LEGEND

- PROPERTY BOUNDARY
- LAY OF HOSE
- R.O.W. EASEMENT–BOUNDARY
- EXIST. SAN. SEW. LINE
- PROP. WATER LINE (W.L.)
- AERIAL ELECTRIC
- PROP. FENCE
- EXIST. FENCE
- PROP. STM. SEW. LINE
- EXIST. CONTOURS OF ELEV.
- PROP. CONTOURS OF ELEV.
- TELEPHONE POLE & MANHOLE
- WATER VALVE
- FIRE HYDRANT (FH)
- SAN. SEW. MANHOLE (MH)
- STM. SEW. MANHOLE
- WATER METER (WM)

ABBREVIATIONS

PCC	PORTLAND CEMENT CONCRETE
HMAC	HOT MIX ASPHALT CONCRETE
PUE	PUBLIC UTILITY EASEMENT
D/W	DRIVEWAY
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT

PARKING

OFF-STREET PARKING REQUIREMENTS

A. TOTAL NUMBER OF PARKING SPACES

BUILDING TYPE OR USE	APPROXIMATE NUMBER OF STUDENTS	UNIT PARKING REQUIREMENTS parking space per students	EXTENDED NUMBER OF REQUIRED PARKING SPACES [1]
MIDDLE SCHOOL	~ 880	1 space / 15 students	59
		TOTAL NUMBER OF PARKING SPACES REQUIRED:	59
		TOTAL NUMBER OF PARKING SPACES PROVIDED:	194

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
51-75	3	1
76-100	4	1
101-150	5	1
151-200	6	1

FOR 200 SPACES PROVIDED, 6 ACCESIBLE SPACES ARE REQUIRED, ONE OF WHICH MUST BE VAN ACCESSIBLE

2. ACCESSIBLE SPACES PROVIDED

CATEGORY	PROVIDED	REQUIRED	COMMENT
GENERAL ACCESSIBILE	8	6	2 EXTRA
VAN ACCESSIBLE	5	1	4 EXTRA

PARKING NOTES:

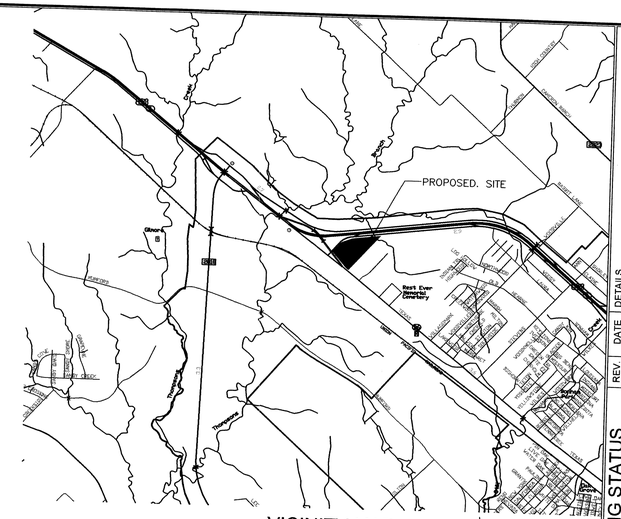
1. CALCULATED NUMBER OF PARKING SPACES ROUNDED OFF TO NEAREST WHOLE NUMBER.

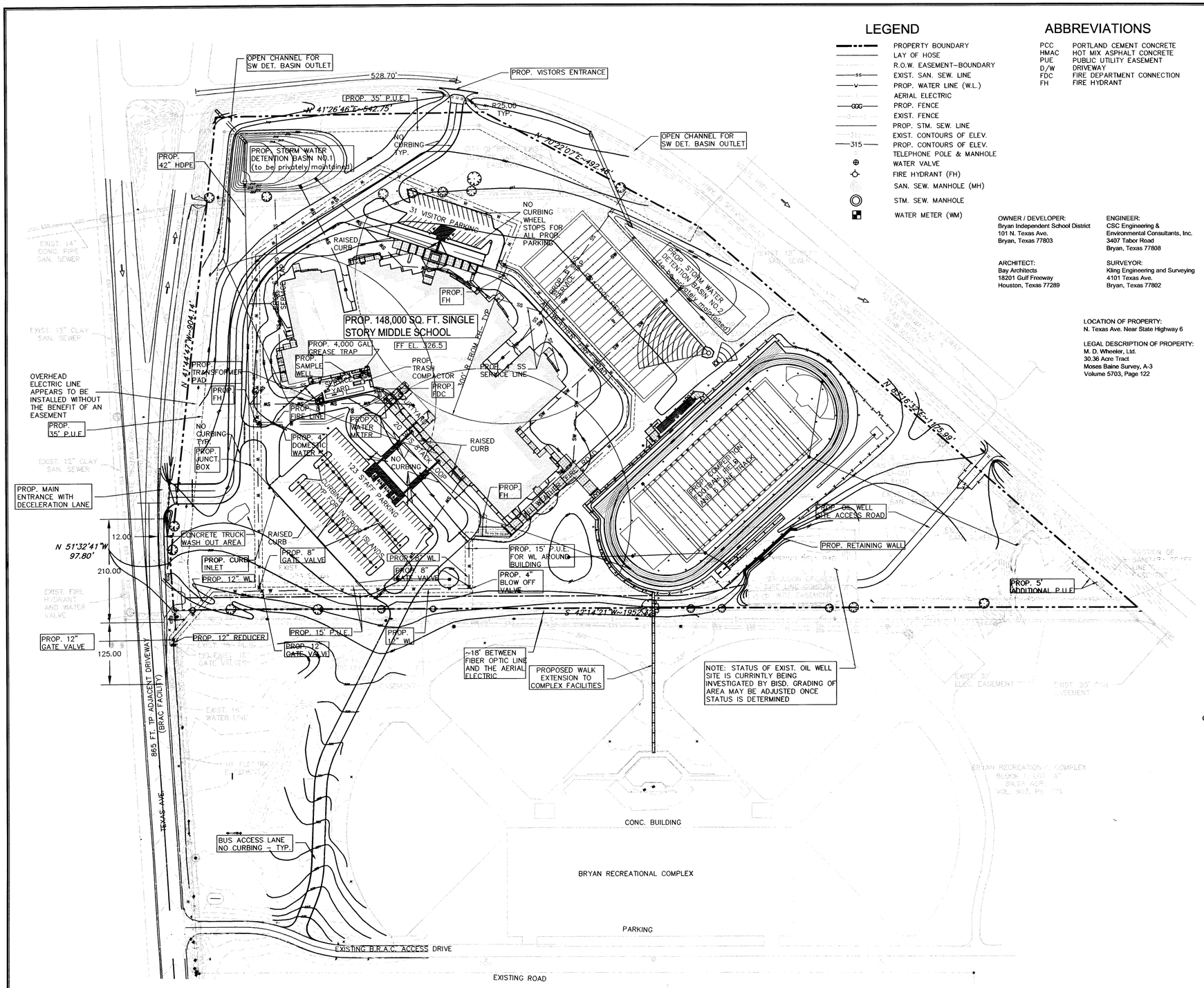
NOTES:

1. NO PORTION OF THE PROPERTY LIES WITHIN THE 100–YEAR FLOOD PLAIN
2. PROPERTY IS ZONED COMMERCIAL (C)
3. BUILDING SETBACK DISTANCES FOR COMMERCIAL:
   FRONT: 25'
   SIDE: 7.5'
   ARTERIAL SIDE STREET: 25'
   SIDE STREET: 15'
   REAR SETBACK: 7.5'

LOCATION OF PROPERTY:
N. Texas Ave. Near State Highway 6

LEGAL DESCRIPTION OF PROPERTY:
M. D. Wheeler, Ltd.
30.36 Acre Tract
Moses Baine Survey, A-3
Volume 5703, Page 122


PROPOSED SITE
Rest Ever Cemetery
Bryan
Tabor
Tanglewood
Turkey Creek
Bypass
Bypass
Bypass



LEGEND

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FH	FIRE HYDRANT

OWNER / DEVELOPER:
Bryan Independent School District
101 N. Texas Ave.
Bryan, Texas 77803

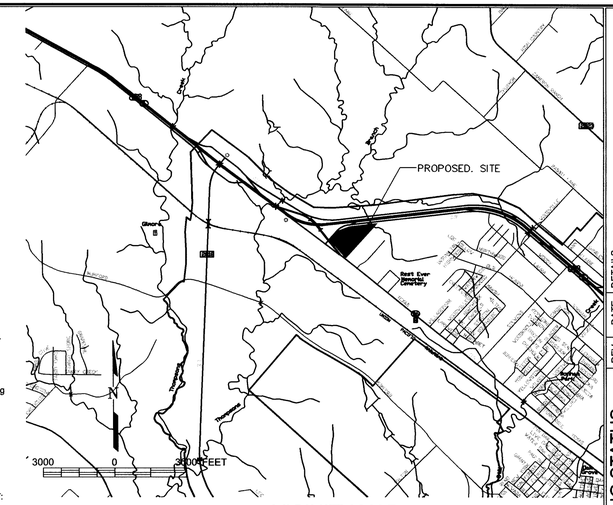
ARCHITECT:
Bay Architects
18201 Gulf Freeway
Houston, Texas 77289

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

SURVEYOR:
Kling Engineering and Surveying
4101 Texas Ave.
Bryan, Texas 77802

LOCATION OF PROPERTY:
N. Texas Ave. Near State Highway 6

LEGAL DESCRIPTION OF PROPERTY:
M. D. Wheeler, Ltd.
30.36 Acre Tract
Moses Baine Survey, A-3
Volume 5703, Page 122



VICINITY MAP

NOTES:
1. NO PORTION OF THE PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN
2. PROPERTY IS ZONED COMMERCIAL (C)
3. BUILDING SETBACK DISTANCES FOR COMMERCIAL:
   FRONT: 25'
   SIDE: 7.5'
   ARTERIAL SIDE STREET: 25'
   SIDE STREET: 15'
   REAR SETBACK: 7.5'
4. 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.
5. TRASH COMPACTOR SHALL BE PROVIDED AND SERVICED BY TEXAS COMMERCIAL WASTE

PARKING

OFF-STREET PARKING REQUIREMENTS

A. TOTAL NUMBER OF PARKING SPACES

BUILDING TYPE OR USE	APPROXIMATE NUMBER OF STUDENTS	UNIT PARKING REQUIREMENTS parking space per students	EXTENDED NUMBER OF REQUIRED PARKING SPACES [1]
MIDDLE SCHOOL	~ 880	1 space / 15 students	59
		TOTAL NUMBER OF PARKING SPACES REQUIRED:	59
		TOTAL NUMBER OF PARKING SPACES PROVIDED:	154

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
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CATEGORY	PROVIDED	REQUIRED	COMMENT
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PARKING NOTES:
1. CALCULATED NUMBER OF PARKING SPACES ROUNDED OFF TO NEAREST WHOLE NUMBER.

N

100 0 100 FEET

DEC 0 6 2006

REV	DATE	DETAILS
1	12/6/06	REVISED

DRAWING STATUS

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF M. FREDERICK CONLIN, JR., P.E. (NO. 44811).

FOR REVIEW
☒ THESE DRAWINGS ARE FOR REVIEW PURPOSES ONLY. THEIR PURPOSE IS TO OVERVIEW PROPER INTERPRETATION OF THE PROJECT AND ASSIST IN REVIEW OF THE PROJECT. THEY MAY NOT BE USED FOR CONSTRUCTION PURPOSES.
☐ DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED FINAL.
☐ FOR APPROVAL AND PERMITTING
☐ THESE DRAWINGS ARE FOR PERMITTING AND NOT FOR ISSUE FOR CONSTRUCTION PURPOSES ONLY. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED FINAL.
☐ FOR COMMENT AND COMPLETE.
☐ FOR CONSTRUCTION
☐ FINAL DRAWINGS.

PRELIMINARY PLAN
ARTHUR DAVILA MIDDLE SCHOOL
BRYAN I.S.D.
BRYAN, TEXAS

Engineering & Environmental Consultants, Inc.

C S C

SHEET TITLE:
PRELIMINARY PLAN

PROJ. NO.: 205167-100
DRAWN BY: AEA
DATE: 10/11/06
SCALE: AS SHOWN
APPR: MFC

DRAWING:
PP-1

SCALE: 1"=100'

15' WIDE PUBLIC UTILITY EASEMENT METES:

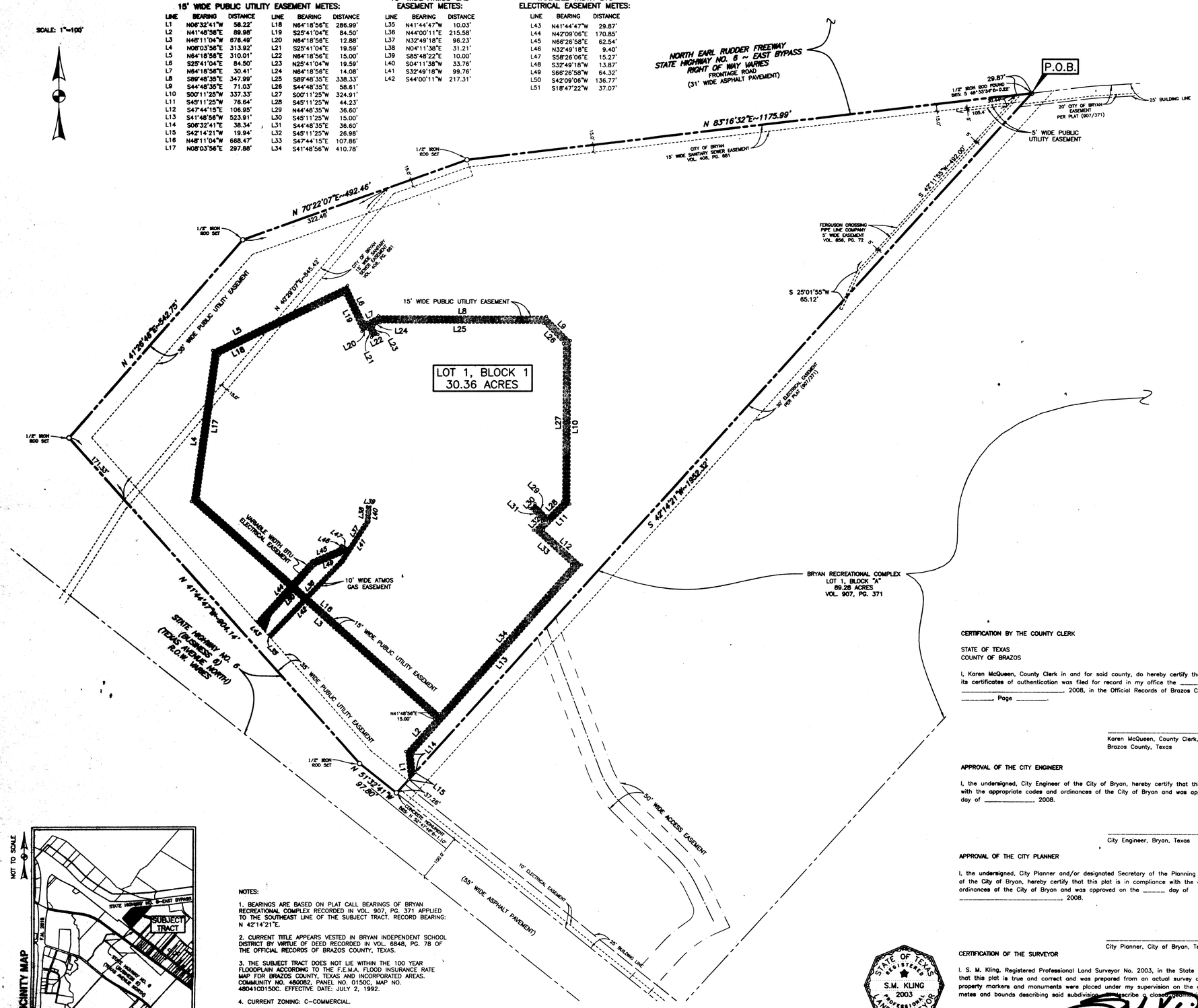
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N06°32'41"W	58.22'	L18	N64°18'56"E	286.99'
L2	N41°48'56"E	89.98'	L19	S25°41'04"E	84.50'
L3	N48°11'04"W	676.49'	L20	N64°18'56"E	12.88'
L4	N08°03'56"E	313.92'	L21	S25°41'04"E	19.59'
L5	N64°18'56"E	310.01'	L22	N64°18'56"E	15.00'
L6	S25°41'04"E	84.50'	L23	N25°41'04"W	19.59'
L7	N64°18'56"E	30.41'	L24	N64°18'56"E	14.08'
L8	S89°48'35"E	347.99'	L25	S89°48'35"E	338.33'
L9	S44°48'35"E	71.03'	L26	S44°48'35"E	58.61'
L10	S00°11'25"W	337.33'	L27	S00°11'25"W	324.91'
L11	S45°11'25"W	76.64'	L28	S45°11'25"W	44.23'
L12	S47°44'15"E	106.95'	L29	N44°48'35"W	36.60'
L13	S41°48'56"W	523.91'	L30	S45°11'25"W	15.00'
L14	S06°32'41"E	38.34'	L31	S44°48'35"E	36.60'
L15	S42°14'21"W	19.94'	L32	S45°11'25"W	26.98'
L16	N48°11'04"W	668.47'	L33	S47°44'15"E	107.86'
L17	N08°03'56"E	297.88'	L34	S41°48'56"W	410.78'

10' WIDE ATMOS GAS EASEMENT METES:

LINE	BEARING	DISTANCE
L35	N41°44'47"W	10.03'
L36	N44°00'11"E	215.58'
L37	N32°49'18"E	96.23'
L38	N04°11'38"E	31.21'
L39	S85°48'22"E	10.00'
L40	S04°11'38"W	33.76'
L41	S32°49'18"W	99.76'
L42	S44°00'11"W	217.31'

VARIABLE WIDTH BTU ELECTRICAL EASEMENT METES:

LINE	BEARING	DISTANCE
L43	N41°44'47"W	29.87'
L44	N42°09'06"E	170.85'
L45	N66°26'58"E	62.54'
L46	N32°49'18"E	9.40'
L47	S58°26'06"E	15.27'
L48	S32°49'18"W	13.87'
L49	S66°26'58"W	64.32'
L50	S42°09'06"W	136.77'
L51	S18°47'22"W	37.07'



NOTES:

1. BEARINGS ARE BASED ON PLAT CALL BEARINGS OF BRYAN RECREATIONAL COMPLEX RECORDED IN VOL. 907, PG. 371 APPLIED TO THE SOUTHEAST LINE OF THE SUBJECT TRACT. RECORD BEARING: N 42°14'21"E.
2. CURRENT TITLE APPEARS VESTED IN BRYAN INDEPENDENT SCHOOL DISTRICT BY VIRTUE OF DEED RECORDED IN VOL. 6848, PG. 78 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. 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. 480082, PANEL NO. 0150C, MAP NO. 48041C0150C. EFFECTIVE DATE: JULY 2, 1992.
4. CURRENT ZONING: C-COMMERCIAL.
5. MINIMUM BUILDING SETBACKS AS ESTABLISHED BY CITY OF BRYAN.

Lot 1, Block 1
Arthur L. Davila Middle School
30.36 Acre Tract
Moses Baine Survey, A-3
Bryan, Brazos County, Texas

Field notes of a 30.36 acre tract or parcel of land, lying and being situated in the Moses Baine Survey, Abstract No. 3, Bryan, Brazos County, Texas, and being all of the called 30.387 acre tract described in the deed from Keith Chunn, Jr., Trustee to M. D. Wheeler, Ltd., as recorded in Volume 5703, Page 122, of the Official Records of Brazos County, Texas, and said 30.36 acre tract being more particularly described as follows:

BEGINNING at the east corner of the beforementioned 30.387 acre tract in the south right-of-way line of State Highway No. 6 - East Bypass (North Earl Rudder Freeway), same being the northwest corner of Lot 1, Block "A", 89.28 acres of the Bryan Recreational Complex according to the plat recorded in Volume 907, Page 371, of the Official Records of Brazos County, Texas, from which a ½" iron rod found bears S 48° 33' 34" E - 0.22 feet;

THENCE S 42° 14' 21" W along the southeast line of the beforementioned 30.387 acre tract, same being the northwest line of the beforementioned Lot 1, Block "A", for a distance of 1952.32 feet to the south corner of the 30.387 acre tract in the northeast right-of-way line of State Highway No. 6 (Business 6 - Texas Avenue North), same being the west corner of Lot 1, Block "A", from which a TxDOT monument found bears N 52° 47' 46" E - 1.10 feet;

THENCE along the northeast right-of-way line of State Highway No. 6 (Business 6 - Texas Avenue North), as follows:

N 51° 32' 41" W — for a distance of 97.80 feet to a ½" iron rod set at angle point corner,

N 41° 44' 47" W — along the transition line to State Highway No. 6 - East Bypass (North Earl Rudder Freeway) for a distance of 904.14 feet to a ½" iron rod set in the southeasterly right-of-way line of State Highway No. 6 - East Bypass (North Earl Rudder Freeway);

THENCE along the southeasterly and southerly right-of-way line of State Highway No. 6 - East Bypass (North Earl Rudder Freeway), as follows:

N 41° 26' 46" E — for a distance of 542.75 feet to a ½" iron rod set for angle point corner,

N 70° 22' 07" E — for a distance of 492.46 feet to a ½" iron rod set for angle point corner,

N 83° 16' 32" E — for a distance of 1175.99 feet to the **PLACE OF BEGINNING**, containing 30.36 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Bryan Independent School District, the owners and developers 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 6848, Page 78, 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.

_____
Grady Slaydon, Executive Director

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Grady Slaydon, 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 _____, 2008.

_____
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2008, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
Karen McQueen, County Clerk,
Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 2008.

_____
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner 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 _____, 2008.

_____
City Planner, City of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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 describe a closed geometric form.

STATE OF TEXAS REGISTERED S.M. KLING 2003 PROFESSIONAL LAND SURVEYOR

S. M. Kling, R.P.L.S. No. 2003

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 & Zoning Commission of the City of Bryan on the _____ day of _____, 2008 and same was duly approved on the _____ day of _____, 2008 by said Commission.

_____
Chairman, Planning & Zoning Commission
City of Bryan, Texas

FINAL PLAT
OF
ARTHUR L. DAVILA MIDDLE SCHOOL SUBDIVISION

30.36 ACRES

MOSES BAINE SURVEY, A-3
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
BRYAN INDEPENDENT SCHOOL DISTRICT
101 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
979.361.5200

SCALE: 1"=100' MARCH, 2008

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

Received
MAR 28 2008
Development Engineering Services

H:\Land Projects R2\041\Baine Moses A-3\CIB-Recreational-Complex\dwg\Plat\dwg\Preliminary & Final Plat.dwg 3/27/2008 10:06:25 PM CDT