

LEGAL DESCRIPTION:
 TEJAS CENTER SUBDIVISION
 LOCATED @ VILLA MARIA & TEXAS AVENUE
 (THIS PROJECT @ 601 EAST VILLA MARIA ROAD) BRYAN, TEXAS

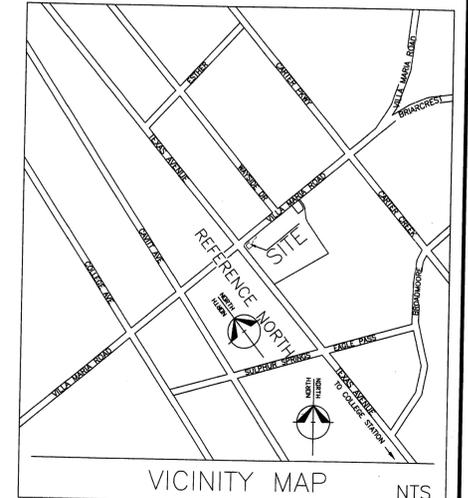
- LEGEND**
- (10) PARKING THIS ROW
 - (11) LIVE LANDSCAPE AREA
 - (12) YARD LIGHTING
 - (13) LEGEND IDENTIFICATION MARK
 - (14) PAINTED CROSSWALK
 - (15) TRAFFIC FLOW DIRECTION (NOT PAVEMENT MARKING)
 - (16) PAINTED HANDICAP PARKING MARKER
 - (17) HANDICAP PARKING SIGN
 - (18) CONCRETE PAVED AREA

- IDENTIFICATION MARKERS**
- 1 NEW CONCRETE PAVING
 - 2 NEW ASPHALT PAVING
 - 3 CABLE COMMUNICATIONS CONDUIT (Size As Required by Cable Company)
 - 4 6" CONCRETE CURB (TYPICAL) CURB SECTION DETAIL SAME AS SIMILAR CURBS THIS SHOPPING CENTER
 - 5 CONCRETE SIDEWALK
 - 6 SIDEWALK HC RAMP (ADA STANDARDS/ 1:12 SLOPE MAX)
 - 7 HC PARKING SIGN (Sign To Designate "Van Space" @ Van Space)
 - 8 SIGNS TO MATCH OTHER SIMILAR USE SIGNS AT THIS SHOPPING CENTER
 - 9 FIRELANE MARKING ACCORDING TO CITY DETAILS
 - 10 "DO NOT ENTER" PAINTED PAVING
 - 11 TRASH ENCLOSURE (MEETS CITY REQUIREMENTS)
 - 12 GAS SERVICE
 - 13 1" COPPER WATER SERVICE LINE
 - 14 1 1/2" COPPER WATER SERVICE LINE
 - 15 4" PVC SAN SEWER DRAIN LINE
 - 16 U.G. POWER SERVICE
 - 17 ELECT. TRANSFORMER PAD (ACCORDING TO BTU REQUIREMENTS)
 - 18 TELEPHONE SERVICE CONDUIT
- CONTRACTOR TO FURNISH AND INSTALL REQUIRED PVC CONDUIT W/ PULL STRING, STURBED UP NEAR ELECTRICAL TRANSFORMER PAD.
- 19 STARBUCKS MENU BOARD
 - 20 ORDER CONFIRMATION POST
 - 21 PRE MENU BOARD
 - 22 ORDER POST DETECTOR LOOP
 - 23 DRIVE THRU DIRECTIONAL SIGN

- SITE INFORMATION**
- MISCELLANEOUS BUILDING DATA:
 NUMBER OF STORES: 1
 ROOF OVERHANGS - VARIOUS
 BUILDING AREA LOT #4: 31,207 sq ft
 FINISH FLOOR ELEVATION = 296.50'
 - SITE COVERAGE SUMMARY:
 TOTAL AREA LOT #4 = 0.716 acres
 BUILDING AREA LOT #4 = 3,211 sq ft = 10.29%
 - LANDSCAPING:
 LANDSCAPING REQUIREMENTS MET FOR TEJAS CENTER PROJECT
 NO ADDITIONAL DEVELOPMENT AREA IN THE PROJECT
 - PARKING:
 PARKING REQUIREMENTS MET FOR ENTIRE SUBDIVISION AS SUBMITTED FOR TEJAS CENTER APPROVAL.
 PARKING SPACES AVAILABLE THIS LOT = 39
 LEASE SPACE 1: 225 A, 3PH
 LEASE SPACE 2 (Starbucks): 400 A, 3PH
 HC PARKING PROVIDED=2
 VAN HC PARKING PROVIDED=2
 - FIRE PROTECTION:
 FIRE HYDRANT LOCATION SHOWN THIS SHEET
 FIRE HOSE LAY- HOSE LAY ROUTE SHOWN THIS SHEET
 ENTIRE BLDG WITHIN 215' RADIUS CIRCLE FROM FIRE HYDRANT
 FIRE LANE MARKING SHOWN THIS SHEET
 - ZONING:
 R-1 RESIDENTIAL
 - FLOODPLAIN:
 NONE OF THIS PROPOSED DEVELOPMENT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA MAP #48041C0141 C DATED JULY 1992
 - STORM WATER DRAINAGE:
 ON SITE STORM WATER-TO BE MANAGED WITHIN CITY REQUIREMENTS.
 - SITE GRADING & DRAINAGE:
 SHOWN BY SHEET CL-1
 - UTILITIES:
 UTILITIES LOCATION SHOWN THIS SHEET
 YARD LIGHTING PLACEMENT SHOWN THIS SHEET
- GENERAL CONSTRUCTION NOTES**
- PAINTED PAVING STRIPES AND MARKINGS BY OWNER
 - ALL TRAFFIC AND PARKING SIGNAGE BY OWNER
 - ALL STARBUCKS MENU BOARDS, DIRECTIONAL SIGNS, ORDER POSTS AND CLEARANCE BARS, BY STARBUCKS.
 - ELECTRIC CONDUITS TO THESE ITEMS BY CONTRACTOR
 - ALL IRRIGATION WATER LINES AND LANDSCAPING BY OWNER
 - ALL PARKING SPACE CURB RADI AS SHOWN BY "R" P
 - 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 OCCURRENCE OF WIN BLOWN LITTER FROM THE PROJECT SITE.

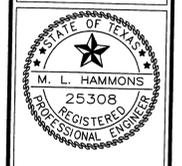
UTILITY DEMANDS

WATER - 85 GPM MAX
 - 5' AV
 SAN SEW - 1375 GPD
 - 700 AVG
 GAS - 420 MBD
 (STARBUCKS EQUIPMENT DEMANDS NOT KNOWN)



STARBUCKS SITE PLAN

M.L. HAMMONS, P.E.
 1700 George Bush East
 College Station Texas 77840 Fax 979 696 3651



STARBUCKS SITE PLAN
 TEJAS CENTER STARBUCKS
 601 EAST VILLA MARIA ROAD
 BRYAN, TEXAS

| REVISION | DATE | DRAWN | CHECKED | DATE | PROJECT NUMBER |
|----------|------|-------|---------|---------|----------------|
| | | | H | 4/17/06 | SP1.1 |

SP05-55 #2