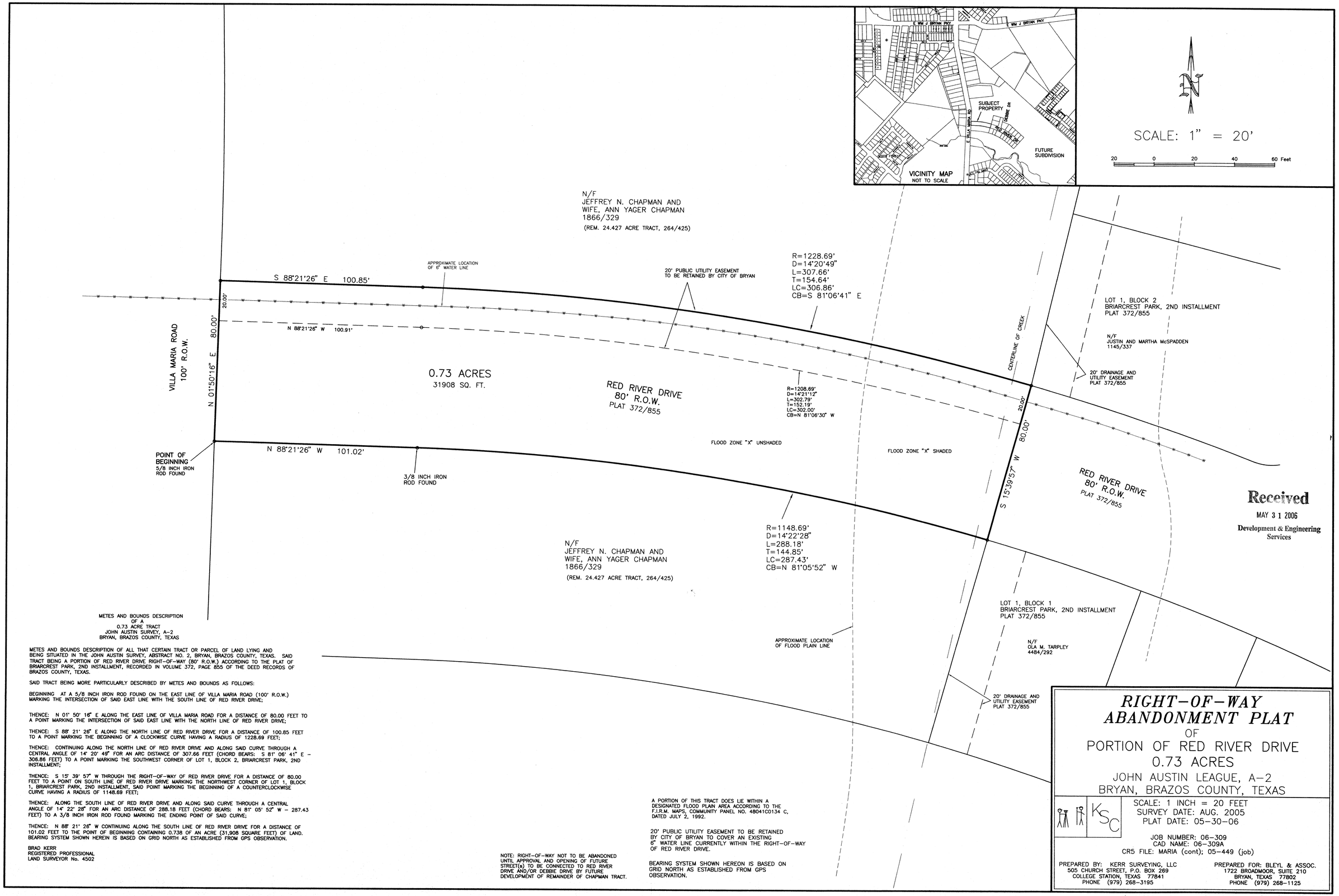


METES AND BOUNDS DESCRIPTION
OF A
0.73 ACRE TRACT
JOHN AUSTIN SURVEY, A–2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF RED RIVER DRIVE RIGHT–OF–WAY (80' R.O.W.) ACCORDING TO THE PLAT OF BRIARCREST PARK, 2ND INSTALLMENT, RECORDED IN VOLUME 372, PAGE 855 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 EAST LINE OF VILLA MARIA ROAD (100' R.O.W.) MARKING THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF RED RIVER DRIVE;

THENCE: N 01° 50' 16" E ALONG THE EAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 80.00 FEET TO A POINT MARKING THE INTERSECTION OF SAID EAST LINE WITH THE NORTH LINE OF RED RIVER DRIVE;

THENCE: S 88° 21' 26" E ALONG THE NORTH LINE OF RED RIVER DRIVE FOR A DISTANCE OF 100.85 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1228.69 FEET;

THENCE: CONTINUING ALONG THE NORTH LINE OF RED RIVER DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 20' 49" FOR AN ARC DISTANCE OF 307.66 FEET (CHORD BEARS: S 81° 06' 41" E – 306.86 FEET) TO A POINT MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, BRIARCREST PARK, 2ND INSTALLMENT;

THENCE: S 15° 39' 57" W THROUGH THE RIGHT–OF–WAY OF RED RIVER DRIVE FOR A DISTANCE OF 80.00 FEET TO A POINT ON SOUTH LINE OF RED RIVER DRIVE MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, BRIARCREST PARK, 2ND INSTALLMENT, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1148.69 FEET;

THENCE: ALONG THE SOUTH LINE OF RED RIVER DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 22' 28" FOR AN ARC DISTANCE OF 288.18 FEET (CHORD BEARS: N 81° 05' 52" W – 287.43 FEET) TO A 3/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 88° 21' 26" W CONTINUING ALONG THE SOUTH LINE OF RED RIVER DRIVE FOR A DISTANCE OF 101.02 FEET TO THE POINT OF BEGINNING CONTAINING 0.738 OF AN ACRE (31,908 SQUARE FEET) OF LAND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

NOTE: RIGHT–OF–WAY NOT TO BE ABANDONED UNTIL APPROVAL AND OPENING OF FUTURE STREET(s) TO BE CONNECTED TO RED RIVER DRIVE AND/OR DEBBIE DRIVE BY FUTURE DEVELOPMENT OF REMAINDER OF CHAPMAN TRACT.

A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0134 C, DATED JULY 2, 1992.

20' PUBLIC UTILITY EASEMENT TO BE RETAINED BY CITY OF BRYAN TO COVER AN EXISTING 6" WATER LINE CURRENTLY WITHIN THE RIGHT–OF–WAY OF RED RIVER DRIVE.

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

RIGHT–OF–WAY ABANDONMENT PLAT

OF

PORTION OF RED RIVER DRIVE
0.73 ACRES
JOHN AUSTIN LEAGUE, A–2
BRYAN, BRAZOS COUNTY, TEXAS

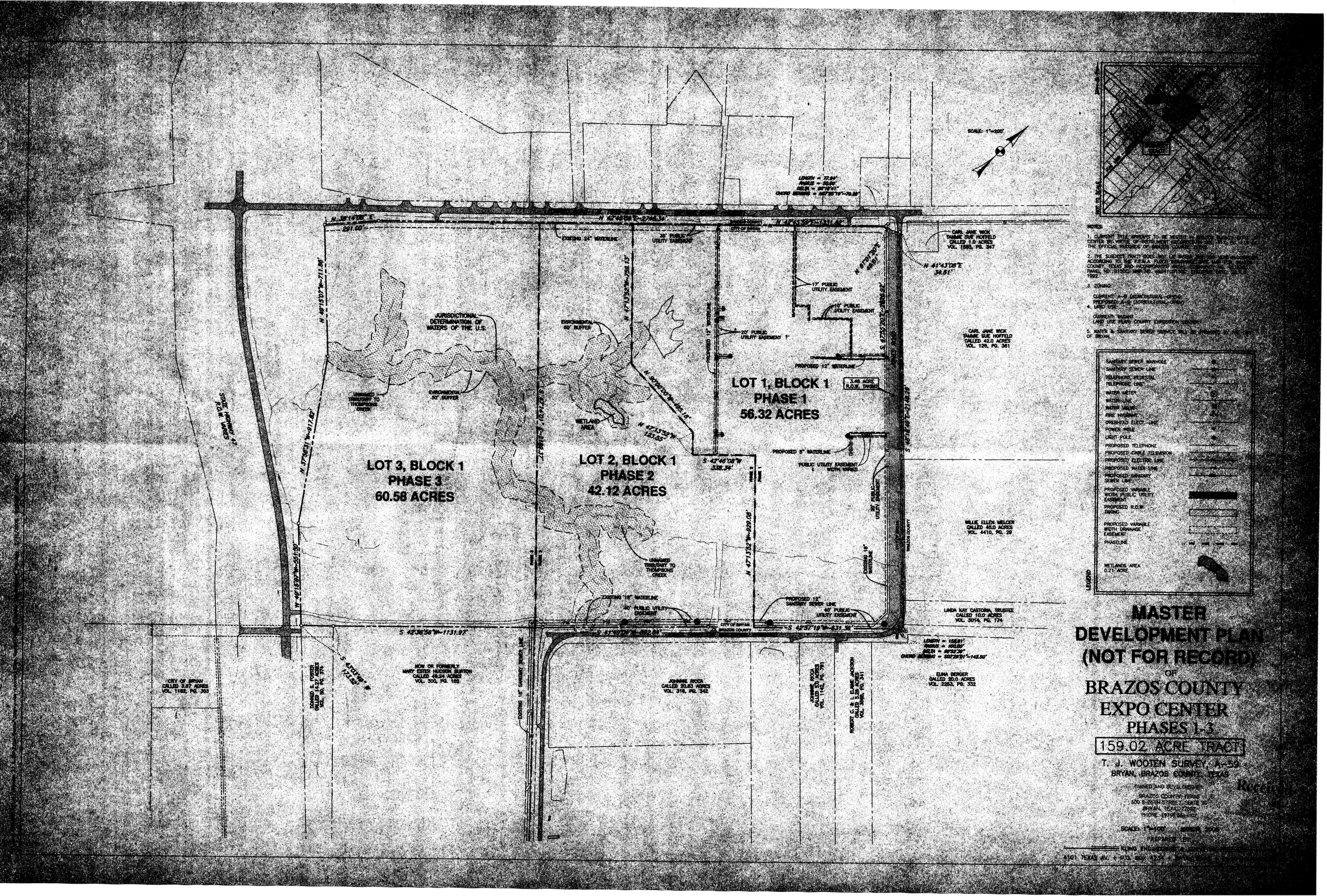
KSC

SCALE: 1 INCH = 20 FEET
SURVEY DATE: AUG. 2005
PLAT DATE: 05–30–06

JOB NUMBER: 06–309
CAD NAME: 06–309A
CR5 FILE: MARIA (cont); 05–449 (job)

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

PREPARED FOR: BLEYL & ASSOC.
1722 BROADMOOR, SUITE 210
BRYAN, TEXAS 77802
PHONE (979) 268–1125



NOTES:

1. CURRENT TITLE APPEARS TO BE VESTED IN BRAZOS COUNTY EXPO CENTER BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 1117, PG. 213 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 481195, PANEL NO. 01500, MAP NO. 48041C0150C, EFFECTIVE DATE: [illegible] 1992.
3. ZONING:
   CURRENT: A-B (AGRICULTURAL-OPEN)
   PROPOSED: A-B (AGRICULTURAL-OPEN)
4. LAND USE:
   CURRENT: VACANT
   LAND USE PLAN: COUNTY EXPOSITION CENTER
5. WATER & SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF BRYAN.

LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- TELEPHONE PEDESTAL
- TELEPHONE LINE
- WATER METER
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- OVERHEAD ELECT. LINE
- POWER POLE
- LIGHT POLE
- PROPOSED TELEPHONE
- PROPOSED CABLE TELEVISION
- PROPOSED ELECTRIC LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- PROPOSED R.O.W. TAKING
- PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT
- PHASELINE
- WETLANDS AREA 0.21 ACRE

MASTER DEVELOPMENT PLAN (NOT FOR RECORD)

OF

BRAZOS COUNTY EXPO CENTER

PHASES 1-3

159.02 ACRE TRACT

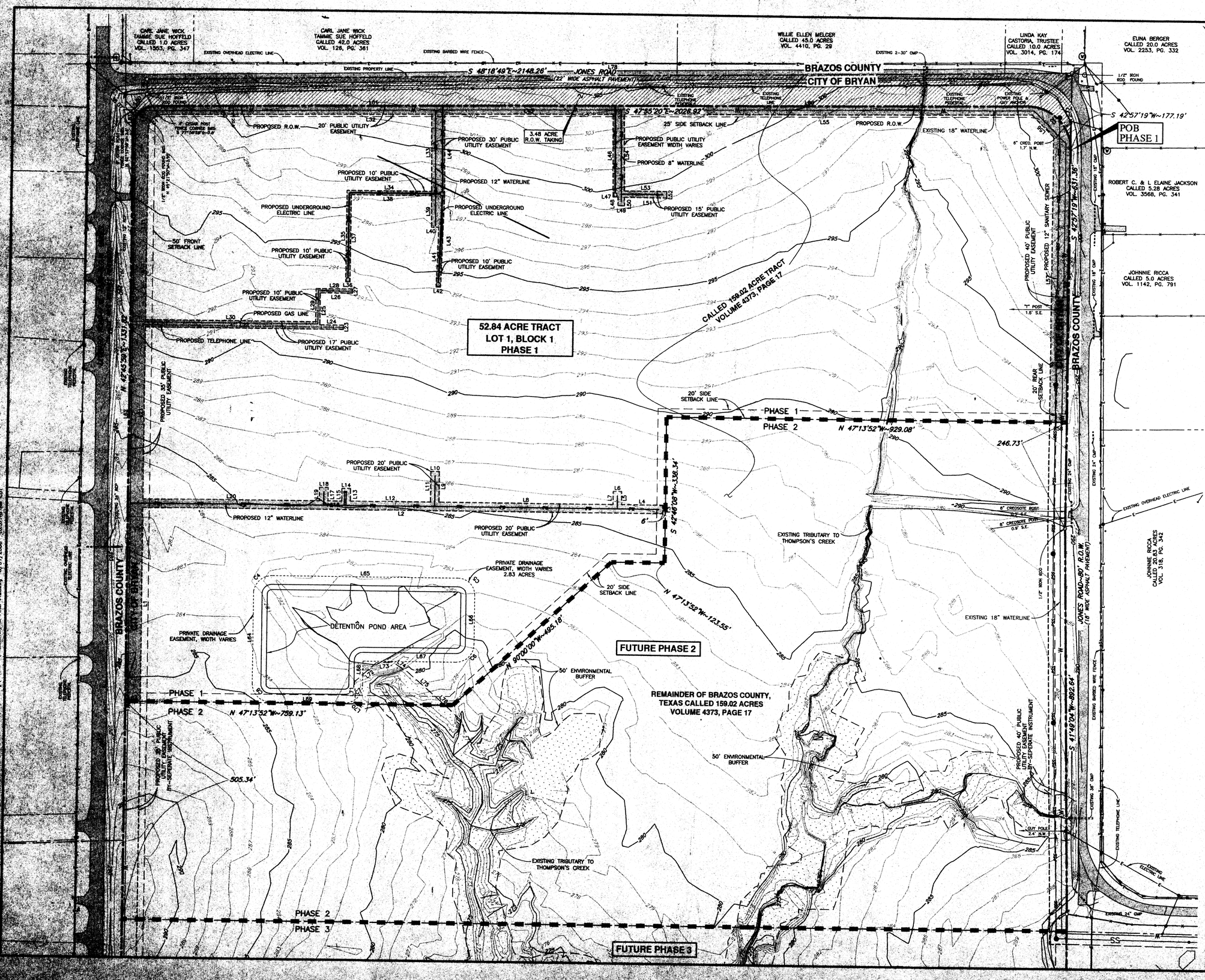
T. J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

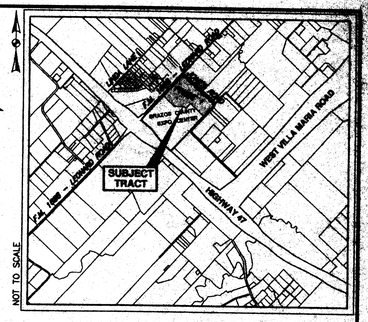
OWNED AND DEVELOPED BY:
BRAZOS COUNTY, TEXAS
300 E 26TH STREET, SUITE 10
BRYAN, TEXAS 77802
PHONE (979) 361-4102

SCALE: 1"=100' MARCH 2005

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. • P.O. BOX 4234 • BRYAN, TEXAS

Received





LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- TELEPHONE PEDESTAL
- TELEPHONE LINE
- WATER METER
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- OVERHEAD ELECT. LINE
- POWER POLE
- LIGHT POLE
- PROPOSED TELEPHONE
- PROPOSED CABLE TELEVISION
- PROPOSED ELECTRIC LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- PROPOSED R.O.W. TAKING
- PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT
- PHASELINE
- WETLANDS AREA 0.21 ACRE

Received
MAY 31 2006
Development & Engineering Services

PRELIMINARY PLAN
NOT FOR RECORD

OF

BRAZOS COUNTY EXPOSITION CENTER SUBDIVISION

PHASE 1

52.84 ACRE TRACT

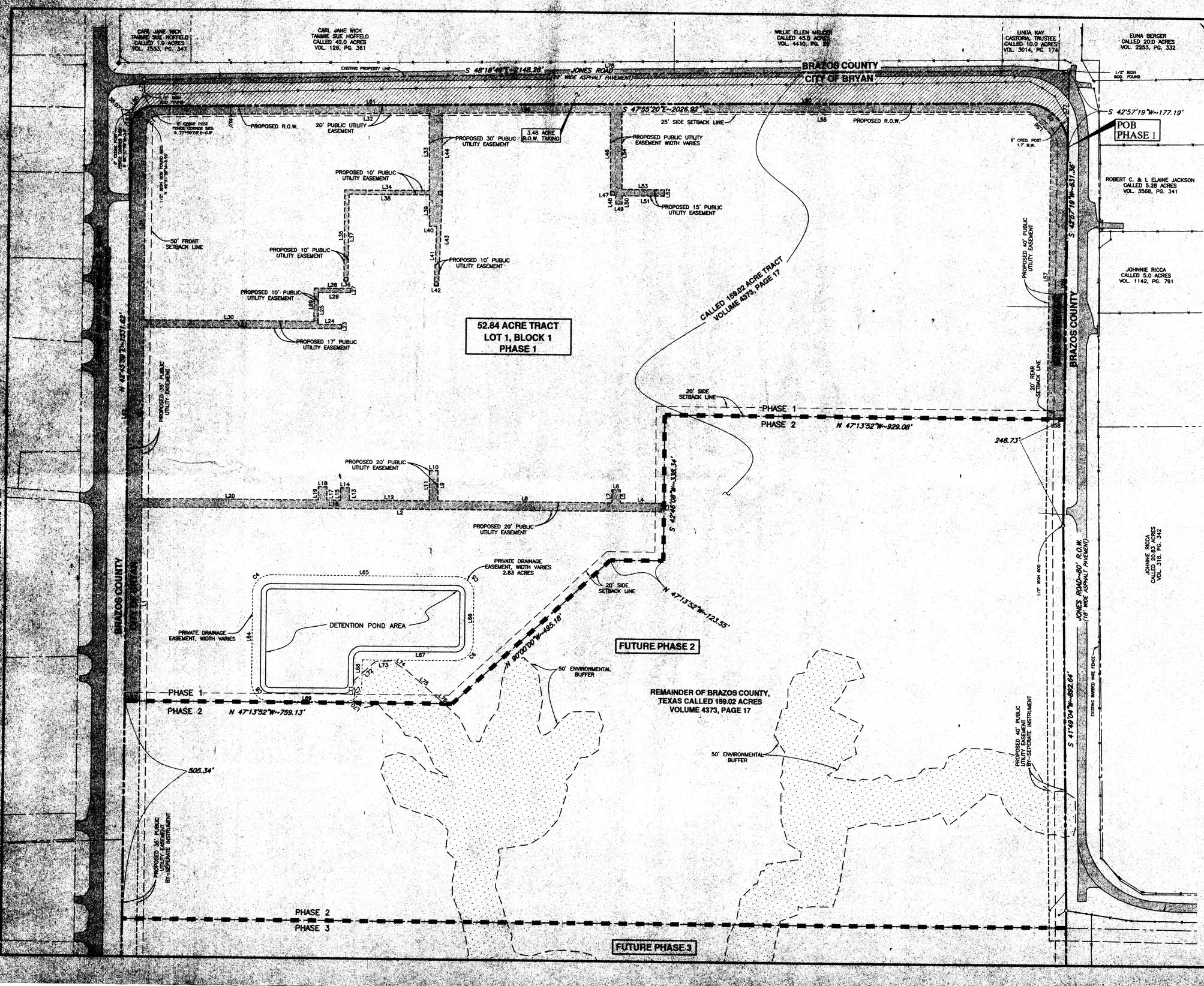
T. J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

BRAZOS COUNTY, TEXAS
300 E 26TH STREET, SUITE 114
BRYAN, TEXAS 77802
PHONE: (979) 361-4102

SHEET 1 OF 2
SCALE: 1"=100' JUNE, 2006
PREPARED BY:

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



Received
MAY 31 2006
Development Services

FINAL PLAT
OF
BRAZOS COUNTY EXPOSITION CENTER SUBDIVISION
PHASE 1

52.84 ACRE TRACT

T. J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

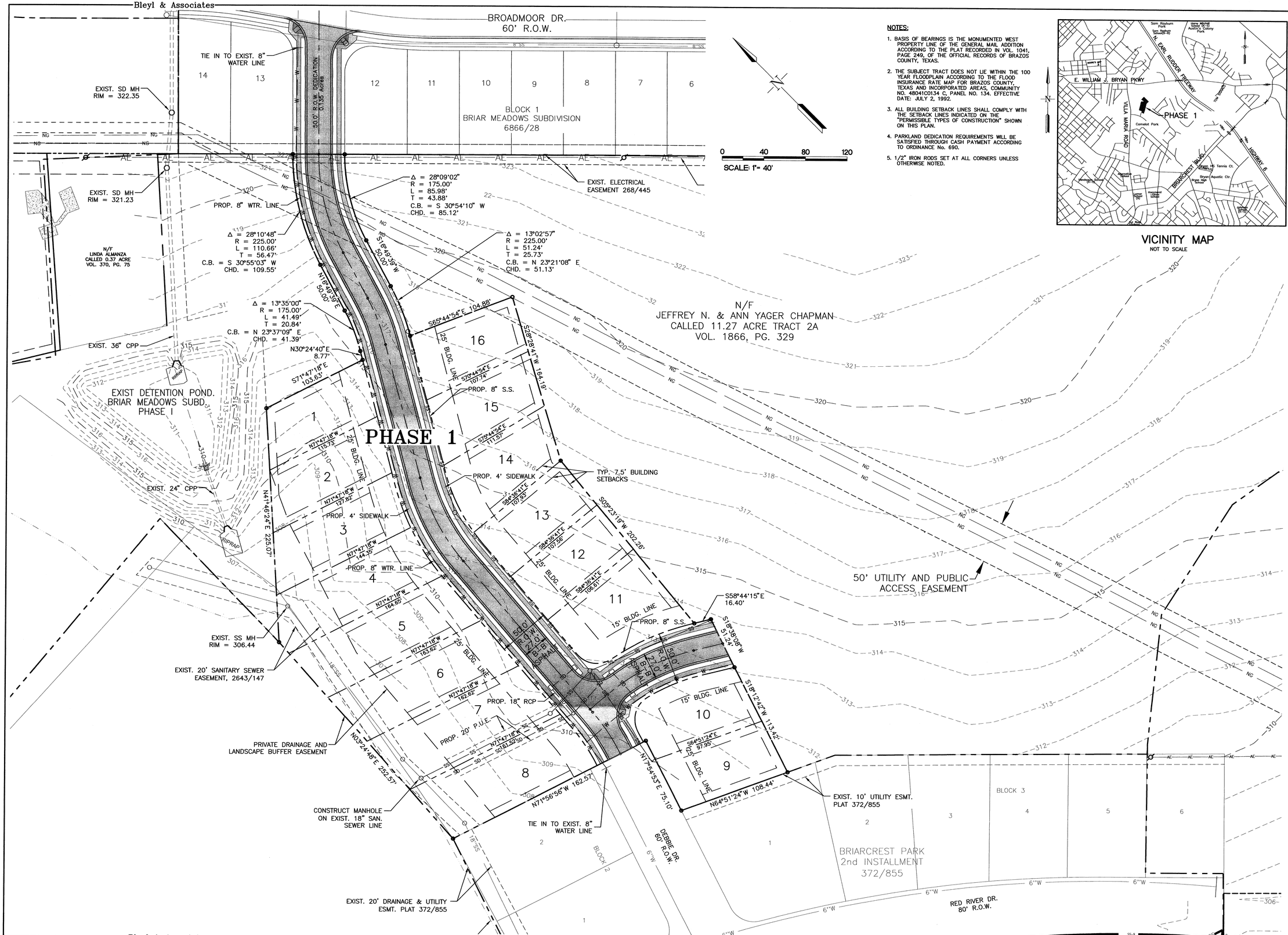
OWNED AND DEVELOPED BY:

BRAZOS COUNTY, TEXAS
300 E 26TH STREET, SUITE 114
BRYAN, TEXAS 77802
PHONE: (979) 361-4102

SHEET 1 OF 2

SCALE: 1"=100' JUNE, 2006
PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-5312



NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED WEST PROPERTY LINE OF THE GENERAL MAIL ADDITION ACCORDING TO THE PLAT RECORDED IN VOL. 1041, PAGE 249, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041C0134 C, PANEL NO. 134. EFFECTIVE DATE: JULY 2, 1992.
3. ALL BUILDING SETBACK LINES SHALL COMPLY WITH THE SETBACK LINES INDICATED ON THE "PERMISSIBLE TYPES OF CONSTRUCTION" SHOWN ON THIS PLAN.
4. PARKLAND DEDICATION REQUIREMENTS WILL BE SATISFIED THROUGH CASH PAYMENT ACCORDING TO ORDINANCE No. 690.
5. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

VICINITY MAP
NOT TO SCALE

REV	DATE	BY	APP	COMMENT

PREPARED FOR:
BURTON CREEK DEVELOPMENT, L.L.C.
P.O. BOX 6345
BRYAN, TX. 77805-6345

SCALE:
DATE: MARCH, 2006
DRAWN BY: SWW
PROJECT MANAGER: PAUL LEVENTIS, P.E.

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) 441-7833 PHONE
(936) 760-3833 FAX

PRLIMINARY PLAN
PHASE 1
LOT 1 – 16

BRIAR MEADOWS CREEK
3.36 ACRES OF LAND
IN THE JOHN AUSTIN SURVEY, A-2
BRYAN, TEXAS

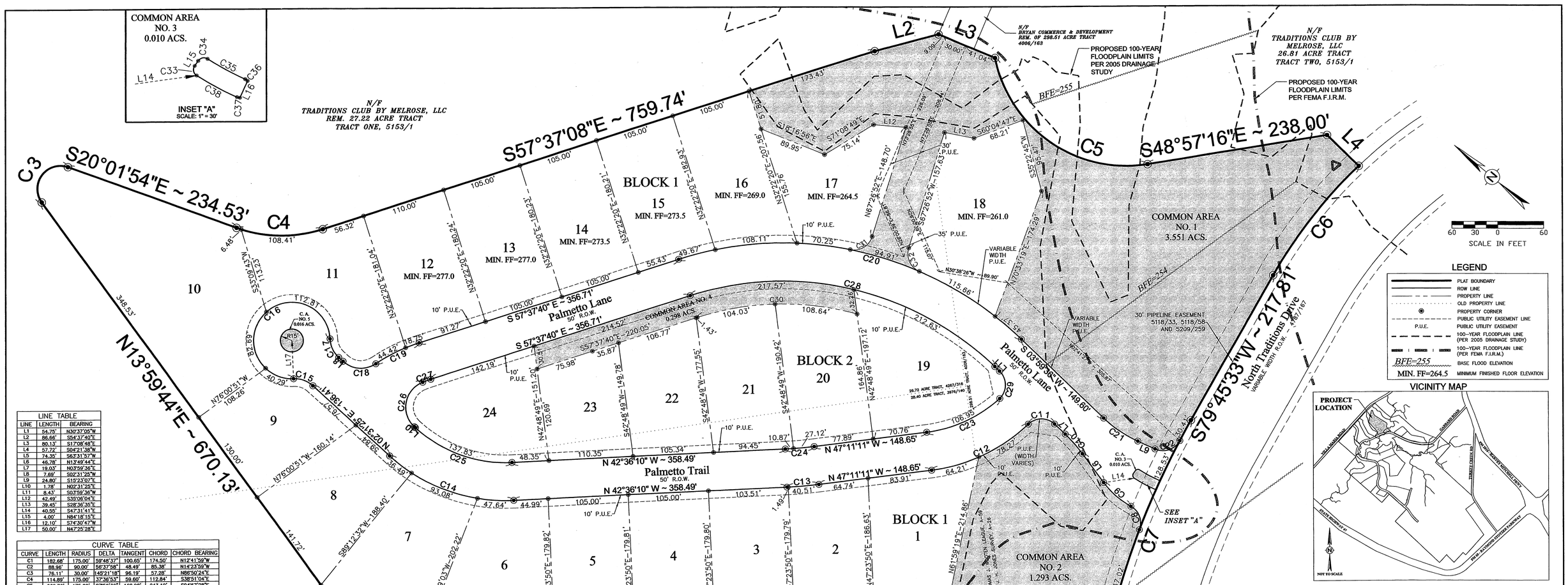
STATE OF TEXAS
BRETT A. McCULLY
82553
REGISTERED PROFESSIONAL ENGINEER

Received
MAY 2 1 2006
Development Services

PROJECT NUMBER
7031

FILE NAME: 7031-MP05

SHEET: 1 OF: 1



LINE TABLE		
LINE	LENGTH	BEARING
L1	54.75'	N30°37'05"W
L2	86.66'	S54°37'40"E
L3	80.13'	S17°08'48"E
L4	57.72'	S04°21'38"W
L5	74.35'	S63°31'57"W
L6	46.78'	N13°49'44"E
L7	19.03'	N03°59'36"E
L8	7.69'	S02°31'25"W
L9	24.80'	S15°23'07"E
L10	1.78'	N02°31'25"E
L11	8.43'	S03°59'36"W
L12	42.49'	S35°06'04"E
L13	39.45'	S28°36'35"E
L14	40.55'	S47°31'41"E
L15	4.00'	N84°18'15"E
L16	12.10'	S74°30'47"W
L17	50.00'	N47°25'28"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	182.68'	175.00'	59°48'37"	100.65'	174.50'	N12°41'59"W
C2	88.96'	90.00'	56°37'08"	48.49'	85.38'	N14°23'59"W
C3	76.11'	30.00'	145°21'18"	96.19'	57.28'	N86°50'24"E
C4	114.89'	175.00'	37°36'53"	59.60'	112.84'	S38°51'04"E
C5	268.76'	175.00'	87°59'36"	168.98'	243.12'	S04°57'28"E
C6	181.72'	605.00'	17°12'35"	91.55'	181.04'	S88°21'50"W
C7	295.95'	1045.00'	16°13'36"	148.97'	294.97'	S71°38'45"W
C8	35.62'	25.00'	81°38'33"	21.60'	32.69'	N30°13'25"E
C9	47.75'	112.00'	24°25'36"	24.24'	47.39'	N01°36'56"E
C10	34.33'	200.00'	9°50'08"	17.21'	34.29'	N08°54'40"E
C11	38.16'	25.00'	87°27'44"	23.92'	34.56'	N30°44'16"W
C12	142.48'	225.00'	36°16'57"	73.73'	140.11'	N65°19'39"W
C13	42.00'	525.00'	4°35'01"	21.01'	41.99'	N44°53'40"W
C14	177.21'	225.00'	45°07'35"	93.49'	172.67'	N20°02'22"W
C15	27.55'	35.00'	45°05'57"	14.53'	26.84'	N20°01'33"W
C16	235.79'	50.00'	270°11'54"	49.83'	70.59'	N87°28'25"W
C17	27.55'	35.00'	45°05'57"	14.53'	26.84'	S25°04'24"W
C18	46.57'	35.00'	76°14'13"	27.46'	43.21'	S35°35'41"E
C19	63.17'	225.00'	16°05'07"	31.79'	62.96'	S65°40'14"E
C20	483.97'	450.00'	61°37'16"	268.37'	460.98'	S26°49'02"E
C21	54.12'	160.00'	19°22'43"	27.32'	53.86'	S95°41'45"E
C22	37.75'	25.00'	86°31'22"	23.53'	34.27'	S58°38'48"E
C23	106.95'	175.00'	35°00'53"	55.20'	105.29'	N64°41'37"W
C24	38.00'	475.00'	4°35'01"	19.01'	37.99'	N44°53'40"W
C25	137.83'	175.00'	45°07'35"	72.71'	134.30'	N20°02'22"W
C26	71.00'	35.00'	116°13'15"	56.25'	59.43'	N60°38'03"E
C27	11.08'	175.00'	3°37'40"	5.54'	11.08'	S59°26'30"E
C28	430.20'	400.00'	61°37'16"	238.55'	409.76'	S26°49'02"E
C29	39.82'	25.00'	91°15'00"	25.55'	35.74'	S49°37'06"W
C30	212.67'	370.00'	32°55'58"	109.36'	209.75'	N41°09'41"W
C31	36.63'	25.00'	83°57'28"	22.49'	33.44'	S70°34'24"E
C32	36.63'	25.00'	83°57'28"	22.49'	33.44'	S25°28'08"W
C33	7.19'	4.50'	91°33'37"	4.62'	6.45'	N38°31'27"E
C34	6.94'	4.50'	88°24'30"	4.38'	6.27'	S51°29'30"E
C35	28.01'	193.50'	8°17'37"	14.03'	27.99'	S11°26'04"E
C36	2.03'	4.50'	25°54'33"	1.04'	2.02'	S02°37'36"E
C37	2.03'	4.50'	25°49'17"	1.03'	2.01'	N28°29'18"W
C38	29.99'	206.50'	8°19'17"	15.02'	29.96'	N11°25'00"W

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
3. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
4. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48014C0143-C, EFFECTIVE DATE: 07-02-1992. THE PROPOSED 100-YEAR FLOODPLAIN LIMITS PER THE 2005 DRAINAGE STUDY IS SHOWN ON THIS PLAN.
5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
7. OWNERSHIP OF THIS TRACT IS BY DEED, VOL. _____, PG. _____, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 7A ON THE MASTER PLAN.
8. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
9. ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
10. PER DEED RESTRICTION 5901/1 THERE IS RESERVED THE RIGHT TO CREATE A 5' UTILITY EASEMENT ALONG ALL LOT LINES CREATED IN THE FUTURE, AND THE RIGHT TO CREATE A 10' EASEMENT ALONG ALL STREETS FOR WALKWAY AND STREET MAINTENANCE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John Jordan, Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of the 19.828 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume _____, Page _____, and designated herein as The Traditions Subdivision, Phase 15, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

_____
John Jordan, Vice President
Bryan/Traditions, LP, a Texas Limited Partnership

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

_____
Notary Public in and for the State of Texas

Printed Name: _____
My Commission Expires: _____

APPROVAL OF PLANNING AND ZONING COMMISSION

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

_____
Chairman, Planning & Zoning Commission, Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

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

_____
Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

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

_____
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

_____
County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF A
19.82 ACRE TRACT
THOMAS J. WOOTEN LEAGUE, A-59
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOTEN LEAGUE, ABSTRACT NO. 59, AND THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS; SAID TRACT BEING THE REMAINDER OF A CALLED 28.40 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 3976, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF THE REMAINDER OF A CALLED 26.72 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 4267, PAGE 316 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 298.51 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 4006, PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A POINT ON THE NORTH LINE OF NORTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W. - 4767/167) MARKING A SOUTHEASTERLY CORNER OF THE REMAINDER OF A CALLED 27.22 ACRE TRACT DESCRIBED AS TRACT ONE BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A SOUTHWESTERLY CORNER OF SAID PORTION OF REMAINDER OF 298.51 ACRE TRACT;

THENCE: N 32° 33' 07" E THROUGH SAID 298.51 ACRE TRACT AND ALONG A NORTHEAST LINE OF SAID REMAINDER OF 27.22 ACRE TRACT FOR A DISTANCE OF 54.75 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59° 48' 37" FOR AN ARC DISTANCE OF 182.68 FEET (CHORD BEARS: N 12° 41' 59" W – 174.50 FEET) TO A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID REMAINDER OF 28.40 ACRE TRACT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 42° 36' 28" W ALONG THE COMMON LINE OF SAID REMAINDER OF 28.40 ACRE TRACT AND SAID REMAINDER OF 27.22 ACRE TRACT FOR A DISTANCE OF 698.83 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 90.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 37' 08" FOR AN ARC DISTANCE OF 88.96 FEET (CHORD BEARS: N 14° 23' 59" W – 85.38 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 13° 59' 44" E CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 28.40 ACRE TRACT, SAID REMAINDER OF 27.22 ACRE TRACT AND SAID PORTION OF REMAINDER OF 26.72 ACRE TRACT FOR A DISTANCE OF 670.13 FEET TO A ½ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID PORTION OF REMAINDER OF 26.72 ACRE TRACT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 30.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID PORTION OF REMAINDER OF 26.72 ACRE TRACT AND SAID REMAINDER OF 27.22 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 145° 21' 18" FOR AN ARC DISTANCE OF 76.11 FEET (CHORD BEARS: N 86° 50' 24" E – 57.28 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

METES AND BOUNDS, CONT.

S 20° 01' 54" E FOR A DISTANCE OF 234.53 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 36' 53" FOR AN ARC DISTANCE OF 114.89 FEET (CHORD BEARS: S 38° 51' 04" E – 112.84 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 57° 37' 08" E FOR A DISTANCE OF 759.74 FEET TO A ½ INCH IRON ROD FOUND;

S 54° 37' 40" E FOR A DISTANCE OF 86.66 FEET TO A ½ INCH IRON ROD FOUND MARKING A SOUTHWESTERLY CORNER OF SAID REMAINDER OF 27.22 ACRE TRACT, SAID IRON ROD FOUND MARKING AN ANGLE POINT IN A NORTHERLY LINE OF SAID REMAINDER OF 298.51 ACRE TRACT;

THENCE: S 17° 08' 48" E THROUGH SAID 298.51 ACRE TRACT, AT 49.75 FEET PASS A ½ INCH IRON ROD FOUND MARKING A WESTERLY CORNER OF A CALLED 26.81 ACRE TRACT DESCRIBED AS TRACT TWO BY SAID DEED TO TRADITION CLUB BY MELROSE, LLC (5153/1), CONTINUE ON ALONG THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID 26.81 ACRE TRACT FOR A TOTAL DISTANCE OF 80.13 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID PORTION OF REMAINDER OF 298.51 ACRE TRACT AND SAID 26.81 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 59' 36" FOR AN ARC DISTANCE OF 268.76 FEET (CHORD BEARS: S 04° 57' 28" E – 243.12 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 48° 57' 16" E FOR A DISTANCE OF 238.00 FEET TO A ½ INCH IRON ROD FOUND;

S 04° 21' 38" W FOR A DISTANCE OF 57.72 FEET TO A POINT ON THE NORTH LINE OF NORTH TRADITIONS DRIVE MARKING THE SOUTHWEST CORNER OF SAID 26.81 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 605.00 FEET;

THENCE: ALONG THE NORTH LINE OF NORTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 12' 35" FOR AN ARC DISTANCE OF 181.72 FEET (CHORD BEARS: S 88° 21' 50" W – 181.04 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 79° 45' 33" W FOR A DISTANCE OF 217.81 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1045.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 13' 36" FOR AN ARC DISTANCE OF 295.95 FEET (CHORD BEARS: S 71° 38' 45" W – 294.97 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 63° 31' 57" W FOR A DISTANCE OF 74.35 FEET TO THE POINT OF BEGINNING CONTAINING 19.82 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JANUARY, 2006. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Land 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 15
19.828 ACRES

BLOCK 1, LOTS 1 THRU 18
BLOCK 2, LOTS 19 THRU 24

THOMAS J. WOOTEN LEAGUE, A-59
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60'

MAY, 2006

Received
MAY 31 2006
Development & Engineering Services

OWNER:
Bryan Commerce & Development, Inc.
P.O. Box 1000
Bryan, Texas 77805
(979) 209-5119

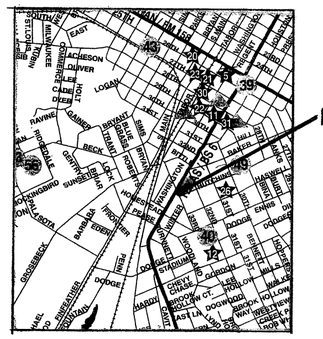
DEVELOPER:
Bryan/Traditions, LP
2100 Traditions Blvd.
Bryan, Texas 77807
(979) 821-2582

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

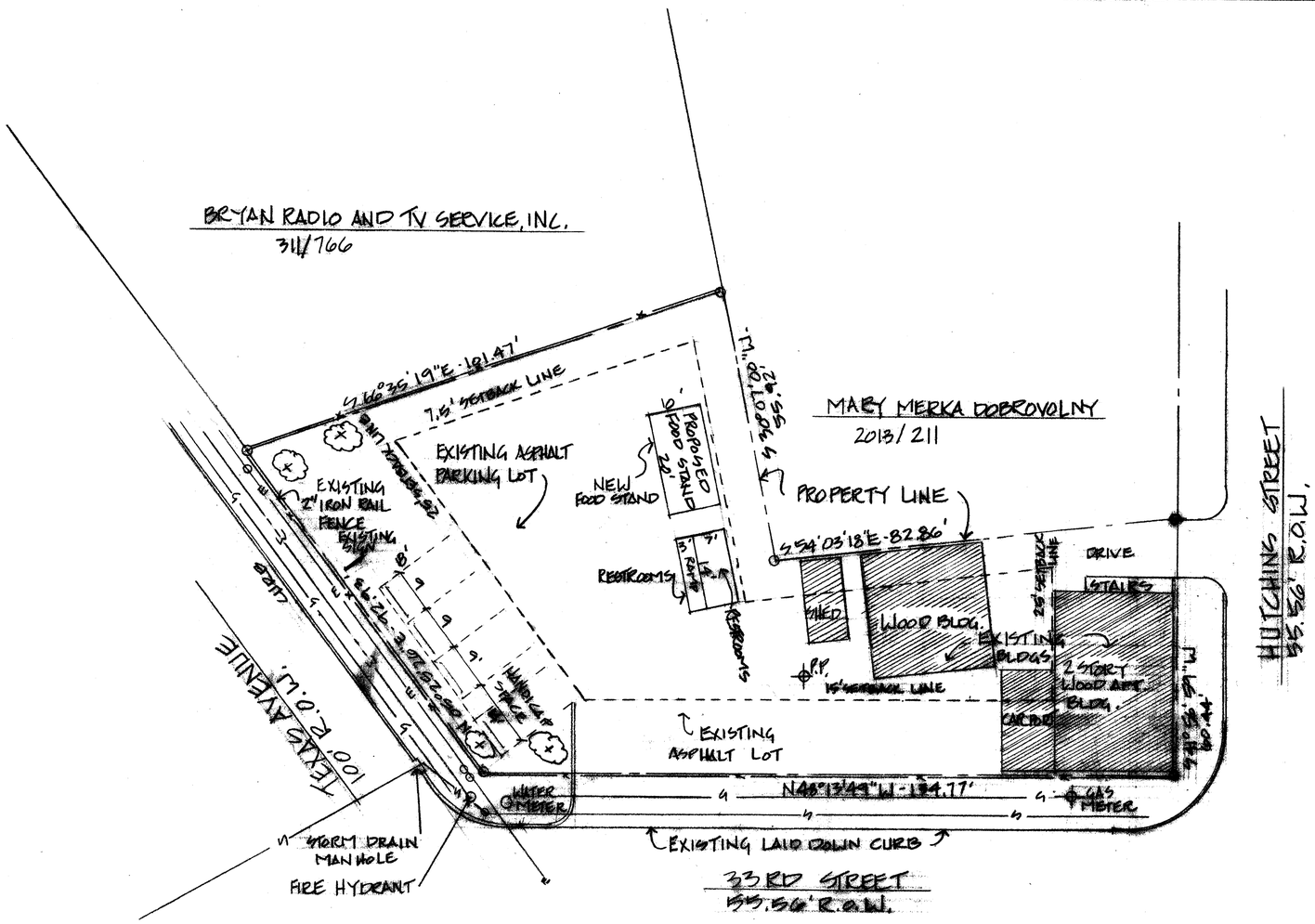
ENGINEER:
☆ CIVIL DEVELOPMENT, Ltd. ☆
CIVIL ENGINEERING & DESIGN-BUILD SERVICES
Ginger L. Urso, P.E.
2900 Longmire Drive, Suite K
College Station, Texas 77845
***
P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759
Prepared for Texcon General Contractors

NORTH

SITE PLAN
SCALE: 1" = 20'-0"



VICINITY MAP

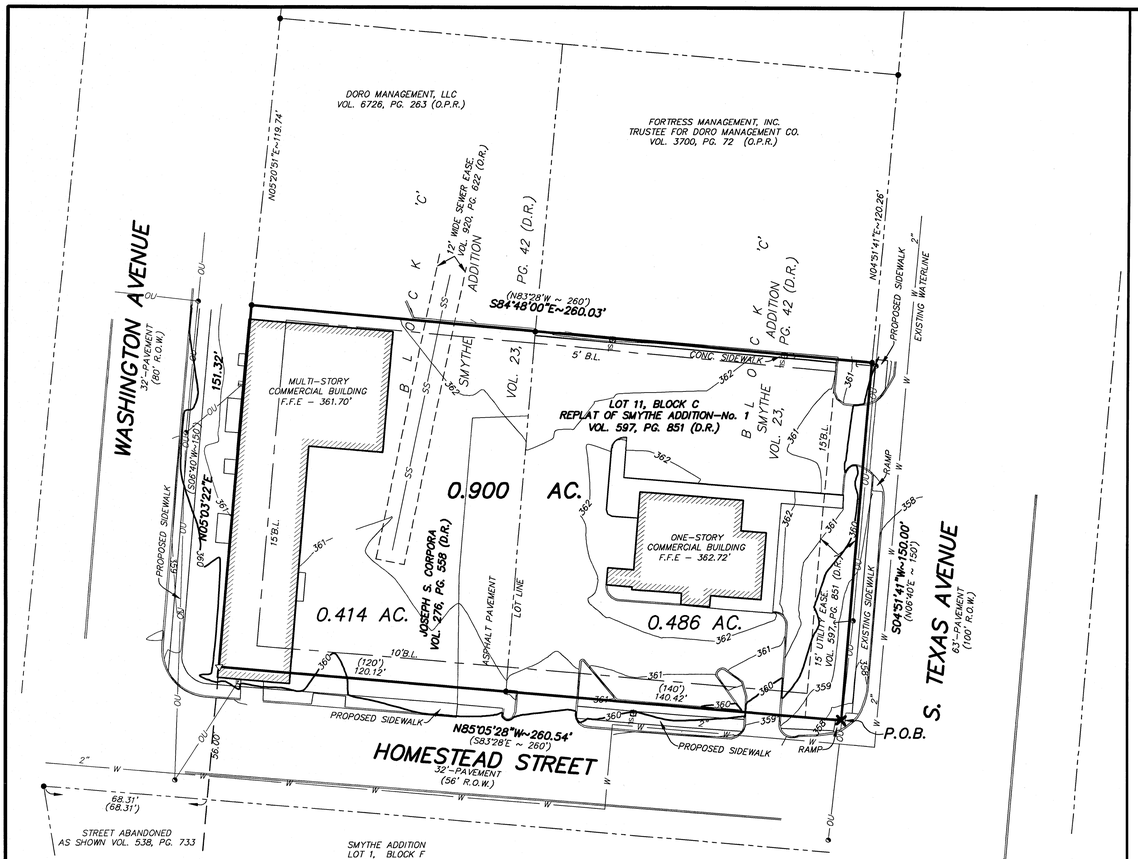


NOTES

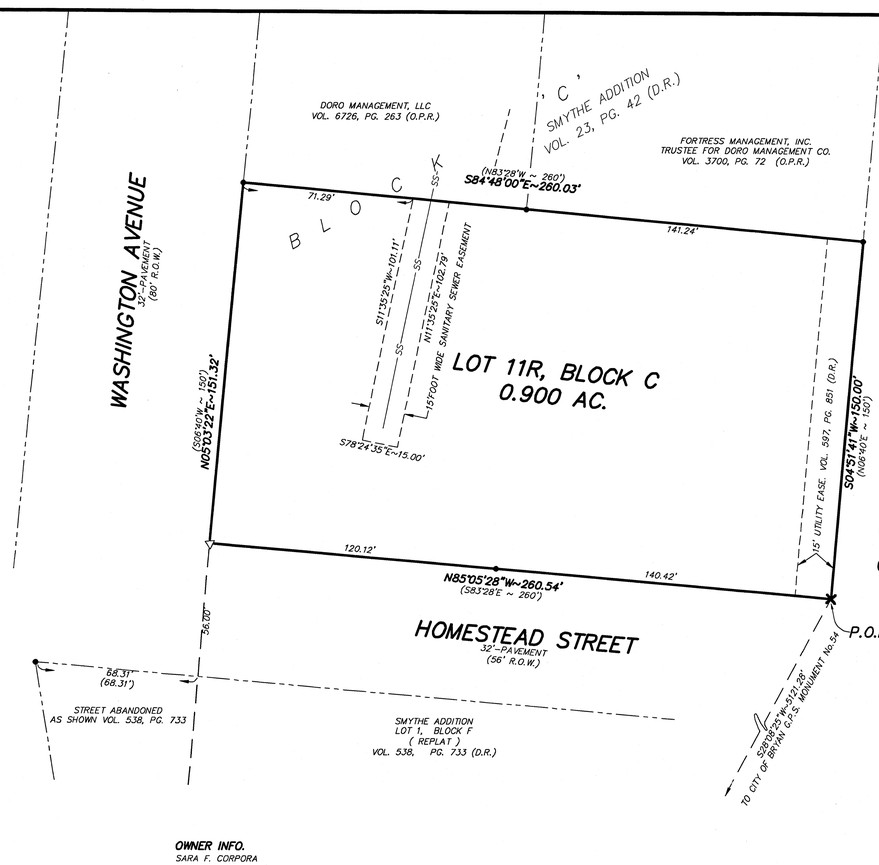
1. LAY OF HOSE DISTANCE APPROX. 80'
2. GARBAGE TO BE CURBSIDE
3. AREA IS NOT IN FLOODPLAIN
4. FOUR CRAPEMYRTLES TO BE PLANTED
5. NO SIT DOWN AREA
   PICK UP ONLY

Received
MAY 3 1 2006
Development & Engineering Services

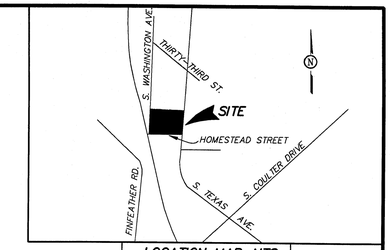
RAUL
PHONE # 718-3428
PHILLIPS ADDITION BLOCK 27
SITE PLAN SCALE: 1" = 20'



ORIGINAL



REPLAT



LOCATION MAP—NTS

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BEARINGS & ELEVATIONS ARE BASED ON THE CITY OF BRYAN CONTROL MONUMENTATION
HORIZONTAL – NAD83
VERTICAL – NAVD88

LEGEND

- ● 1/2" STEEL PIN FOUND (SPF) (UNLESS NOTED)
- ▲ NAIL FOUND
- ✕ 'X' CUT ON CONC. (SET)
- △ CALCULATED POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- (BRG.~DIST.) RECORD CALL
- D.R. DEED RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
- O.R. OFFICIAL RECORDS
- SL STREET LIGHT
- E ELECTRIC METER
- —W— WATERLINE
- —SS— SANITARY SEWER
- —OU— OVERHEAD UTILITY

GENERAL NOTES
1) THIS PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL No. 48041C0141C, EFFECTIVE DATE; JULY 02, 1992.
2) THE ZONING DISTRICT FOR THIS PROPERTY IS SOUTH COLLEGE-BUSINESS.

OWNER INFO.
SARA F. CORPORA
P.O. BOX 867
HEARNE, TEXAS 77859-0867

FIELD NOTES

FIELD NOTES DESCRIPTION OF 0.900 ACRE OF LAND OUT OF BLOCK C, SMYTHE ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, A SUBDIVISION OF RECORD IN VOLUME 23, PAGE 42 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO JOSEPH S. CORPORA RECORDED IN VOLUME 276, PAGE 558 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, INCLUDING THE PORTION OF THE SAID CORPORA TRACT KNOWN AS LOT 11, BLOCK C, REPLAT OF SMYTHE ADDITION – NO. 1, A SUBDIVISION OF RECORD IN VOLUME 597, PAGE 851 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THE SAID 0.900 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an "X" cut on concrete (set) at the intersection of the west right-of-way line of S. Texas Avenue with the north right-of-way line of Homestead Street, at the southeast corner of the said Block C, Smythe Addition, the southeast corner of the said Corpora tract and the southeast corner of the said Lot 11;

THENCE, N 85°05'28" W, along the north right-of-way line of Homestead Street, passing a ½ inch diameter steel pin found at the southwest corner of the said Lot 11 at 140.42 feet and continuing a total distance of 260.54 feet to a calculated point on the west wall line of an existing building at the intersection of the east right-of-way line of Washington Avenue, being the southwest corner of the said Block C and southwest corner of the said Corpora tract, from which a ½ inch diameter steel pin found on the south right-of-way line of Homestead Street, at the northwest corner of Lot 1 of a replat of Block F of the said Smythe Addition, of record in Book 538, Page 733 of the Deed Records of Brazos County, Texas bears S 05°03'22" W, 56.00 feet and N 85°05'28" W, 68.31 feet;

THENCE, N 05°03'22" E, a distance of 151.32 feet along the east right-of-way line of Washington Avenue to a ½ inch diameter steel pin found at the northwest corner of the said Corpora tract, the same being the southwest corner of that certain tract described in a deed to Doro Management, LLC recorded in Volume 6726, Page 263 of the Official Public Records of Brazos County, Texas;

THENCE, S 84°48'00" E, a distance of 260.03 feet, crossing the said Block C, to a ½ inch diameter steel pin found on the west right-of-way line of S. Texas Avenue at the northeast corner of the said Corpora tract and Lot 11, the same being the southeast corner of that certain tract described in a deed to Fortress Management, Inc., Trustee for Doro Management Co. recorded in Volume 3700, Page 72 of the Official Public Records of Brazos County, Texas;

THENCE, S 04°51'41" W, a distance of 150.00 feet along the west right-of-way line of S. Texas Avenue to the PLACE OF BEGINNING, containing 0.900 acre of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, SARA F. CORPORA, WIFE OF JOSEPH S. CORPORA, DECEASED, JOAN AUDETTE FOYT AND PRISCILLA JEAN MALTABEES OWNERS OF AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING 0.900 ACRE OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 276, PAGE 558, AND DESIGNATED HEREIN AS **REPLAT IN BLOCK C, SMYTHE ADDITION** IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

_____
SARA F. CORPORA

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED SARA F. CORPORA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS/ARE 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_____, 20__.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

I, JOAN AUDETTE FOYT, OWNER OF AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING 0.900 ACRE OF LAND AS CONVEYED TO ME IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 6553, PAGE 179, AND DESIGNATED HEREIN AS **REPLAT IN BLOCK C, SMYTHE ADDITION** IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DECICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

_____
JOAN AUDETTE FOYT

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED JOAN AUDETTE FOYT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS/ARE 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_____, 20__.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

I, PRISCILLA JEAN MALTABES, THE OWNER OF AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING 0.900 ACRE OF LAND AS CONVEYED TO ME IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 6553, PAGE 179, AND DESIGNATED HEREIN AS **REPLAT IN BLOCK C, SMYTHE ADDITION** IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DECICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

_____
PRISCILLA JEAN MALTABES

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED PRISCILLA JEAN MALTABES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS/ARE 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_____, 20__.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, TIMOTHY A. LENZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 4393 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.

5-22-06
_____
TIMOTHY A. LENZ, R.P.L.S. No. 4393
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704

STATE OF TEXAS
REGISTERED
TIMOTHY A. LENZ
4393
PROFESSIONAL
LAND SURVEYOR

CERTIFICATE OF THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, TERRY R. HAGOOD, REGISTERED PROFESSIONAL ENGINEER No. 52960 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

_____
TERRY R. HAGOOD
REGISTERED PROFESSIONAL ENGINEER No. 52960
FISHER HAGOOD, INC.
ONE CHISHOLM TRAIL, SUITE 5200
ROUND ROCK, TEXAS, 78681

APPROVAL OF CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISION 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

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.

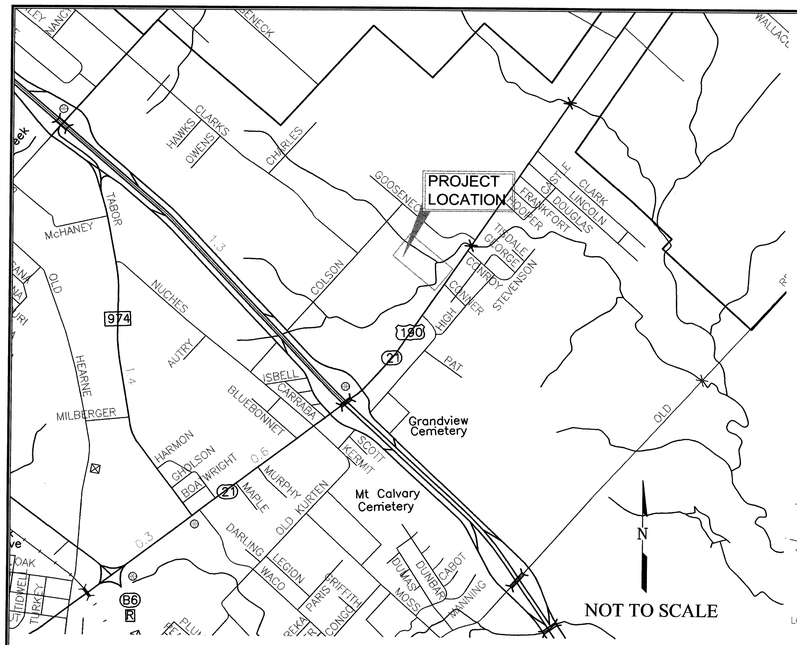
Received
MAY 24 2006
Development & Engineering Services

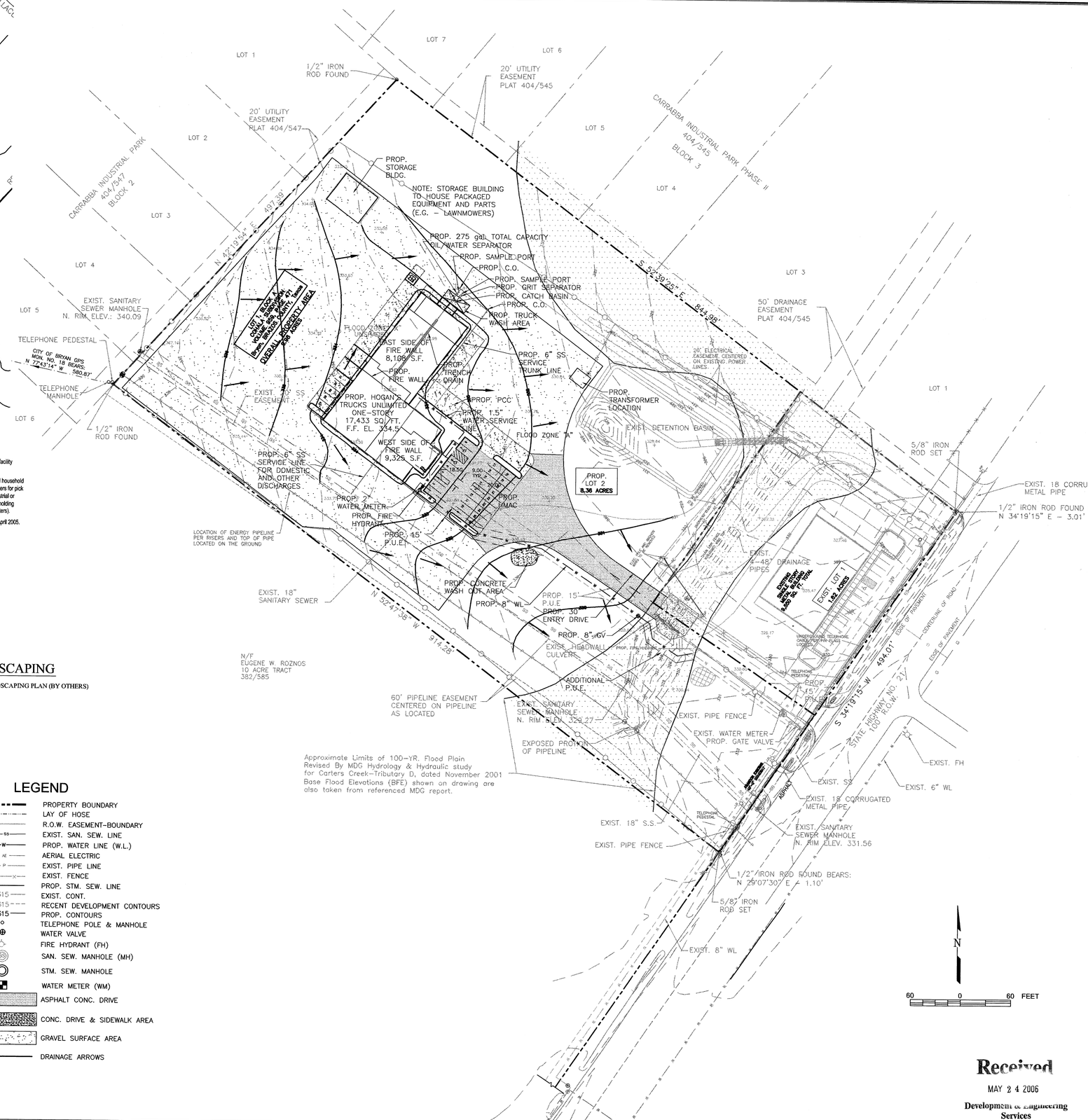
REPLAT IN BLOCK C SMYTHE ADDITION

CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LENZ & ASSOCIATES, INC.
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
(512) 443-1174
1714 FORT VIEW RD., SUITE 101
AUSTIN, TEXAS 78704

SURVEY #: 2006-0207 F.B. : 747/11





OWNER:
David Hogan's Truck Unlimited
401 S. Main St.
Bryan, TX 77803

ENGINEER:
CSC Engineering & Environmental Consultants, Inc. 3407 Tabor Road
Bryan, Texas 77808

SURVEYOR:
Kerr Surveying Company
P. O. Box 269 505 Church Street
College Station, Texas 77841

ARCHITECT:
Cumpton & Associates
10770 State Highway 30, Suite 100
College Station, Tx 77845

LOCATION OF PROPERTY:
4100 East HWY. 21
Bryan, TX

LEGAL DESCRIPTION OF PROPERTY:
Lot 1, Block A Cohala Subdivision, Volume 959, Page 471; Bryan, Brazos County, TX

GENERAL NOTES:

1. FLOOD HAZARD INFORMATION:
According to the Flood Insurance Rate Maps for Brazos County, Texas And Incorporated Areas, Map Number 48041C0137 C, Effective Date July 2, 1992, a portion of the Property Lies Within the 100 Year Floodplain. The FIRM was modified by MDG study, Nov. 2001
2. LANDSCAPE IRRIGATION:
An automatic irrigation piping system with a seperate water meter will be used to water the prop. vegitation.
3. FOOD:
No food will be prepared on-site.
4. ZONING:
Industrial
5. FENCING:
The entire perimeter of the property will be fenced with a 8' high Chain-Link-Fence.
6. FLOOR DRAINS:
One floor drain is planned for the proposed building
7. FIRE PROTECTION:
The proposed building will not have a fire sprinkler and alarm system.
8. The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of wind blown litter from the project site.
9. The only liquid waste to be generated by the facility will be "normal domestic wastewater."
10. The only solid waste generated will be normal household type waste that will be placed in trash dumpsters for pick up by the City of Bryan. There will be no industrial or hazardous waste or recyclable material (e.g. holding vessels for used motor oil, antifreeze, or oil filters).
11. Date of topographic and boundary survey is April 2005.

PARKING

OFF-STREET PARKING REQUIREMENTS

A. TOTAL NUMBER OF PARKING SPACES

BUILDING TYPE OR USE	BUILDING SIZE, square feet	UNIT PARKING REQUIREMENTS, parking spaces per sq. ft.	EXTENDED NUMBER OF REQUIRED PARKING SPACES
TOTAL OFFICE SPACE	4,111 sq. ft.	1 space/300 sq. ft. of bldg. area	14
TOTAL STORAGE SPACE	12,811 sq. ft.	1 space/600 sq. ft. of bldg. area	22
SALES SPACE	1,346 sq. ft.	1 space/500 sq. ft. of bldg. area	3
OUTDOOR STORAGE SPACE	1,791 sq. ft.	1 space/2,000 sq. ft. of bldg. area	1
		TOTAL NUMBER OF PARKING SPACES REQUIRED:	**40**
		TOTAL NUMBER OF PARKING SPACES PROVIDED:	**41***

* TOTAL NUMBER OF PARKING SPACES PROVIDED INCULDE THE TEN (10) SPACES WITHIN THE BUILDING

B. HANDICAPPED PARKING ANALYSIS

1. REQUIRED NUMBER OF ACCESSIBLE SPACES

TOTAL PARKING SPACES PROVIDED	MINIMUM TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED	NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESIBLE
1-25	1	1
26-50	2	1

FOR 31 SPACES PROVIDED, 2 ACCESIBLE SPACES ARE REQUIRED, ONE OF WHICH MUST BE VAN ACCESSIBLE

2. ACCESSIBLE SPACES PROVIDED

CATEGORY	PROVIDED	REQUIRED	COMMENT
GENERAL ACCESSIBILE	1	1	0 EXTRA
VAN ACCESSIBLE	1	1	0 EXTRA

PARKING NOTES:

1. CALCULATED NUMBER OF PARKING SPACES ROUNDED OFF TO NEAREST WHOLE NUMBER.
2. TOTAL NUMBER OF SPACES PROVIDED: 41

LANDSCAPING

1. SEE LANDSCAPING PLAN (BY OTHERS)

LEGEND

- PROPERTY BOUNDARY
- LAY OF HOSE
- R.O.W. EASEMENT-BOUNDARY
- EXIST. SAN. SEW. LINE
- PROP. WATER LINE (W.L.)
- AERIAL ELECTRIC
- EXIST. PIPE LINE
- EXIST. FENCE
- PROP. STM. SEW. LINE
- EXIST. CONT.
- RECENT DEVELOPMENT CONTOURS
- PROP. CONTOURS
- TELEPHONE POLE & MANHOLE
- WATER VALVE
- FIRE HYDRANT (FH)
- SAN. SEW. MANHOLE (MH)
- STM. SEW. MANHOLE
- WATER METER (WM)
- ASPHALT CONC. DRIVE
- CONC. DRIVE & SIDEWALK AREA
- GRAVEL SURFACE AREA
- DRAINAGE ARROWS

Received
MAY 2 4 2006
Development & Engineering Services

REV	DATE	DETAILS

DRAWING STATUS

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF M. FREDERICK CONLIN, JR., P.E. (NO. 44481)...

☒ FOR REVIEW
PRELIMINARY DRAWINGS ARE FOR REVIEW PURPOSES ONLY, THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT AND ASSOCIATED ISSUES. THEY ARE NOT INTENDED FOR CONSTRUCTION. DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED COMPLETE.

☐ FOR APPROVAL AND PERMITTING
PRELIMINARY DRAWINGS ARE FOR REVIEW AND SUBMITTAL PURPOSES ONLY. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED COMPLETE.

☐ FOR CONSTRUCTION
FINAL DRAWINGS.

TRUCKS UNLIMITED
BRYAN, TX

Engineering & Environmental Consultants, Inc.
C S C

SHEET TITLE:
SITE PLAN

PROJ. NO.:TRUCKS UNLIMITED
DRAWN BY: AEA
DATE: 05/24/06
SCALE: AS SHOWN
APPR: MFC

FIGURE:
SP-1

Plant Table

Broadleaf Deciduous

Quantity	Symbol	Scientific Name	Common Name	Value	Planting Size
6		Lagerstroemia indica	Crape myrtle	150sf	15-Gal

Broadleaf Evergreen

Quantity	Symbol	Scientific Name	Common Name	Value	Planting Size
4		Quercus virginiana	Southern live oak	200sf	2 1/2-Cal

Conifer Evergreen

Quantity	Symbol	Scientific Name	Common Name	Value	Planting Size
36		Ilex cornuta 'Burfordii'	Dwarf Burford Holly	10sf	5-Gal
32		Raphiolepis idica 'Clara'	Clara India Hawthorne	10sf	5-Gal

Groundcover/Sod

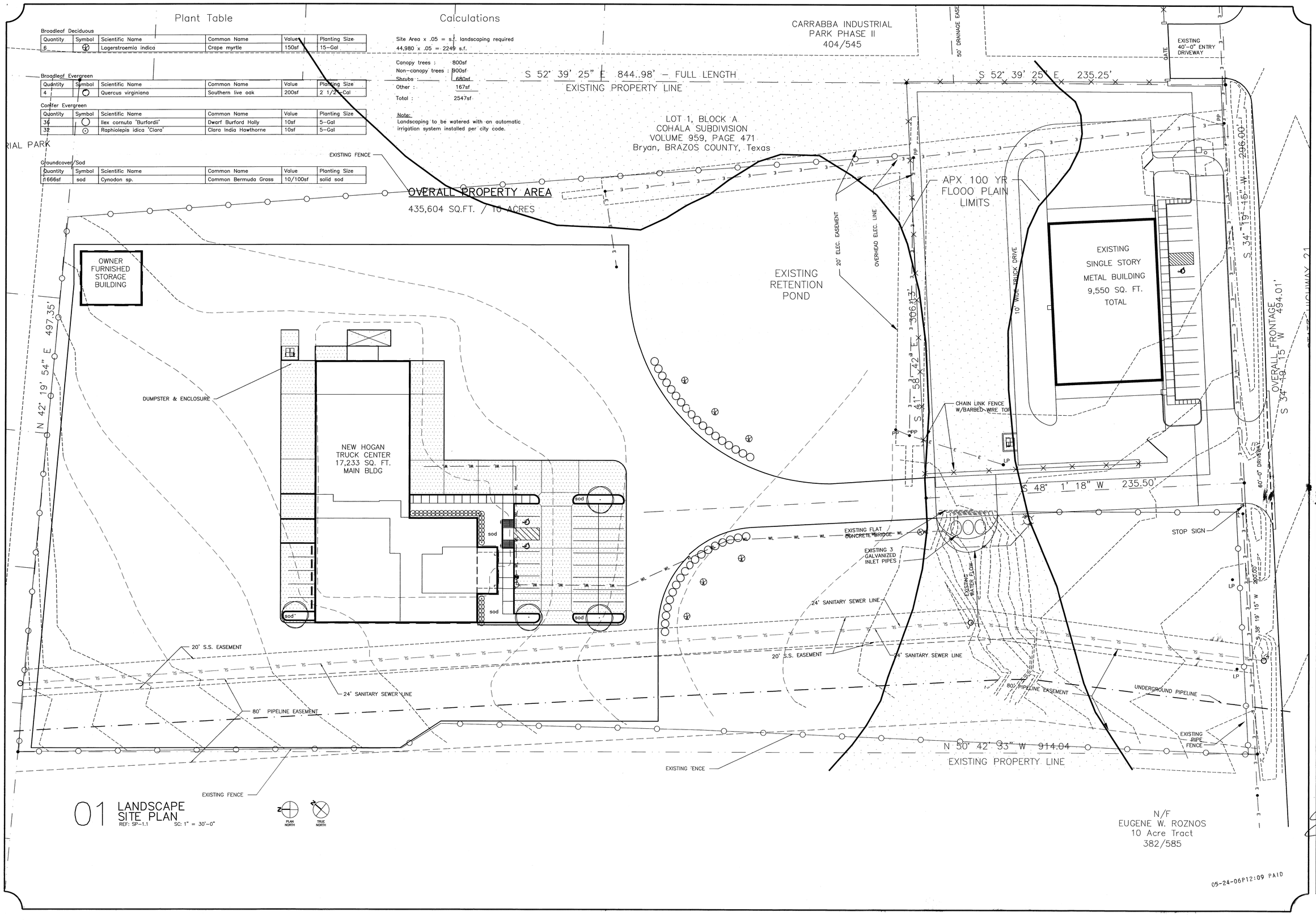
Quantity	Symbol	Scientific Name	Common Name	Value	Planting Size
1666sf	sod	Cynodon sp.	Common Bermuda Grass	10/100sf	solid sod

Calculations

Site Area x .05 = s.f. landscaping required
44,980 x .05 = 2249 s.f.

Canopy trees :	800sf
Non-canopy trees :	900sf
Shrubs :	680sf
Other :	167sf
Total :	2547sf

Note:
Landscaping to be watered with an automatic irrigation system installed per city code.



01 LANDSCAPE SITE PLAN
REF: SP-1.1 SC: 1" = 30'-0"

05-24-06P12:09 PAID

REVISIONS	BY

DATE:
DRAWN:
PROJECT: 2003-30

A NEW FACILITY FOR THE HOGAN TRUCK CENTER
STATE HIGHWAY 21 BRYAN, TEXAS

CUMPTON & ASSOCIATES INC.

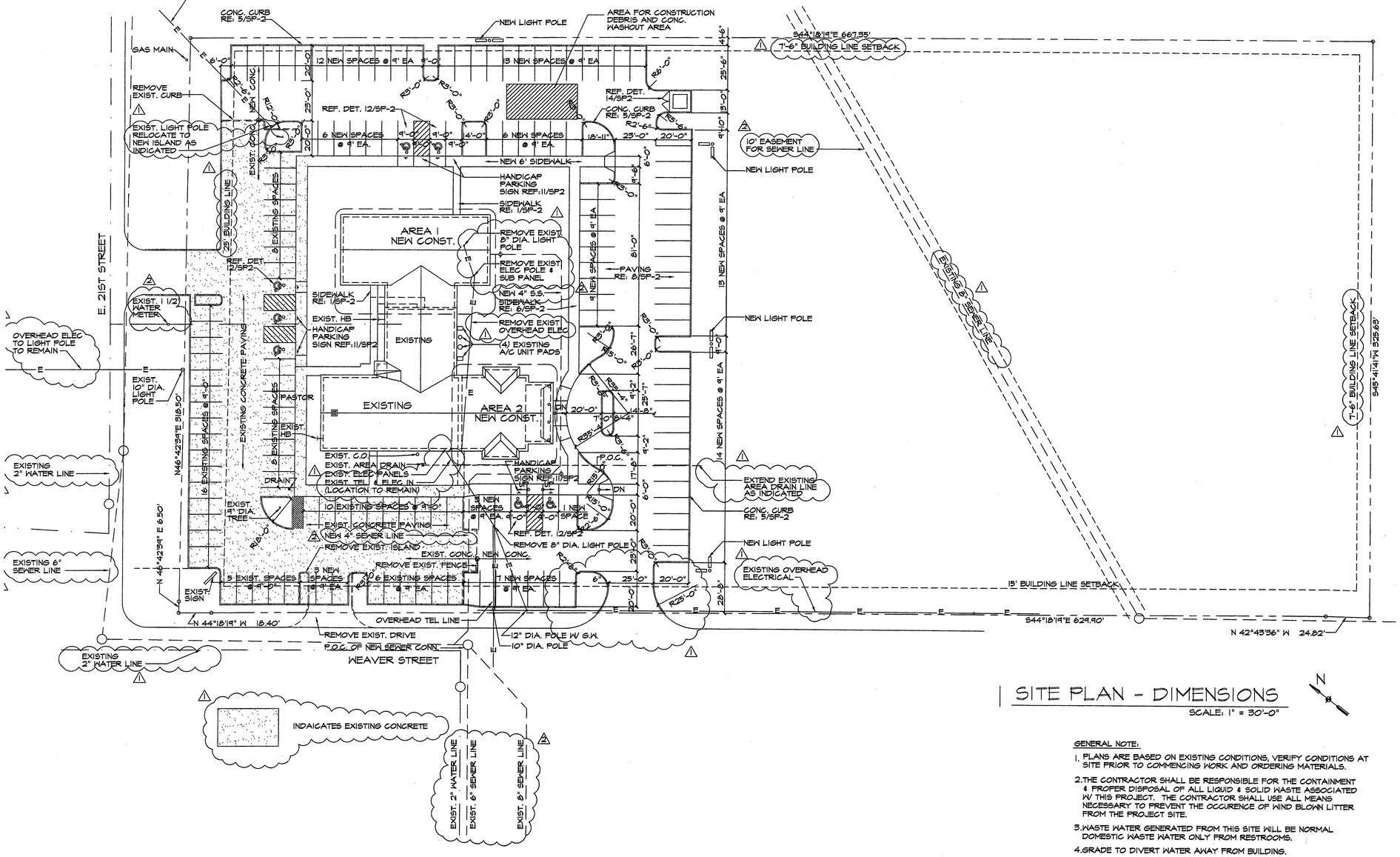
ARCHITECTURE AND PLANNING – 4103 S. TEXAS AVE., SUITE 202 – BRYAN, TEXAS 77802 – PH: 979.846.3771

5/24/06

LANDSCAPE

SHEET NO.
LS-1.1
OF

G:\2003-30 Hogan Tr Wor\Arlg\Consultants\Landscape\ll-24 May 06.dwg Wed May 24 09:30:16 2006 Cumpton & Associates, Inc. Architects



SITE PLAN - DIMENSIONS

SCALE: 1" = 30'-0"

N

GENERAL NOTE:

1. PLANS ARE BASED ON EXISTING CONDITIONS, VERIFY CONDITIONS AT SITE PRIOR TO COMMENCING WORK AND ORDERING MATERIALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT & PROPER DISPOSAL OF ALL LIQUID & SOLID WASTE ASSOCIATED W/ THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
3. WASTE WATER GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTE WATER ONLY FROM RESTROOMS.
4. GRADE TO DIVERT WATER AWAY FROM BUILDING.
5. CURRENT LAY OF HOSE FROM FIRE HYDRANT TO BLDG IS 500'.
6. ANY ACCESSIBLE ROUTE SHALL HAVE A SLOPE NO GREATER THAN 1:20 WITH A CROSS SLOPE NO GREATER THAN 1:50
7. THERE SHALL BE NO GRATING ALONG HANDICAP ACCESSIBLE ROUTE.
8. PROVIDE MIN. VERTICLE CLEARANCE OF 114" @ ACCESSIBLE PASSENGER LOADING ZONES & PROVIDE MIN. VERTICLE CLEARANCE OF 96" @ THE PARKING SPACE ALONG VEHICLE ACCESS ROUTE FROM SITE ENTRANCE TO SITE EXITS.
9. ACCESSIBLE ROUTES SHALL NOT HAVE LEVEL CHANGES MORE THAN 1/2" OTHER THAN THOSE PROVIDED BY A RAMP.
10. SURFACE SLOPES @ HANDICAP PARKING & ACCESS ISLE SHALL NOT EXCEED 1:50 IN ANY DIRECTION.
11. RAMP SURFACES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS OR GROOVES EXTENDING THE FULL WIDTH & DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
12. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
13. THE EXISTING LOCATION FOR ELEC. IN WILL REMAIN. NEW SERVICE TO THIS POINT SHALL BE RUN UNDERGROUND. ONCE INSTALLED, EXIST. OVERHEAD ELEC. SERVICE SHALL BE REMOVED. ALL OTHER SITE ELEC SHALL BE RUN UNDERGROUND.
14. THE NEW KITCHEN SHALL BE FOR CONGRESSIONAL USE ONLY.
15. THE EXISTING S.S. CONNECTION TO CITY SEWER SHALL REMAIN. AN ADDITIONAL 4" LINE SHALL SHALL SERVE THE NEW ADDITION AS INDICATED ON DWG.

GENERAL INFORMATION

ADDRESS:
NEW ZION MISSIONARY BAPTIST CHURCH
1505 E. 21st STREET, BRYAN, TX 77803

LEGAL DESCRIPTION:
SFA #10 BLOCK 5 LOT 1.5

ZONING: SF1

AREA: 5 ACRES

BUILDING AREAS

EXISTING	4,324 S.F.
AREA 1 (FELLOWSHIP HALL)	3,529 S.F.
AREA 2 (SANCTUARY)	1,609 S.F.
TOTAL AREA	9,462 S.F.

OCCUPANCY CALCULATIONS

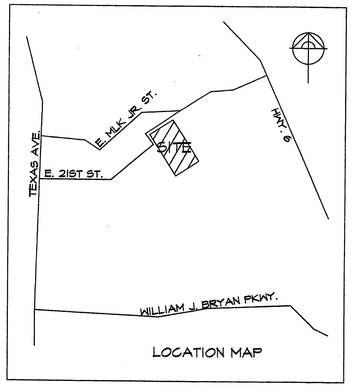
AUDITORIUM: 30 PEWS TOTAL (12' LENGTH)	
6 PEOPLE/ 1 PEW= 6 PEOPLE X 36 PEWS=	216 PERSONS
CHOIR AREA: 7 PEWS TOTAL (14' LENGTH)	
7 PEOPLE/ 1 PEW= 7 PEOPLE X 7 PEWS=	49 PERSONS
CHOIR AREA: 2 PEWS TOTAL (12' LENGTH)	
6 PEOPLE/ 1 PEW= 6 PEOPLE X 2 PEWS=	12 PERSONS
TOTAL OCCUPANTS=	277 TOTAL

NOTE:
THE ADDITION OF THE FELLOWSHIP DOES NOT INCREASE THE OCCUPANCY. BOTH SPACES SERVE THE SAME GROUP OF PEOPLE AND ARE NOT USED CONCURRENTLY.
RE: 3/12 FOR DETAILED ANALYSIS.

PARKING REQUIRED

1 SPACE / 2 SEATS
277 SEATS / 2 — 139 SPACES

MEMBERS EXISTING	53 SPACES
MEMBERS NEW	87 SPACES
HANDICAP EXISTING	3 SPACES
HANDICAP NEW	4 SPACES
PARKING PROVIDED	147 SPACES



LOCATION MAP

DRAWING INDEX

SITE PLAN	SP1
SITE DETAILS	SP2
LANDSCAPE PLAN	SP3
GRADING PLAN	C1
FLOOR PLAN	A1
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REFLECTED CLG. PLAN	A3
INT. ELEVS/SCHEDULES	A4
MECHANICAL PLAN & DRAFT STOP PLAN	M1
ELECTRICAL LIGHTING PLAN	E1
ELECTRICAL RECEPTACLE PLAN	E2
PLUMBING PLANS	P1
FOUNDATION PLAN	S1

Received
MAY 30 2006
Development & Engineering Services

REVISIONS	
1	04/20/06 CITY REVIEW
2	05/11/06 CITY REVIEW

DATE	03/27/06
DRAWN	NWWW
CHECKED	WWWW

STATE OF TEXAS
L.A. BERRY
74246
LICENSED
PROFESSIONAL ENGINEER

NATHAN WINCHESTER DESIGNS
807 E. 24TH STREET – BRYAN TX
(979) 229-3522

NEW ZION MISSIONARY BAPTIST CHURCH

JOB NO.: NEW ZION CHURCH

NAME: SITE PLAN - DIMS.

SCALE: 1" = 30'-0"

SHEET
SP1
OF 3

A. ZENO PHILLIPS BLOCK 9 LOT 8 (TR-149.1)
5.04 ACRES, R51043

B. OWNER- MRC ENTERPRISES
12345 GRASSBUR RD.
BRYAN, TX. 77808

C. PARKING - 1 PER 100 □' BUILDING

25,200 □' BUILDING = 245 SPACES
w/ 7 HANDICAP SPOTS

TOTAL NUMBER OF SPOTS SHOWN
280 w/ 7 HANDICAP

D. LANDSCAPING: 8% OF 25,200 □' = 2,016 SQ. FT.
POINTS

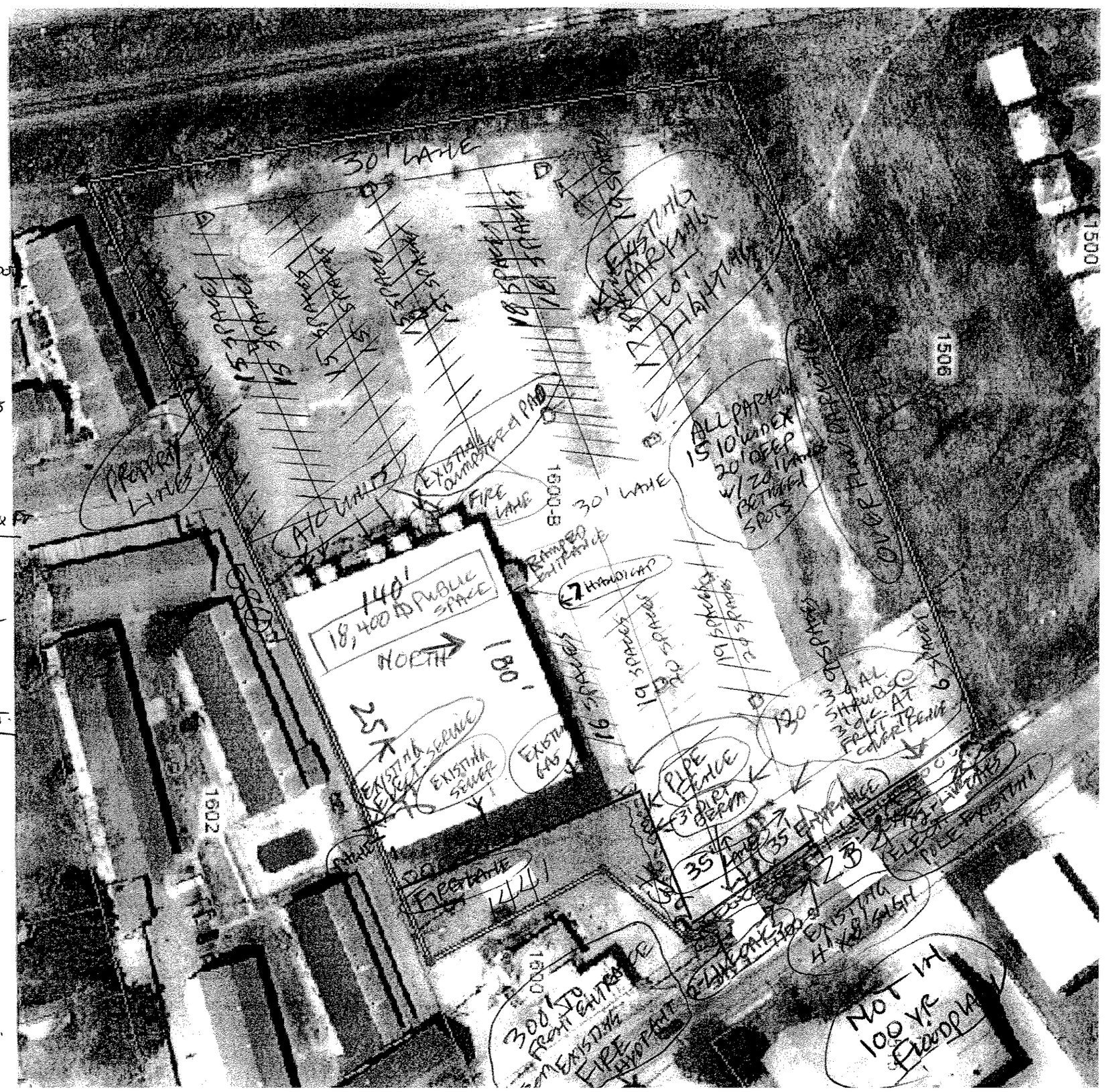
4-LIVE OAKS AT SOUTH COLLEGE
EVERY 50' OF FRONTAGE
8' HT. 2 1/2" CALIPER.
@ 200 SQ. FT PER TREE = 800 SQ. FT.

130 - 3-GAL SHRUBS @ 3' O.C.
ALONG ALL PERIMETER FENCE
ON SOUTH COLLEGE IN DIRT
BERMS IN FRONT OF PIPE
FENCING.

130 SHRUBS @ 10 S.F. = 1,300 SQ. FT.

TOTAL TREES: 800
SHRUBS: 1,300

2,100 SQ. FT.

E. NO FOOD SERVICE

F. NO NEW OR UPGRADED UTILITIES WILL
BE REQUIRED