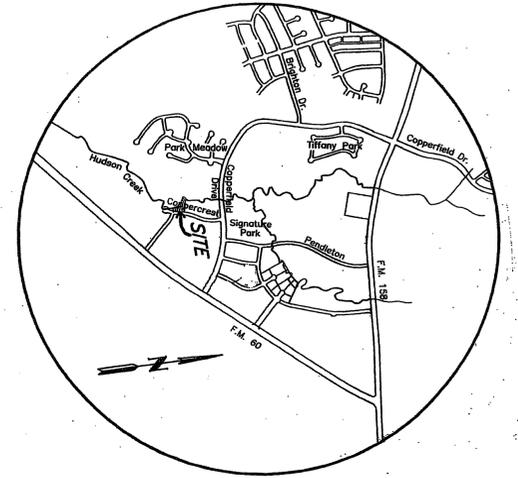


Park Hudson Development

Site Plan: Johnson Dentistry

Site Plan: Johnson Dentistry, PA
 Park Hudson Phase 5, Lot 1-R
 Draftsman: John Johnson

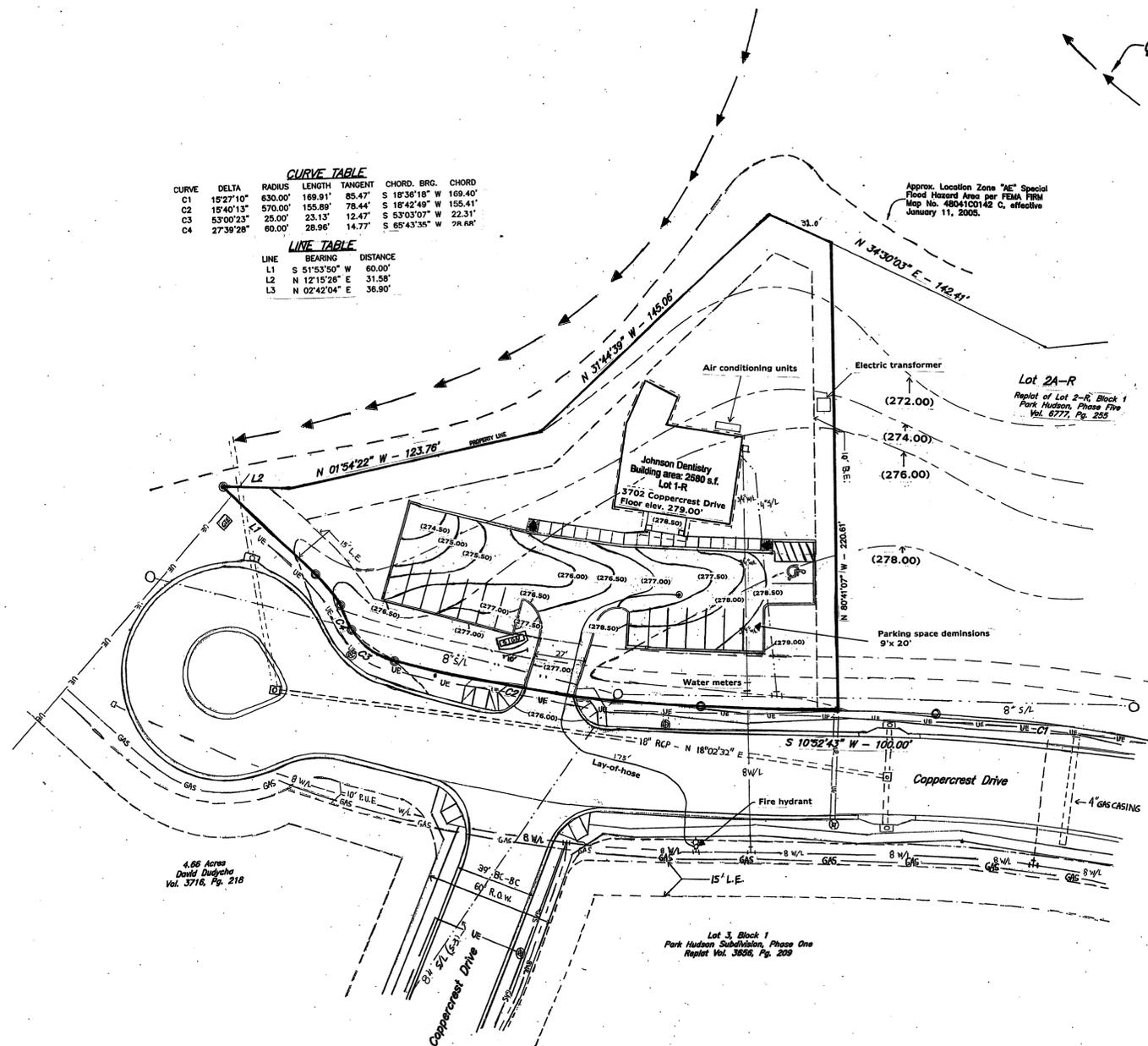
Scale: 1" = 30'



VICINITY MAP

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD
C1	15°27'10"	630.00'	169.81'	85.47'	S 18°36'18" W 169.40'	
C2	15°40'13"	570.00'	155.89'	78.44'	S 18°42'49" W 155.41'	
C3	53°00'23"	25.00'	23.13'	12.47'	S 53°03'07" W 22.31'	
C4	27°39'28"	60.00'	28.96'	14.77'	S 65°43'36" W 28.84'	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°53'50" W	60.00'
L2	N 12°15'26" E	31.58'
L3	N 02°42'04" E	36.90'

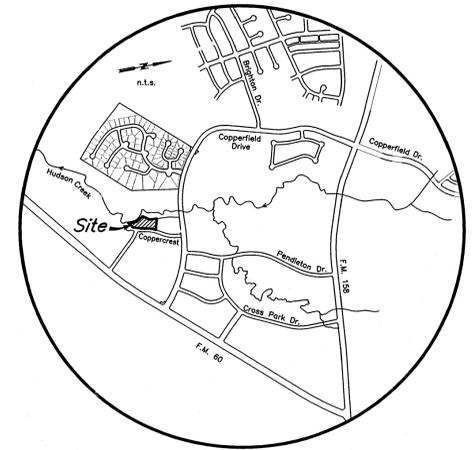
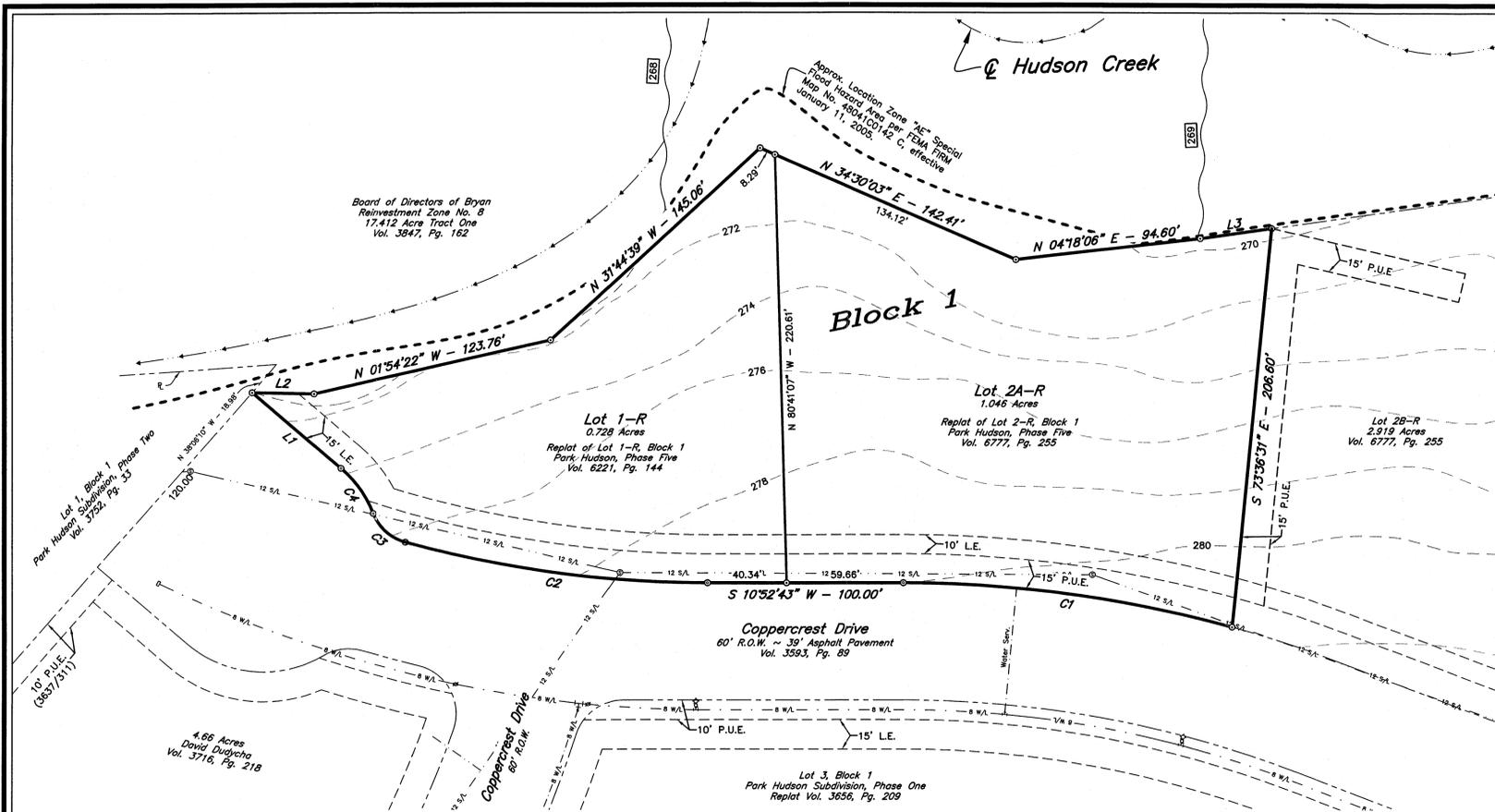


- General Notes:**
- Property is located in Park Hudson Subdivision Phase 5 and is Zoned PD. Lot 1-R is 0.837 acres.
 - Proposed use: Medical/Dental Building
 - Gross square footage: 2580 SF
 - Parking: 1space/200 SF
 Required = 13 spaces
 Provided = 15 spaces
 - Single floor building
 No part of building is in 100 year flood hazard area.
 - Location of temporary access during construction:
 Same as proposed driveway entry area.
 Type: Limestone gravel base
 - Temporary debris placement proposed adjacent to southern end of building.
 Proposed sign as on plan within landscape easement,
 height = 5ft max with 1foot masonry
 base level for lighting and plants. SF= 55.
 - Solid Waste will be disposed via 90 gal curbside service.
 - Wash out area for concrete trucks shall be at northern corner of building.
 - 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.
 - This facility will not exceed normal domestic wastewater levels in to public sewer system nor will it fall into the category of industrial waste for the public sewer system.
 Digital X-Ray technology will be used which does not require development chemicals.
 Any and all solid waste which is hazardous will be collected and disposed of by a professional biohazards company compliant with OSHA regulations.

Elevations:
 Dash lines --- existing elevations
 Solid lines ——— proposed elevations

Legend	
	Property Line
	Street Light
	Ambulatory Ramp
	Drainage Flow
	GTE Flushed Mount Vault
	Ex. Water Line
	Prop. Sewer Line
	Ex. Sewer Line
	Prop. Underground Conduit System
	Ex. Gas Line
	Prop. Gas Line
	Prop. GTE Line

Elevations



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Bryan Development, Ltd., a Texas Limited Partnership, By: Bryan Development General Partner, Inc., General Partner, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 3237, Page 233 and whose name is subscribed hereto, hereby dedicates to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

William J. Lero, President

JUN 1 2 2006

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 purpose stated.

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

Notary Public, Brazos County, Texas

CURRENT PLATS

LOT 1-R, BLOCK 1, OF THE REPLAT OF PARK HUDSON, PHASE FIVE AS RECORDED IN VOLUME 6221, PAGE 144
LOT 2A-R, BLOCK 1 OF THE REPLAT OF PARK HUDSON, PHASE FIVE AS RECORDED IN VOLUME 6777, PAGE 255

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 the 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

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 _____, 20____, in the Official Records of Brazos County, Texas in Volume _____ Page _____.

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 _____, 20____.

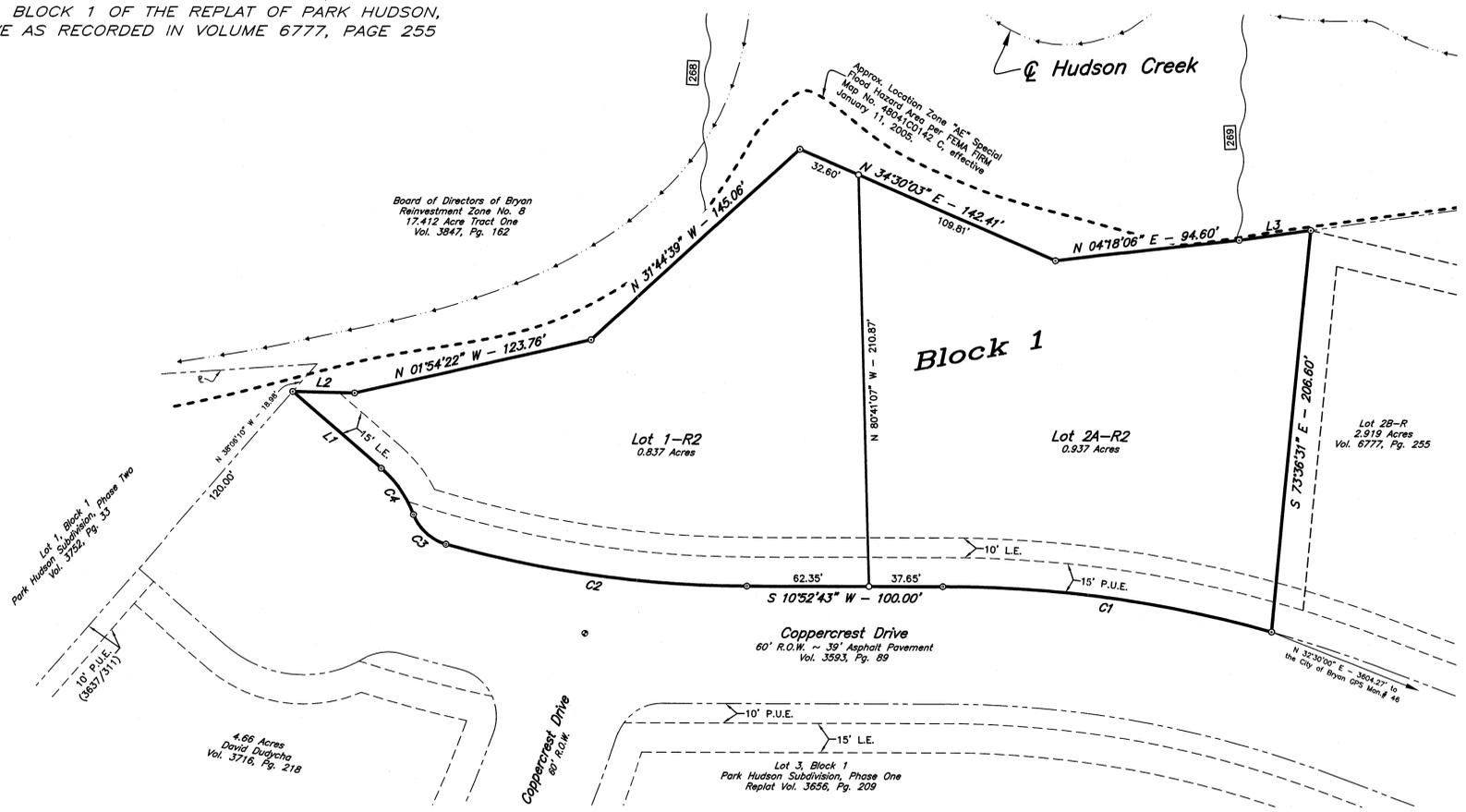
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

Kevin R. McClure, R.P.L.S. No. 5650



GENERAL NOTES:

- BASIS OF BEARINGS: Bearings and coordinates refer to the Texas Coordinate System, NAD-83, CENTRAL ZONE and are based upon the position of Horizontal Control Monument No. 125 located near the City of Bryan Substation entrance, established in 1994.
 - Northings: 10228777.214
 - Eastings: 3564806.303
 - Elevation: 289.97 (N.G.V.D.)
- Building requirements shall comply with Zoning Ordinance No. 756 and building setbacks identified in Ordinance No. 819. Additional setback requirements must comply with the Park Hudson Design Guidelines and the Park Hudson Covenants, Conditions and Restrictions.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas Map Number 48041C0142 C, effective January 11, 2005, this property is not located within a FEMA base flood hazard area.
- Indicates base flood elevations per NGVD-1929
- Monumentation: unless otherwise indicated, all property corners are marked with 1/2" inch iron rods.
 - - Indicates 1/2" Iron Rod Set
 - ⊙ - Indicates 1/2" Iron Rod Found
 - ⊖ - Indicates 3/4" Iron Pipe Found
 - ⊕ - PK Nail Control Monuments set in asphalt pavement ⊕ intersection of P.T. of Curve.
- Abbreviations:
 - P.U.E. - Public Utility Easement
 - L.E. - Landscape Easement

AMENDING PLAT

LOTS 1-R2 AND 2A-R2, BLOCK 1
PARK HUDSON PHASE FIVE
1.774 ACRES
AMENDING THE COMMON LINE BETWEEN
LOT 1-R, BLOCK 1 REPLAT OF PARK HUDSON, PHASE FIVE (6221/53) AND
LOT 2A-R, BLOCK 1 REPLAT OF PARK HUDSON, PHASE FIVE (6777/255)

RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS
JUNE, 2006
SCALE: 1" = 40'

Owner:
Bryan Development, Ltd.
1008 Woodcreek Dr., Suite 111
Bryan, Texas 77802
(979) 776-2300

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

MB

AMENDING PLAT