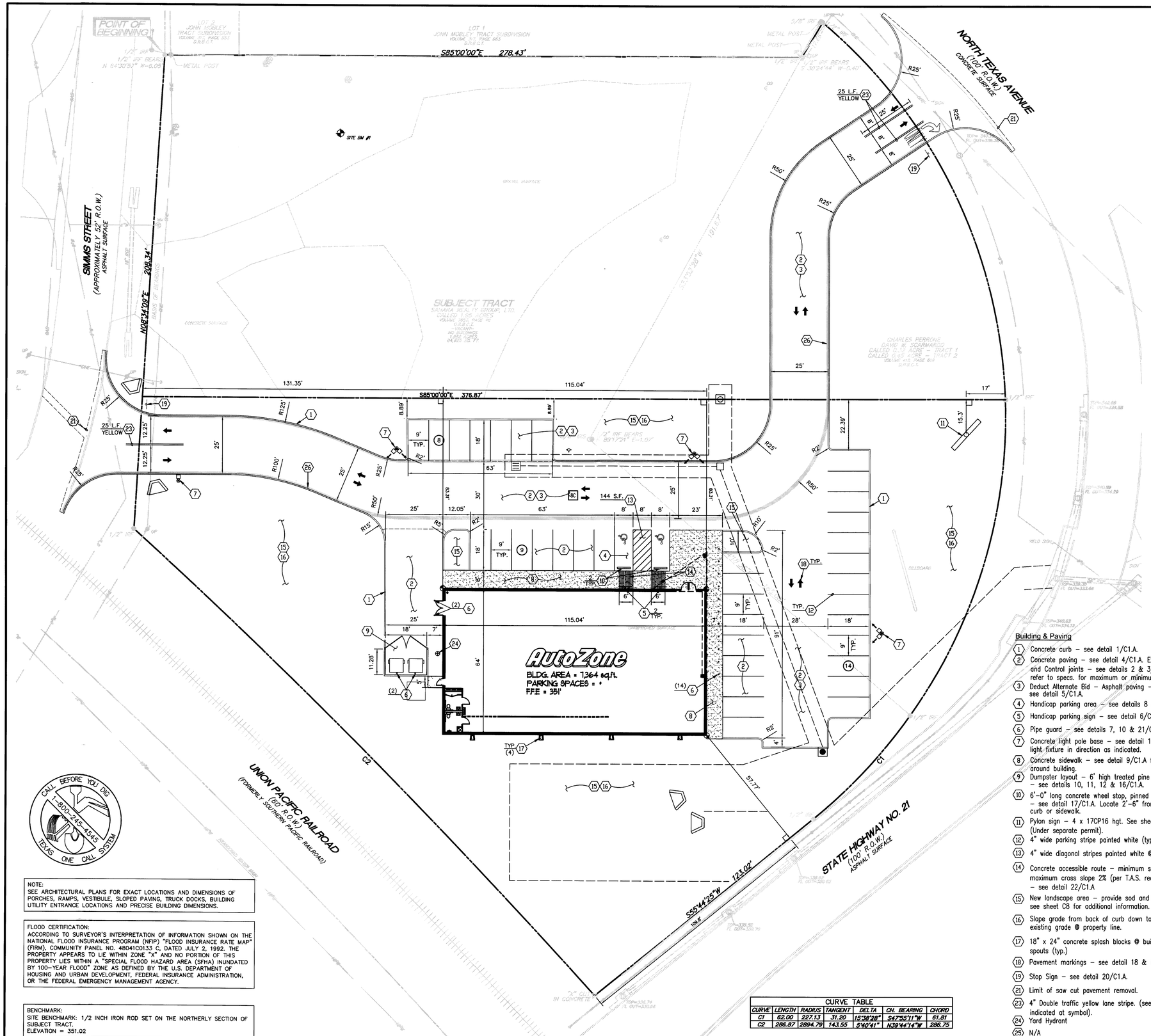

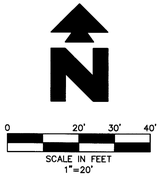

LEGEND

EXISTING

AC	ASPHALT CONCRETE		BENCHMARK
CNC	CONCRETE		CHISELED CROSS
E	EAST OR ELECTRIC		CLEAN OUT
EG	EXISTING GROUND		DECIDUOUS TREE
FL	FLOW LINE		DRAINAGE MANHOLE
G	GRAVEL		CHAINLINK FENCE
GUT	GUTTER		GRATE INLET – SQUARE
N	NORTH		GUY WIRE
OH	OVERHEAD		IRON ROD FOUND
RR	RAILROAD RAIL		LIGHT POLE OVERHANGING
S	SOUTH OR SEWER		SIGN
SW	SIDEWALK		SEWER MANHOLE
TB	TOP OF BANK		SERVICE POLE
TBC	TOP BACK OF CURB		UTILITY POLE
W	WEST OR WATER		WATER METER
	BOUNDARY LINE		
	RIGHT OF WAY LINE		
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
X"S	SEWER		
X"W	WATER		
	RAILROAD		

PROPOSED

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER.
- (39) PROPOSED PARKING SPACES
- BUILDING CONTROL POINT
- LIMITS OF SIDEWALKS & CONCRETE APRONS (PER ARCH. PLANS)

PARKING RATIO		
BUILDING SQ.FT.	# OF SPACES REQ'D (1 PER 250 SQ.FT.)	# OF SPACES PROVIDED
7,364 S.F.	29 + 1 (HANDICAP ACCESSIBLE)	37+2 (HANDICAP ACCESSIBLE)

ZONING = CR–COMMUNITY RETAIL
AREA = 1.474 ACRES (64,190.32 SQ.FT)

GENERAL NOTES:

1. North Arrow, Topography and bearings based on ALTA/ACSM Land Tittle Survey of **State Highway No. 21, Bryan, Brazos County, Texas** prepared **by CEI Engineering Associates.** for AutoZone **dated 10/11/06.** See ALTA/ACSM Land Title Survey Sheet. SC
2. Property line and right-of-way monuments shall not be disturbed by construction. If disturbed, they shall be reset to their original locations at the Contractor's expense by a Registered Land Surveyor.
3. Proof Roll Building and all parking areas. Notify AutoZone Inc. of any unacceptable areas.
4. All Construction shall comply with AutoZone Inc., **City of Bryan and Texas Department of Transportation Standards.**
5. Building dimensions shown on the Civil Engineering Plans are for reference purposes only, Contractor shall use the Architectural and Structural Plans for exact Building dimensions.
6. All site dimensions are referenced to the face of curbs or edge of paving unless otherwise noted. All Building dimensions are referenced to the outside face of structure.
7. All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or State specifications and requirements.
8. All disturbance incurred to any adjoining property due to construction or demolition shall be restored to the previous condition or better, and to the satisfaction of the City or State Authority.
9. The Contractor shall provide As-Built records of all construction (including underground utilities) to AutoZone Inc. at the end of construction.
10. Information on existing utilities has been compiled from available information including utility company and municipal record maps and field survey and is not guaranteed correct and complete. Utilities are shown to alert the Contractor to their presence and the Contractor is soley responsible for determining actual locations and elevations of all utilities including services. **Prior to demolition or construction, the Contractor shall contact "DIG SAFE" 72 hours before commencement of work at 1-800-245-4545 and verify all utility locations.**
11. The Contractor shall abide by all OSHA, Federal, State and Local Regulations when operating cranes, booms, hoists, ETC., in close proximity to overhead electric lines. If Contractor must operate equipment close to electrical lines, contact Power Company to make arrangements for proper safeguards.
12. The Contractor shall obtain **TXDot permits** for work within the road right-of ways, including local curb cut permit, sewer and water connection permit and erosion control bond if required before the start of any activity. The Contractor shall post all bonds, pay all fees, provide proof of insurance, and provide traffic protection necessary for the work.
13. The Contractor shall provide and maintain traffic devices for protection of vehicles and pedestrians consisting of drums, barriers, signs, lights, fences and uniformed traffic officers as required, ordered by AutoZone or required by the Local and/or State Governing Authority .
14. All material schedules shown on the plans are for general information only. The Contractor shall prepare his own material schedules based upon his plan review. All schedules shall be verified in the field by the Contractor prior to ordering materials or performing work.

Building & Paving

1. Concrete curb – see detail 1/C1.A.
2. Concrete paving – see detail 4/C1.A. Expansion and Control joints – see details 2 & 3/C1.A and refer to specs. for maximum or minimum spacings.
3. Deduct Alternate Bid – Asphalt paving – see detail 5/C1.A.
4. Handicap parking area – see details 8 & 13/C1.A.
5. Handicap parking sign – see detail 6/C1.A.
6. Pipe guard – see details 7, 10 & 21/C1.A.
7. Concrete light pole base – see detail 14/C1.A. Aim light fixture in direction as indicated.
8. Concrete sidewalk – see detail 9/C1.A for sidewalks around building.
9. Dumpster layout – 6' high treated pine enclosure w/gates – see details 10, 11, 12 & 16/C1.A.
10. 6'-0" long concrete wheel stop, pinned to pavement – see detail 17/C1.A. Locate 2'-6" from face of curb or sidewalk.
11. Pylon sign – 4 x 17CP16 hgt. See sheet SN-3 (Under separate permit).
12. 4" wide parking stripe painted white (typ.)
13. 4" wide diagonal stripes painted white @ 2 ft. o.c.
14. Concrete accessible route – minimum slope 1:20 maximum cross slope 2% (per T.A.S. requirements) – see detail 22/C1.A
15. New landscape area – provide sod and 4" topsoil – see sheet C8 for additional information.
16. Slope grade from back of curb down to match the existing grade @ property line.
17. 18" x 24" concrete splash blocks @ building down spouts (typ.)
18. Pavement markings – see detail 18 & 19/C1.A.
19. Stop Sign – see detail 20/C1.A.
21. Limit of saw cut pavement removal.
23. 4" Double traffic yellow lane stripe. (see length indicated at symbol).
24. Yard Hydrant
25. N/A
26. Fire lane striping per local codes – see detail 10C/C8.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CH. BEARING	CHORD
C1	62.00	227.13	31.20	15°38'28"	S47°55'11"W	61.81
C2	286.87	2894.79	143.55	5°40'41"	N39°44'14"W	286.75

CALL BEFORE YOU DIG
1-800-245-4545
TEXAS ONE CALL SYSTEM

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

FLOOD CERTIFICATION:
ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48041C0133 C, DATED JULY 2, 1992. THE PROPERTY APPEARS TO LIE WITHIN ZONE "X" AND NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BENCHMARK:
SITE BENCHMARK: 1/2 INCH IRON ROD SET ON THE NORTHERLY SECTION OF SUBJECT TRACT.
ELEVATION = 351.02

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autozone
PHONE:(901) 495-8759
FAX:(901) 495-8901

STORE DEVELOPMENT
123 SOUTH FRONT ST., MEMPHIS, TENNESSEE 38103

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ENGINEERS • PLANNERS • SURVEYORS
3030 LBJ FREEWAY, SUITE 1250 DALLAS, TX 75234
(972) 488-3737 FAX(972) 488-8732

JOB NO.: 228.34.0
DWG NAME: 228.34PRO.
DATE 11-21-06
REV-0

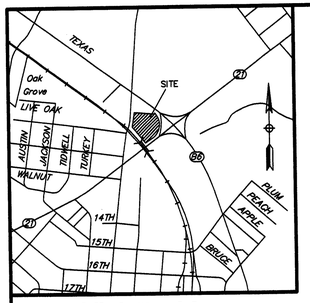
SITE PLAN
STATE HIGHWAY NO. 21
BRYAN, TEXAS

SCALE:
1" = 20'

REVISIONS
1.
2.
3.
4.
5.
6.
7.
PRN: LWY
PM: MEG
DES: ODR

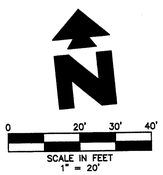
BLDG TYPE: 7n2L

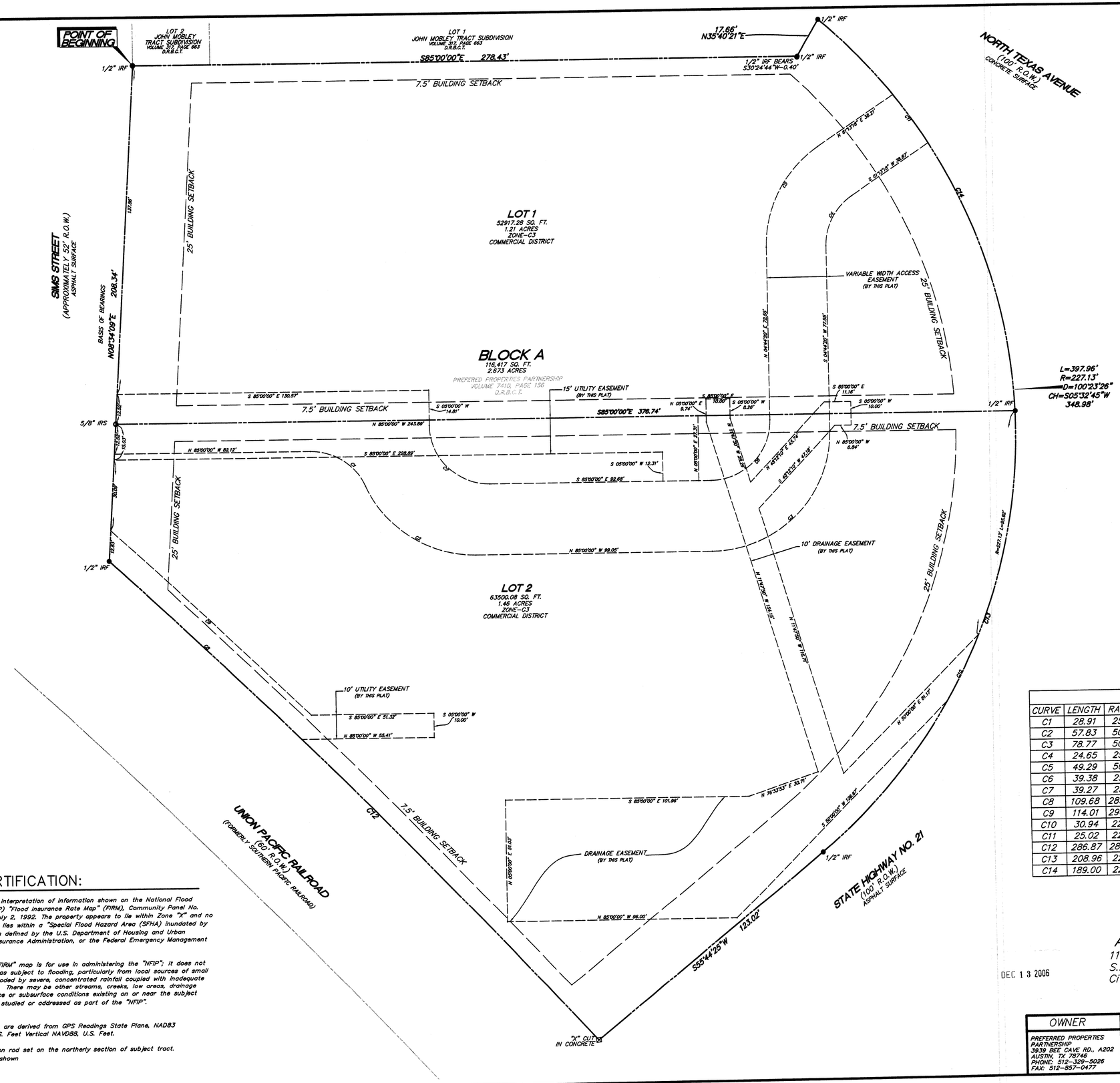
C-2



Vicinity Map

Scale=1"=1000'





LEGEND

EXISTING

E	EAST OR ELECTRIC
N	NORTH
S	SOUTH OR SEWER
W	WEST OR WATER
	BOUNDARY LINE
	RIGHT OF WAY LINE
	STORM DRAIN
	"X" CUT
	IRON ROD FOUND
	IRON ROD SET

FLOOD CERTIFICATION:

According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48041C0133 C, dated July 2, 1992. The property appears to lie within Zone "X" and no portion of this property lies within a "Special Flood Hazard Area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

Elevations shown hereon are derived from GPS Readings State Plane, NAD83 4203-Texas Central, U.S. Feet Vertical NAVD88, U.S. Feet.

Site BM#1= 1/2 inch iron rod set on the northerly section of subject tract.
Elevation = 351.02' as shown

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CH. BEARING	CHORD
C1	28.91	25.00	16.32	66°15'48"	N51°52'06"W	27.33
C2	57.83	50.00	32.63	66°15'48"	N51°52'06"W	54.66
C3	78.77	50.00	50.23	90°15'40"	S49°52'10"W	70.87
C4	24.65	25.00	13.43	56°28'58"	N32°58'49"E	23.66
C5	49.29	50.00	26.86	56°28'58"	N32°58'49"E	47.32
C6	39.38	25.00	25.11	90°15'40"	N49°52'10"E	35.44
C7	39.27	25.00	25.00	90°00'00"	S40°00'00"E	35.36
C8	109.68	2894.79	54.85	2°10'15"	S41°29'27"E	109.68
C9	114.01	2904.79	57.01	2°14'55"	S41°36'38"E	114.00
C10	30.94	227.13	15.49	7°48'18"	N31°07'40"E	30.92
C11	25.02	227.13	12.52	6°18'43"	S30°16'54"E	25.01
C12	286.87	2894.79	143.55	5°40'40"	N39°44'14"W	286.75
C13	208.96	227.13	112.53	52°42'45"	S29°23'06"W	201.67
C14	189.00	227.13	100.36	47°40'41"	S20°48'37"E	183.60

DEC 1 3 2006

FINAL PLAT OF
LOT 1 & 2, BLOCK A
AUTOZONE SIMS ADDITION
116417 Square Feet or 2.673 Acres
S.F. Austin Survey, Abstract No. 63
City of Bryan, Brazos County, Texas
December 2006

OWNER
PREFERRED PROPERTIES PARTNERSHIP
3939 BEE CAVE RD., A202
AUSTIN, TX 78746
PHONE: 512-329-5026
FAX: 512-857-0477

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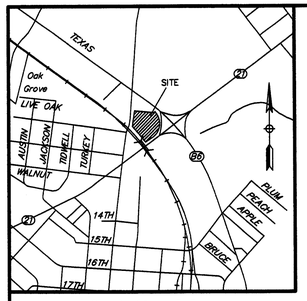
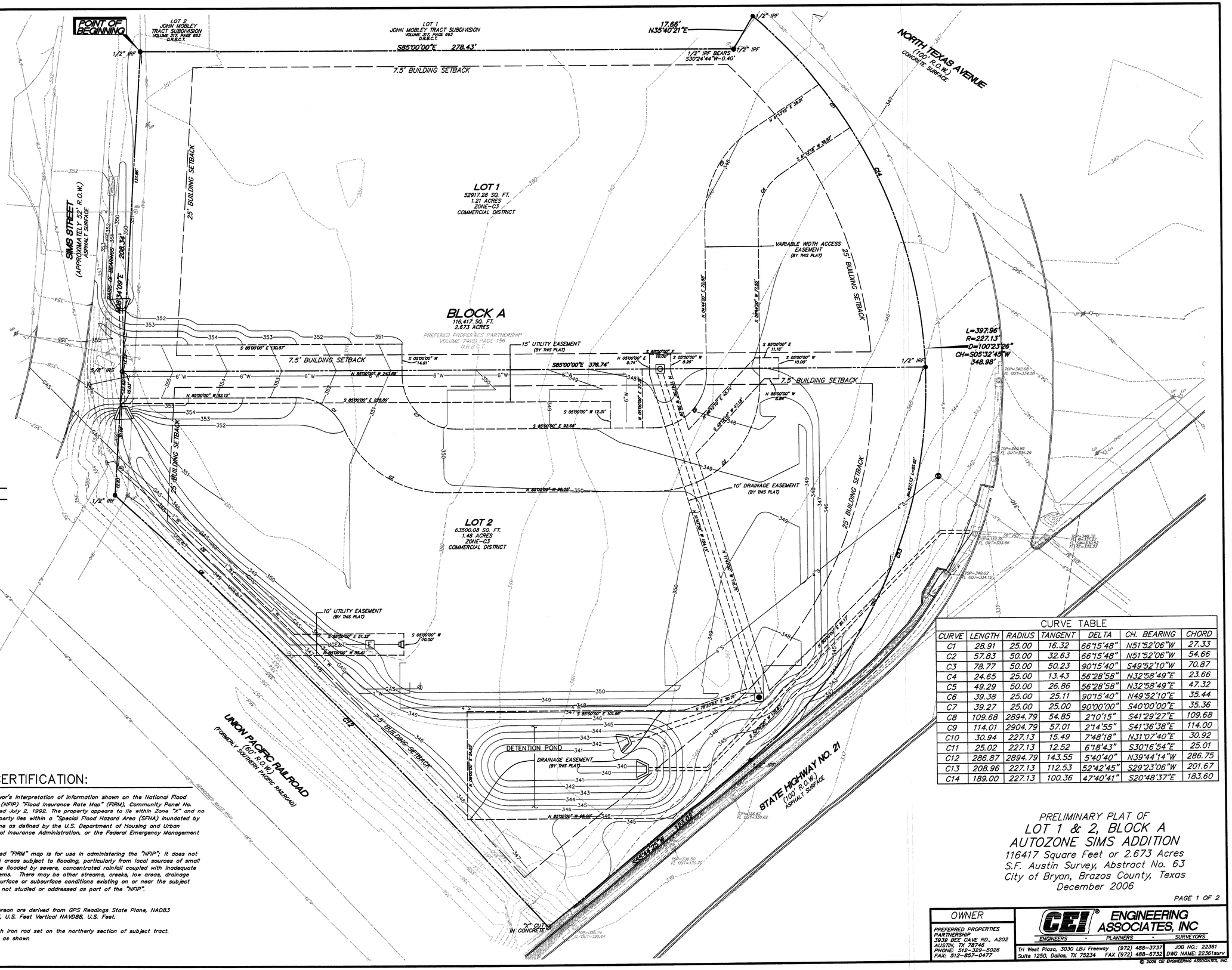


Vicinity Map

Scale=1'=1000'



LEGEND

EXISTING

ac	ASPHALT CONCRETE
cnc	CONCRETE
dw	DRIVEWAY
e	EAST OR ELECTRIC
eg	EXISTING GROUND
fl	FLOW LINE
n	NORTH
oh	OVERHEAD
rr	RAILROAD RAIL
s	SOUTH OR SEWER
sw	SIDEWALK
t	TELEPHONE
tc	TOP FACE OF CURB
ug	UNDERGROUND
w	WEST OR WATER
	BOUNDARY LINE
	RIGHT OF WAY LINE
	STORM DRAIN
~~X"G~~	GAS
~~OHE~~	OVERHEAD ELECTRIC
~~OHE&T~~	OVERHEAD ELECTRIC AND TELEPHONE
~~OHT~~	OVERHEAD TELEPHONE
~~OHTV~~	OVERHEAD TV
~~X"S~~	SEWER
~~UGE~~	UNDERGROUND ELECTRIC
~~UGE&T~~	UNDERGROUND ELECTRIC AND TELEPHONE
~~UGT~~	UNDERGROUND TELEPHONE
~~UGTV~~	UNDERGROUND TV
~~X"W~~	WATER
.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	CHISELED CROSS
	CURB INLET
	CONCRETE POST
	DECIDUOUS TREE
	DRAINAGE MANHOLE
	CHAINLINK FENCE
	FIRE HYDRANT
	GRATE INLET – SQUARE
	GAS METER
	GUY WIRE
	IRON PIPE FOUND
	IRON PIPE SET
	LIGHT POLE OVERHANGING
	ELECTRICAL RISER
	SIGN
	SEWER MANHOLE
	SERVICE POLE
	TRAFFIC SIGNAL
	UTILITY POLE
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