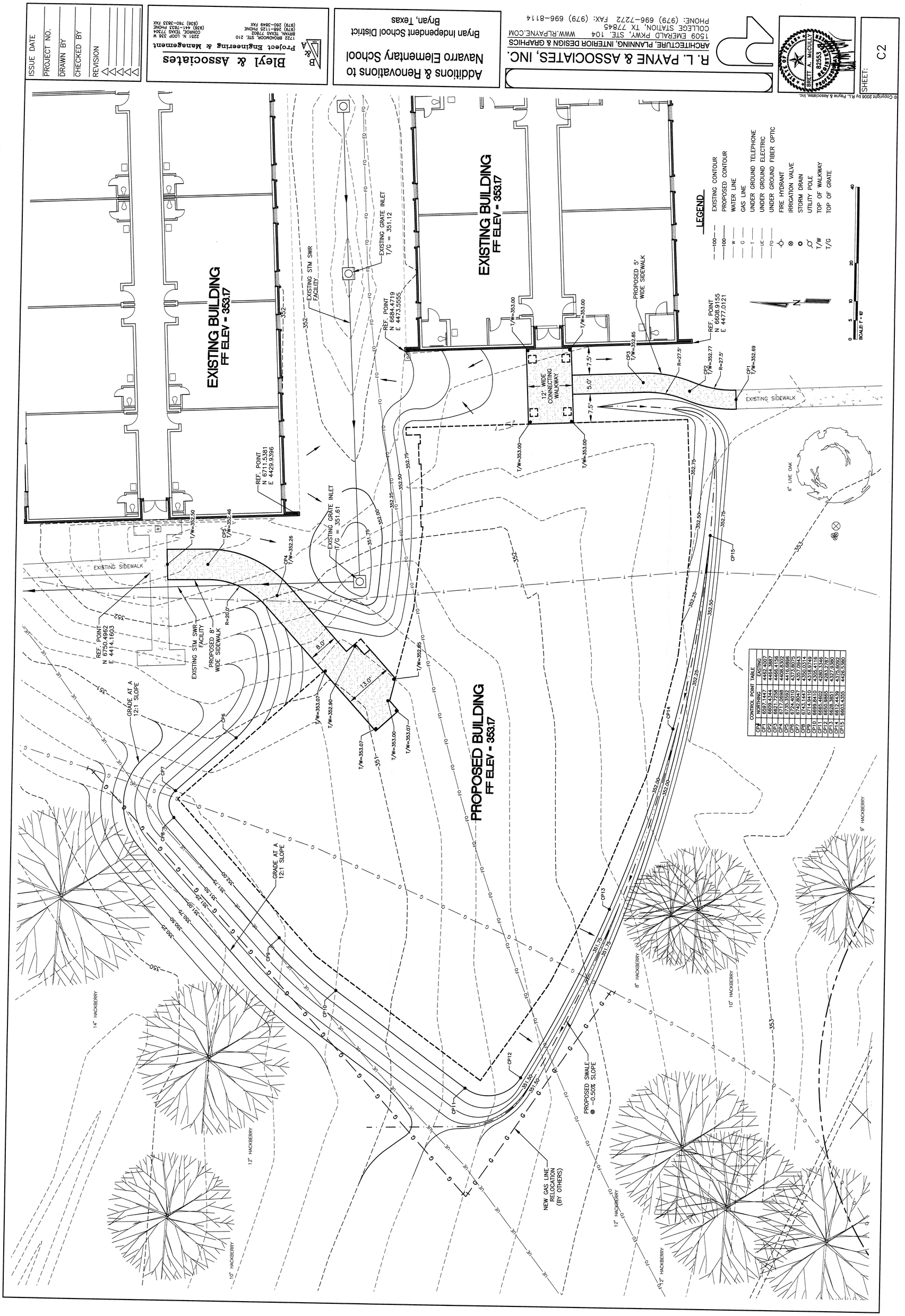
SHEET: C1

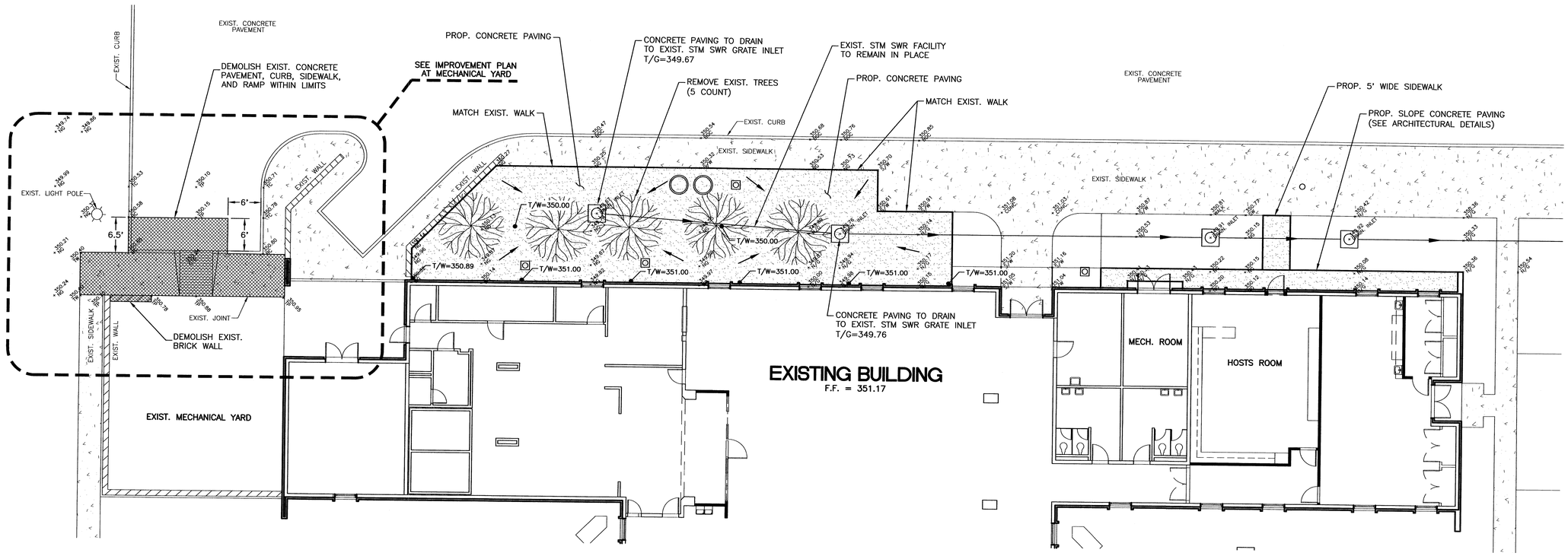
Received
MAY 17 2006
Development & Engineering Services

SP06-22 #2



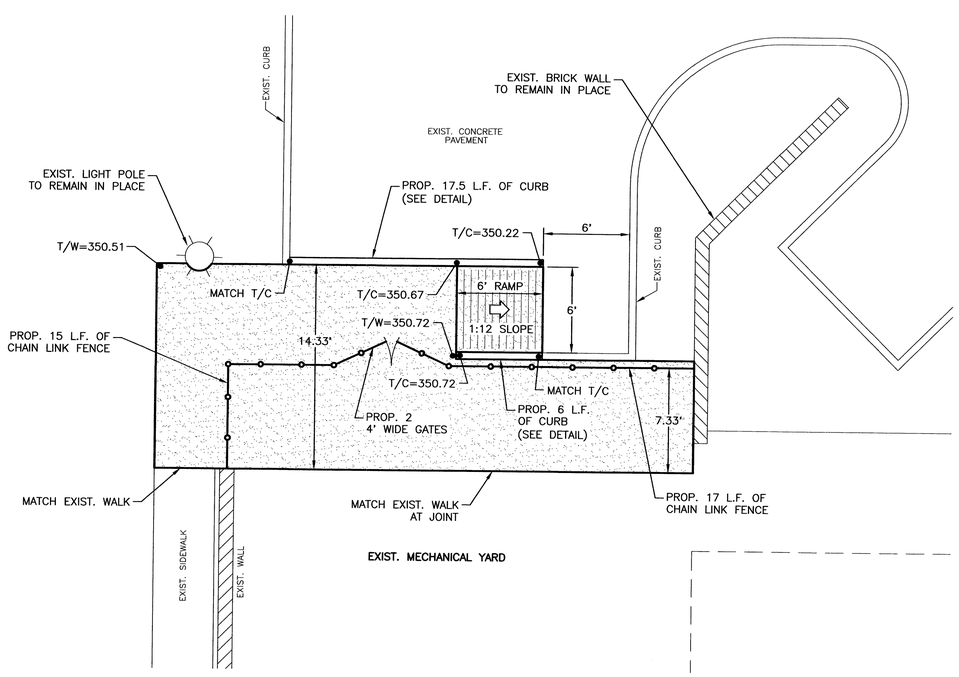
CONTROL POINT TABLE

CP#	NORTHING	EASTING
CP1	6597.1447	4462.4007
CP2	6609.4344	4464.3887
CP3	6621.7258	4466.4156
CP4	6717.0698	4408.8302
CP5	6735.3592	4416.6896
CP6	6724.4010	4373.8075
CP7	6742.8047	4357.0943
CP8	6743.1447	4350.0314
CP9	6714.9410	4318.9749
CP10	6699.8410	4305.4116
CP11	6665.4602	4280.3346
CP12	6650.9865	4283.2787
CP13	6628.3851	4327.9380
CP14	6612.4439	4375.6092
CP15	6603.4355	4426.5380



PLAN

SCALE: 1"=10'



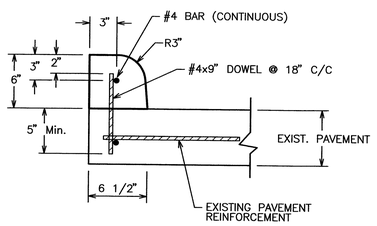
IMPROVEMENT PLAN AT MECHANICAL YARD

SCALE: 1"=5'

N

LEGEND

T/C	TOP OF CURB
T/P	TOP OF PAVEMENT
T/W	TOP OF WALKWAY
T/G	TOP OF GRATE
BC	BACK OF CURB
NG	NATURAL GROUND
GTR	GUTTER



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Additions & Renovations to Navarro Elementary School

Bryan Independent School District
Bryan, Texas

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