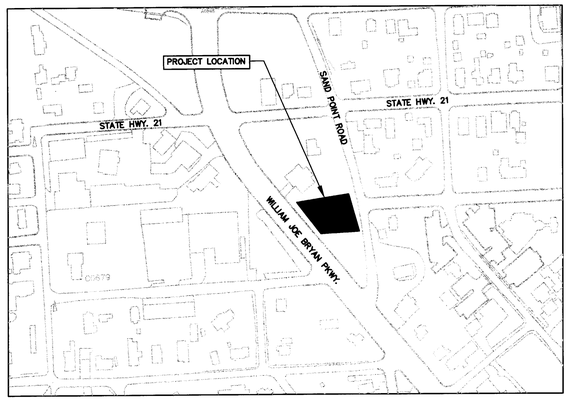
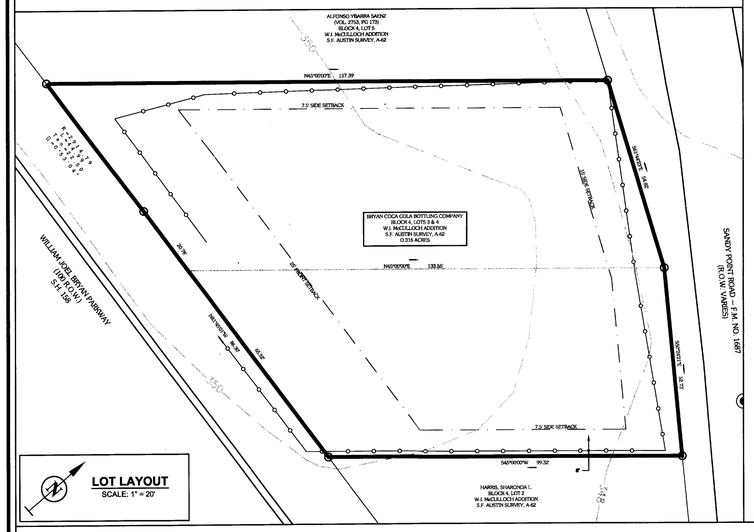
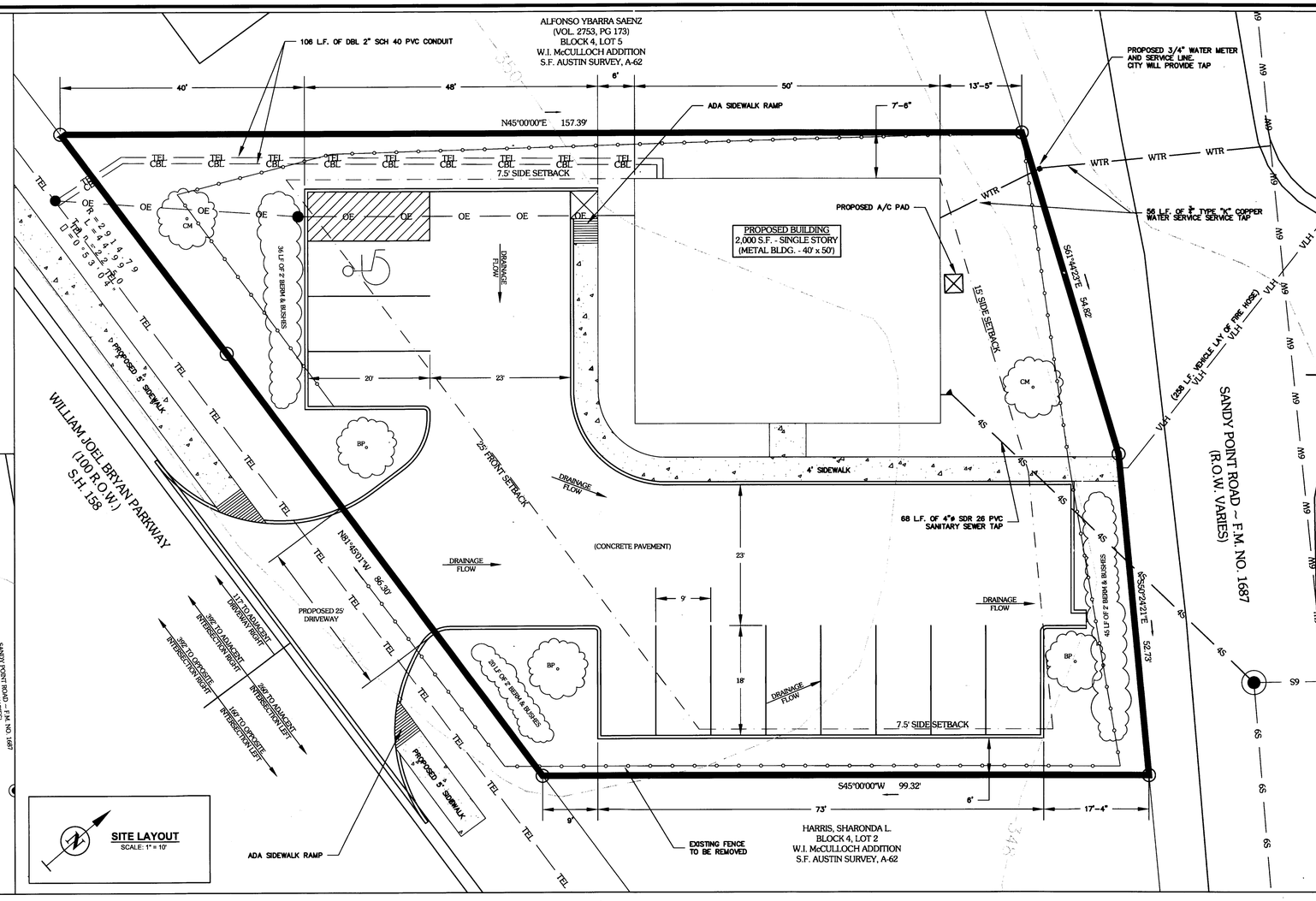


VICINITY MAP
SCALE: 1" = 200'



LOT LAYOUT
SCALE: 1" = 20'



SITE LAYOUT
SCALE: 1" = 10'

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 'C-3' COMMERCIAL DISTRICT.
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 48041C0133C, EFFECTIVE DATE JULY 2, 1992.
9. ALL STORM WATER RUN-OFF SHALL SHEET FLOW TO THE NORTH AND NORTHEAST PROPERTY BOUNDARIES AND DISCHARGE INTO THE EXISTING SANDY POINT ROAD DRAINAGE DITCH THAT IS ADJACENT TO THE PROPERTY. THE STORM WATER RUN-OFF WILL BE CAPTURED IN THE PARKING AREAS OF THE DEVELOPMENT AND CONVEYED TO THE CURB OUTFALL IN THE NORTHEAST CORNER.
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: 1,000 GALLONS/DAY.
    SEWER: 800 GALLONS/DAY.
12. PARKING ANALYSIS & REQUIREMENTS: HAIRCUTTING SALON (2,000 S.F.)
    REQUIRED PARKING SPOTS: 10 (1 PER 200 SQ. FT.)
    PARKING SPOTS PROVIDED: 11 PARKING SPOTS
    (INCLUDES 1 VAN ACCESSIBLE SPOT)
13. THE PLANNED USE OF THE SITE IS HAIR SALON SERVICES.

SUDDEN LINK CABLE NOTES:

1. THE CONTRACTOR SHALL INSTALL 2" SCH 40 PVC CONDUIT AS SHOWN ON DRAWINGS.
2. THIS CONDUIT SHALL BE IN THE SAME TRENCH WITH TELEPHONE SERVICES.

SOLID WASTE NOTES:

1. THIS COMMERCIAL DEVELOPMENT SHALL HAVE A 95 GALLON RESIDENTIAL CONTAINER FOR SOLID WASTE DISPOSAL.
2. CONTRACTOR SHALL INSTITUTE WASH OUT AREAS FOR CONCRETE TRUCKS DURING CONSTRUCTION.
3. CONSTRUCTION WASTE: CONTRACTOR SHALL PROVIDE & MAINTAIN SOLID WASTE METAL DUMPSTERS. COORDINATE WITH CITY OF BRYAN ENVIRONMENTAL SERVICES.
4. 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.

LANDSCAPE ANALYSIS:

1. LANDSCAPE REQUIREMENTS:
   TOTAL DEVELOPED AREA (D.A.) = 8,481 S.F. (<90% OF TOTAL)
   TOTAL SITE AREA = 13,765 S.F.(0.316 AC.)
   REQUIRED LANDSCAPING (15% OF D.A.) = 1,272 S.F.
2. TOTAL LANDSCAPING PROVIDED: 1,400 S.F.
   A. 3 NEW CANOPY TREES (BRADFORD PEARS, 1.5"-3") @ 200 S.F. PER 3 * 200 S.F. = 600 S.F.
   B. 2 NEW NON CANOPY (CRAPE MYRTLE, 1.5"-3") @ 150 S.F PER 2 * 150 S.F = 300 S.F.
   C. 100 LF OF 2' LANEDSCAPE BERMS WITH 3' SHRUBS/BUSHES 2 GALLON @ 2' O.C. = 500 S.F.

LEGEND

	PROPERTY LINES
	LOT LINES
	R.O.W. LINES
	EASEMENT LINE
	BUILDING SET BACK LINE
6S	EXISTING 6" SEWER LINE
6W	EXISTING 6" WATER
WTR	PROPOSED 3/4" WATER LINE
4S	PROPOSED 4" SEWER
	EXISTING FENCE
OE	OVERHEAD ELECTRIC LINE
TEL	TELECOMMUNICATIONS LINE
VLH	VEHICLE LAY OF FIRE HOSE
●	EXISTING UTILITY POLE
◉	EXISTING SANITARY SEWER MANHOLE
▲	PROPOSED SANITARY SEWER CLEANOUT
BP	PROPOSED CANOPY TREE - BRADFORD PEAR
CM	PROPOSED NON-CANOPY TREE - CRAPE MYRTLE
	PROPOSED 2' LANDSCAPE BERM w/ SHRUBS

OWNER/DEVELOPER
BOBBY DURON
1305 SAN JACINTO
BRYAN, TEXAS 77803
(979) 775-0993

STATE OF TEXAS
JOE I. GATTIS
90964
LICENSED PROFESSIONAL ENGINEER

APPROVED FOR BIDDING & CONSTRUCTION.

NOV 14 2006

DRAWN BY:	JOE G.
DATE:	SEPT. 2006
SCALE:	NOTED
PROJECT #:	GE001017-01-01

REVISIONS

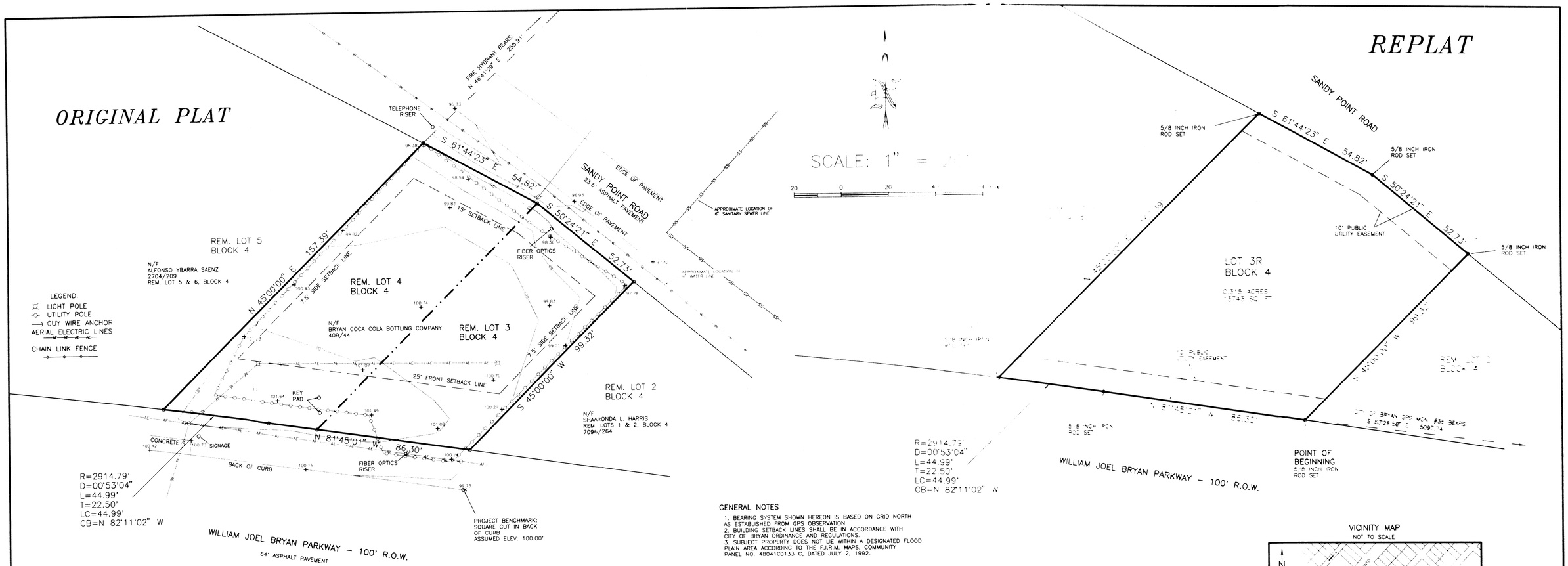
NO.	DATE	BY	DESCRIPTION

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

DURON HAIR SALON
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

SITE PLAN GENERAL NOTES, & LEGEND SHEET

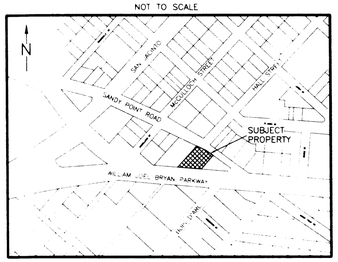
C-2



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, DATED JULY 2, 1992.

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, being (part of) the tract of land as conveyed to me (us, it) in the Official 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(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 _____, 2007.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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, and that the metes and bounds describeing said subdivision will described a closed geometric form.

_____
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, 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 _____, 2006, and same was duly approved on the ____ day of _____, 2007.

_____
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designeted Secretary of the Palnning & 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 _____, 2007.

_____
City Planner, 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 and was approved on the ____ day of _____, 2007.

_____
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 _____, 2007, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION OF A 0.315 ACRE TRACT McCULLOCH 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 LOTS 3 AND 4, BLOCK 4, McCULLOCH ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 267 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 SET ON THE NORTH LINE OF WILLIAM JOEL BRYAN PARKWAY (100' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF LOT 3 AND THE SOUTHWEST CORNER OF THE REMAINDER OF LOT 2, BLOCK 4;

THENCE: N 81° 45' 01"W ALONG THE NORTH LINE OF WILLIAM JOEL BRYAN PARKWAY FOR A DISTANCE OF 86.30 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 2914.79 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 53' 04" FOR AN ARC DISTANCE OF 44.99 FEET (CHORD BEARS: N 82° 11' 02" W – 44.99 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID REMAINDER OF LOT 4 AND THE REMAINDER OF LOT 5, BLOCK 4;

THENCE: N 45° 00' 00" E ALONG THE COMMON LINE OF SAID REMAINDER OF LOTS 4 AND 5 FOR A DISTANCE OF 157.39 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF SANDY POINT ROAD (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 61° 44' 23" E ALONG THE SOUTHWEST LINE OF SANDY POINT ROAD FOR A DISTANCE OF 54.82 FEET TO A 5/8 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID REMAINDER OF LOT 4 AND LOT 3;

THENCE: S 50° 24' 21" E CONTINUING ALONG THE SOUTHWEST LINE OF SANDY POINT ROAD FOR A DISTANCE OF 52.73 FEET TO A 5/8 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID REMAINDER OF LOT 3 AND THE REMAINDER OF LOT 2;

THENCE: S 45° 00' 00" W ALONG THE COMMON LINE OF SAID REMAINDER OF LOTS 2 AND 3 FOR A DISTANCE OF 99.32 FEET TO THE POINT OF BEGINNING CONTAINING 0.315 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND NOVEMBER, 2006. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

REPLAT
OF
THE REMAINDER OF
LOTS 3 AND 4, BLOCK 4
TO CREATE
LOT 3R, BLOCK 4
McCULLOCH ADDITION
VOLUME 38, PAGE 267
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: NOV. 2006
PLAT DATE: 02-09-07

JOB NUMBER: 06-700
CAD NAME: 06-700R
CR5 FILE: 06-700

Received
FEB 2 1 2007
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: BOB CURON
1305 SAN JACINTO
BRYAN, TEXAS 77803
PHONE (979) 218-0150