

# SITE PLAN

**ZONING C3**  
**USE: AUTOMOBILE SALES**

**BUILDING HIGHT MAX 35'**  
**PROPOSED HIGHT 22'0"**

**TRASH REMOVAL**  
**90 GAL. ROLL-OFF PROVIDED BY**  
**THE CITY OF BRYAN**

### LANDSCAPE REQUIREMENTS, sec. 62-431

TOTAL AREA 2383.38 SQ. FT. OF SITE  
X 85.45 PER SEC. 62-431  
TOTAL SQ.FT. POINTS REQ. 2401 SQ.FT. POINTS

**LANDSCAPE PROVIDED**

- 1 NEW CANOPY TREE 1 1/2" to 3" = 200 SQ. FT. POINTS EACH = 1400 SQ.FT. POINTS
- 9 NEW NONE CANOPY TREES 1 1/2" to 3" = 350 SQ.FT. POINTS EACH = 3150 SQ.FT. POINTS
- 10M.40 SQ.FT. OF ISLAND AREA GROUND COVER = 10 SQ.FT. PER 100 SQ.FT. OF AREA = 10 SQ.FT. POINTS
- 1 SIGN AREA AS PER SEC. 62-428 (C) (1) & (2) 144 SQ.FT. = 111 SQ.FT.
- 9 - 2" DIA. BARRIERS 4' x 2' 8" POINTS = 80 SQ.FT. POINTS

**TOTAL LANDSCAPING POINTS PROVIDED 2340 SQ.FT. POINTS**

- CANOPY TREE LIVE OAK (Quercus virginiana) 1 1/2" to 3"
  - NONE CANOPY TREE CRAPE MYRTLE (Lagerstroemia indica) 1 1/2" to 3"
  - ASIAN JASMINE (Trachelospermum asiaticum) 1 gal. = 3' O.C. WITH BARK MUSH COVERING
  - DWARF YAUPON HOLLY (Ilex vomitoria 'Nana') 2 gal.
- NOTE: ALL LANDSCAPE TO BE WATERED BY WATER HOSE. ALL HOSE BIBS TO BE WITHIN 50' MAX. DISTANCE FROM ANY LANDSCAPING.

### PARKING REQUIREMENTS sec. 62-291

**AUTOMOBILE SALES**

- 1 PER 400 SF. ENCLOSED SPACE 180 SQ.FT. = 3 SPACES
- 1 PER 2000 SF. OUTSIDE DISPLAY 3338 SQ.FT. = 16 SPACES
- 1 HANDICAPPED SPACE INCLUDED

NOTE: ALL TRAFFIC CONTROL SIGNS REQUIRED FOR THE SITE SHALL MEET THE STANDARDS ESTABLISHED IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

**1219 S. TEXAS AVE**  
**THE REMAINDER OF**  
**LOTS 9, 10 AND 11,**  
**BLOCK 1**  
**WINTER'S ADDITION**  
**VOLUME 38, PAGE 548**  
**BRYAN, BRAZOS COUNTY, TEXAS**

**SCALE: 1" = 20'**  
**PREPARED BY : 2D HOMES**  
**4236 BOONVILLE ROAD**  
**BRYAN, TEXAS 77802**  
**979.114.1251**

**OWNER: ED'S AUTO SALES**  
**ED ALLRED**  
**1206 S. TEXAS AVE.**  
**BRYAN, TEXAS 77803**

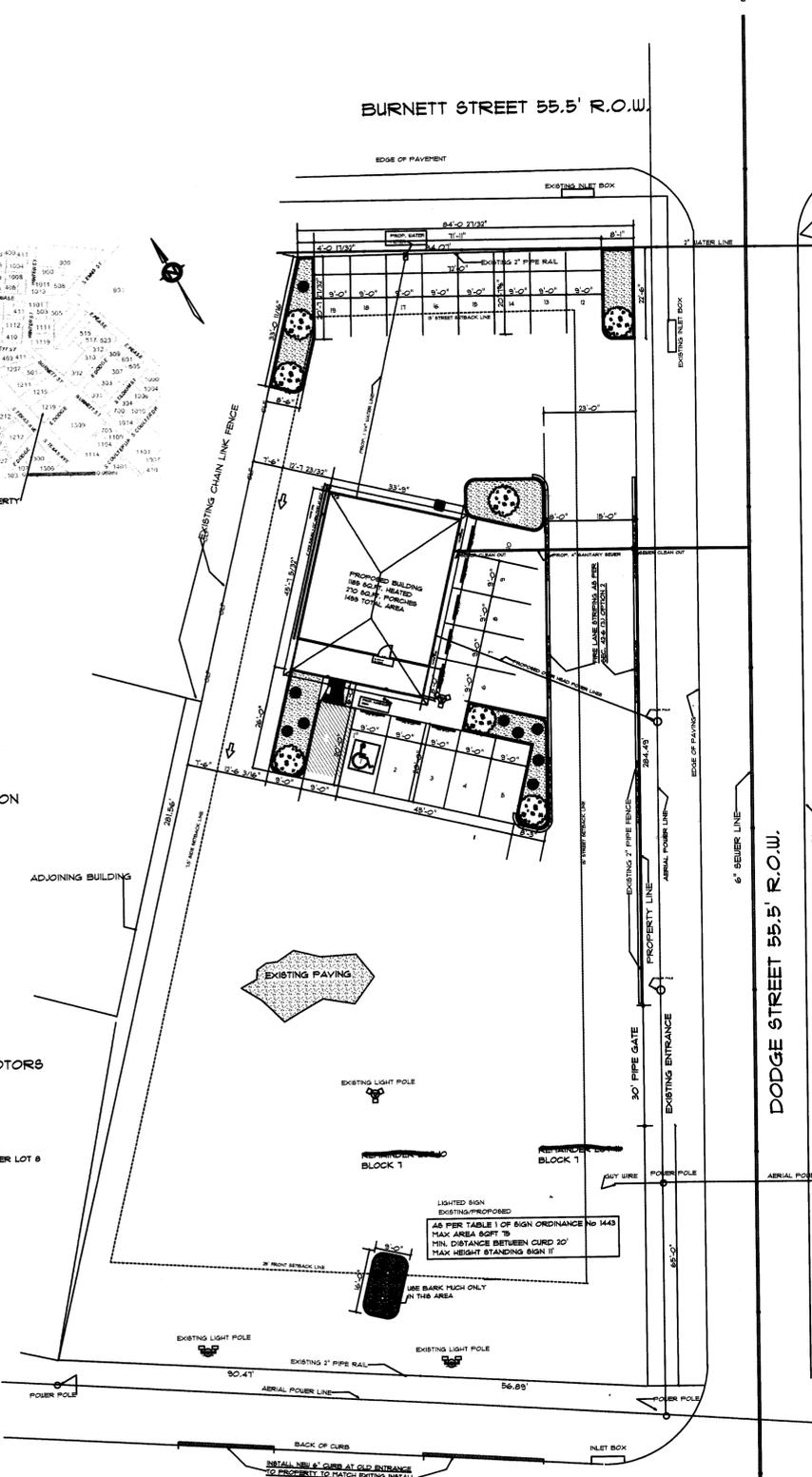
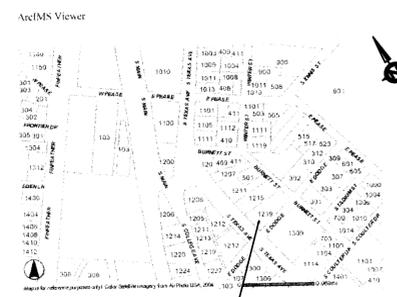
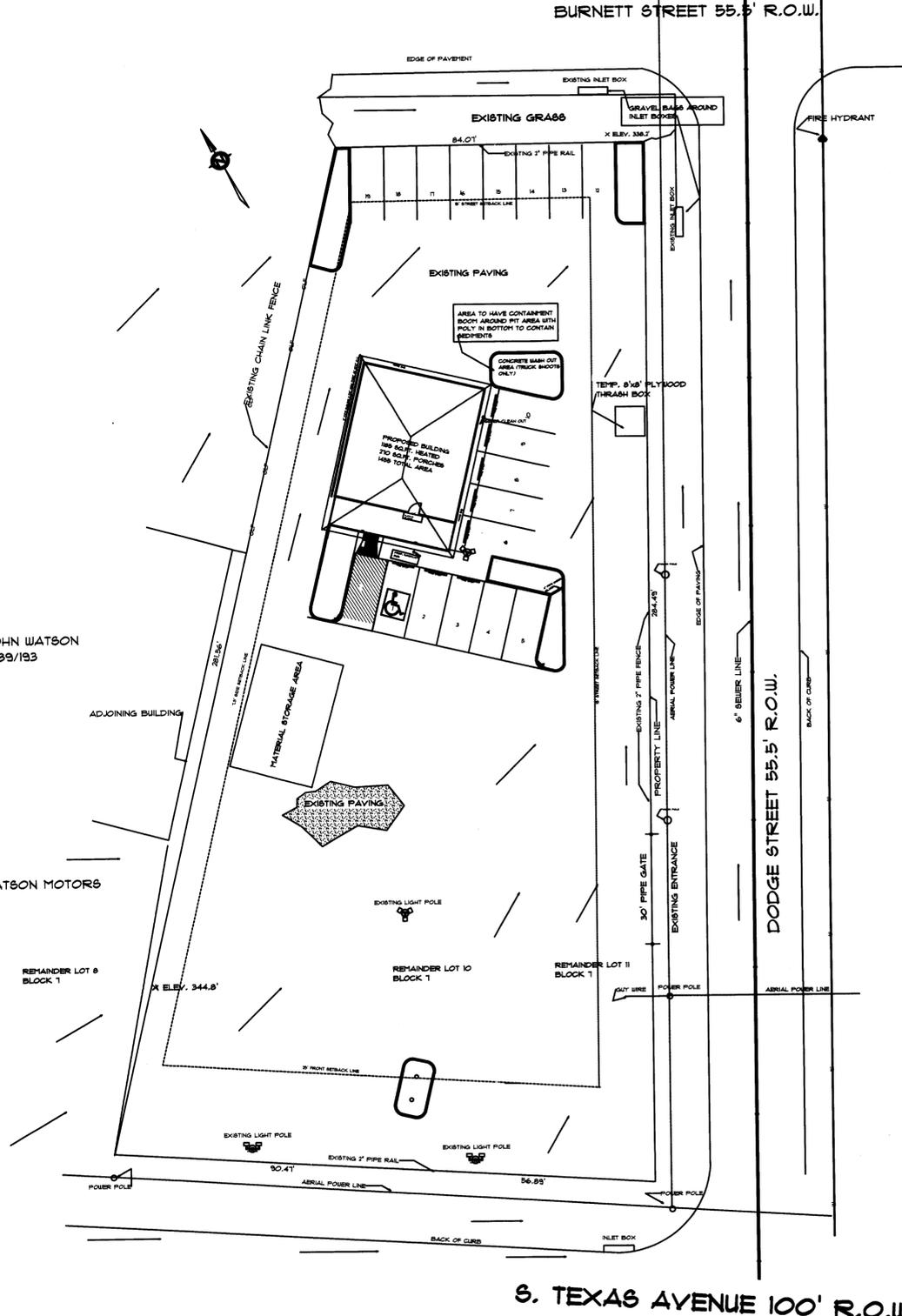
## PROPOSED SITE OF ED'S AUTO SALES

DATE: 08/14/2014	DATE: 08/14/2014	DATE: 08/14/2014
BY: [Signature]	BY: [Signature]	BY: [Signature]

OFFICE: 979-114-1251  
FAX: 979-114-1251  
WWW.2DHOMES.COM

# STORM WATER SITE PLAN

**NO STORM WATER PERMIT REQ.**  
**AREA DISTURBS IS LESS THAN ONE ACRE**  
**CONTRACTOR MUST COMPLY WITH ALL EPA/TCEQ**  
**RULES AND REGULATIONS FOR STORM WATER**  
**AND POLLUTION MANAGEMENT.**

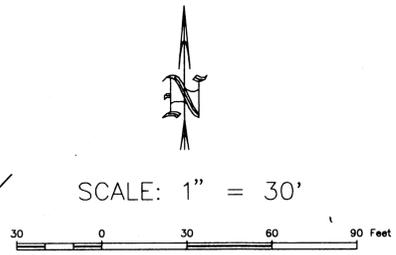
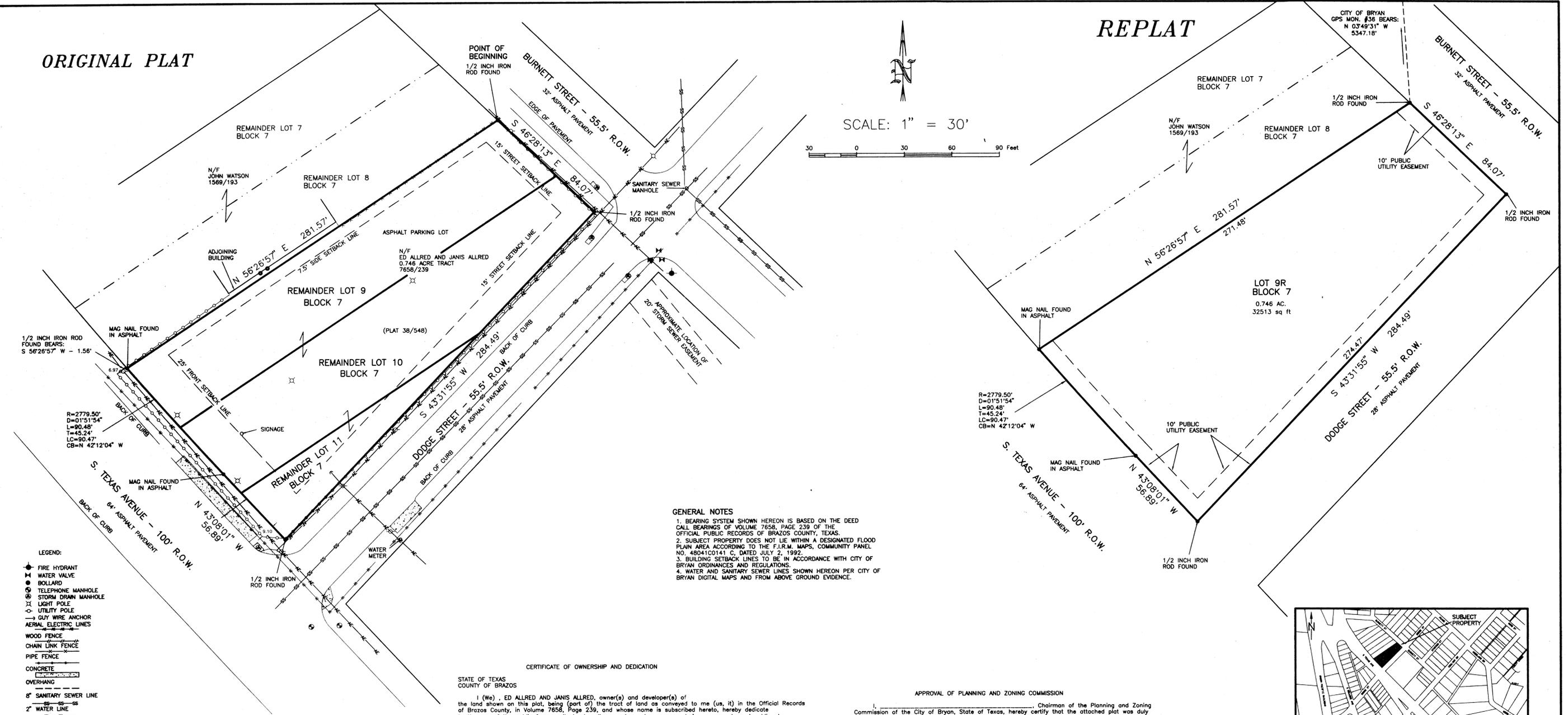


**S. TEXAS AVENUE 100' R.O.W.**

**S. TEXAS AVENUE 100' R.O.W.**

**ORIGINAL PLAT**

**REPLAT**



- LEGEND:**
- FIRE HYDRANT
  - ⊕ WATER VALVE
  - BOLLARD
  - ⊙ TELEPHONE MANHOLE
  - ⊙ STORM DRAIN MANHOLE
  - ⊙ LIGHT POLE
  - ⊙ UTILITY POLE
  - GUY WIRE ANCHOR
  - AERIAL ELECTRIC LINES
  - WOOD FENCE
  - CHAIN LINK FENCE
  - PIPE FENCE
  - CONCRETE
  - OVERHANG
  - 8" SANITARY SEWER LINE
  - 2" WATER LINE

**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE DEED CALL BEARINGS OF VOLUME 7658, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.
4. WATER AND SANITARY SEWER LINES SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS AND FROM ABOVE GROUND EVIDENCE.

**METES AND BOUNDS DESCRIPTION OF A 0.746 ACRE TRACT**  
 REMAINDER OF LOTS 9, 10 AND 11, BLOCK 7  
 WINTER'S 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 9, 10 AND 11, BLOCK 7, WINTER'S ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 548, OF THE DEED RECORDS OF THE COUNTY CLERK'S OFFICE, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND DESCRIBED AS 0.746 ACRE TRACT BY A DEED TO ED ALLRED AND JANIS ALLRED RECORDED IN VOLUME 7658, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF BURNETT STREET (55.5' R.O.W.) MARKING THE NORTH CORNER OF SAID REMAINDER OF LOT 9 AND THE EAST CORNER OF THE REMAINDER OF LOT 8, BLOCK 7;

THENCE: S 46° 28' 13" E ALONG THE SOUTHWEST LINE OF BURNETT STREET FOR A DISTANCE OF 84.07 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF DODGE STREET (55.5' R.O.W.) MARKING THE EAST CORNER OF SAID REMAINDER OF LOT 10;

THENCE: S 43° 31' 55" W ALONG THE NORTHWEST LINE OF DODGE STREET FOR A DISTANCE OF 284.49 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF TEXAS AVENUE (100' R.O.W.) MARKING THE SOUTH CORNER OF SAID REMAINDER OF LOT 11;

THENCE: N 43° 08' 01" W ALONG THE NORTHEAST LINE OF TEXAS AVENUE FOR A DISTANCE OF 56.89 FEET TO A MAG NAIL FOUND IN ASPHALT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2779.50 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 51' 54" FOR AN ARC DISTANCE OF 90.48 FEET (CHORD BEARS: N 42° 12' 04" W - 90.47 FEET) TO A MAG NAIL FOUND IN ASPHALT MARKING THE WEST CORNER OF SAID REMAINDER OF LOT 9 AND THE SOUTH CORNER OF SAID REMAINDER OF LOT 5, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 58° 28' 07" W FOR A DISTANCE OF 1.56 FEET;

THENCE: N 56° 26' 57" E ALONG THE COMMON LINE OF SAID REMAINDER OF LOT 9 AND REMAINDER OF LOT 8 FOR A DISTANCE OF 281.57 FEET TO THE POINT OF BEGINNING CONTAINING 0.746 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JANUARY, 2007.

BEARING SYSTEM SHOWN HEREON IS BASED ON THE DEED CALL BEARINGS OF SAID 0.746 ACRE TRACT, 7658/239

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I (We), ED ALLRED AND JANIS ALLRED, 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 7658, Page 239, 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/she/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 describing said subdivision will describe 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 designated Secretary of the Planning & 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.

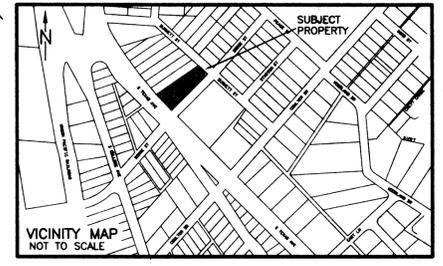
City Engineer, City of Bryan

**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 authentication 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



**REPLAT**  
 OF THE REMAINDER OF  
 LOTS 9, 10 AND 11, BLOCK 7  
 WINTER'S ADDITION  
 INTO  
**LOT 9R, BLOCK 7**  
 WINTER'S ADDITION  
 VOLUME 891, PAGE 302  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET  
 SURVEY DATE: JAN. 2007  
 PLAT DATE: 01-14-07  
 REVISED: 02-21-07  
 JOB NUMBER: 06-892  
 CAD NAME: 06-892  
 CR5 FILE: 04-0778

**Received**  
 FEB 26 2007  
 Development & Engineering Services

PREPARED BY: KERR SURVEYING, LLC  
 505 CHURCH STREET, P.O. BOX 289  
 COLLEGE STATION, TEXAS 77841  
 PHONE (979) 268-3195

PREPARED FOR: ED ALLRED  
 8060 CLAY PIT ROAD  
 COLLEGE STATION, TEXAS 77845  
 PHONE (979) 218-7500