

**PROPERTY INFORMATION**  
**BILL MORILLE SUBDIVISION**  
LOT 1R, BLOCK 1  
(0.864 ACRES or 37,655 SQ.FT.)  
ZONED: COMMERCIAL

**NOW OR FORMERLY**  
**MARCLYN DEVELOPMENT CO., LTD.**  
(VOL. 7975, PG. 063)

**SYMBOL & LINE LEGEND**

⊙	POWER POLE
⊙	LIGHT POLE
⊙	GUY WIRE ANCHOR
⊙	AIR COND. COMP.
⊙	WATER VALVE
⊙	WATER METER
⊙	ELECTRICAL TRANS.
⊙	GAS METER
⊙	MANHOLE
⊙	CLEANOUT
⊙	FIRE HYDRANT
⊙	TELEPHONE PEDESTAL
⊙	AREA INLET
⊙	JUNCTION BOX
---	BUILDING SETBACK LINE
---	PROPERTY LINE
---	EASEMENT LINE

**PARKING REQUIREMENTS:**  
ORDINANCE:  
RESTAURANT - 1 SPACE/50 SQ.FT. OF SEATING  
+ 8 SPACES FOR DRIVE-THROUGH  
REQUIRED:  
RESTAURANT (~1000 / 50) = 20 SPACES  
+ 8 FOR DRIVE-IN  
TOTAL REQUIRED = 28 SPACES

PROVIDED:  
REGULAR = 40 SPACES  
H/C = 2 SPACES  
TOTAL = 42 SPACES

**\* REFER TO SHEET C2.1 FOR SITE & PARKING DETAILS**

**DIMENSIONAL CONTROL NOTES:**

- THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THE SITE PLAN FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY RME CONSULTING ENGINEERS (RME), FOR THIS PROJECT IS CONSIDERED BY RME TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTEND SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. THIS MATERIAL IS INTENDED FOR USE BY THE RECIPIENT NAMED, ONLY, AND PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGH ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT RME, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
- ALL DIMENSIONS SHOWN ARE TO BE USED IN CONJUNCTION WITH THESE PLANS FOR LOCATING ALL IMPROVEMENTS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR WORKABILITY PRIOR TO CONSTRUCTION OF IMPROVEMENTS.
- UNLESS OTHERWISE SHOWN, ALL DIMENSIONING IS TO THE BACK OF CURB OR EDGE OF PAVEMENT, WHICHEVER IS APPLICABLE.
- UNLESS OTHERWISE SHOWN, ALL RADIUS FOR CURBS ARE 4'-0" (AT BACK OF CURB) AND 2'-0" FOR SIDEWALKS.
- TOPOGRAPHICAL AND BOUNDARY DATA SHOWN WAS PROVIDED BY KERR SURVEYING, LLC. (505 CHURCH STREET, COLLEGE STATION, TX 77840) UNDER THE DIRECTION OF MR. BRAD KERR, R.P.L.S. No. 4502.
- I.B.M. "I" RAILROAD SPIKE IN POWERPOLE LOCATED NEAR THE NORTHEAST CORNER OF S.H. No. 21 AND BLUEBONNET ST. (ELEV. = 358.21')

**GENERAL CONSTRUCTION NOTES:**

- THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND OTHER CONSTRUCTION DRAWINGS OF DIFFERING DISCIPLINES & SPECIFICATIONS.
- THE 2007 B/CS UNIFIED TECHNICAL SPECIFICATIONS AND STANDARD DETAILS FOR WATER, SEWER, STREET AND SIDEWALK CONSTRUCTION ARE ISSUED FOR THIS PROJECT.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE CONSTRUCTION PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID ALL EXISTING UTILITIES AND REPAIR ANY DAMAGED LINES, AT HIS OWN EXPENSE, WHETHER THE UTILITY IS SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL ALSO NOTIFY THE ENGINEER IF DESIGN CHANGES NEED TO BE MADE IN THE FIELD.
- CONTACT INFORMATION:**  
TEXAS ONE CALL: 800-245-4545  
LONE STAR ONE CALL: (800) 569-8344  
TEXAS EXCAVATION SAFETY SYSTEM (DIGTSS): (800) 344-8377  
BRYAN TEXAS UTILITIES (BTU): ELECTRICAL DIVISION - (979) 821-5865  
COB: ENGINEERING DIVISION - (979) 209-5030  
COB: WATER SERVICES DIVISION - (979) 209-5900  
COB: SANITATION DIVISION - (979) 209-5934  
VERIZON: JM SURVANT - (979) 821-4300  
ATMOS ENERGY: KIMBERLY WYNN - (979) 774-2506  
EXXON-MOBILE: MICHAEL HLUZA - (281) 591-3720  
COX COMMUNICATIONS: MIKE LAVENDER - (979) 846-2229
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER; THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
- DURING THE EXECUTION OF THE WORK, THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE IN AN ORDERLY AND ACCEPTABLE MANNER AS FAR AS PRACTICAL. THE CONTRACTOR SHALL CLEAN AND REMOVE FROM THE PROJECT AREA ALL SURPLUS AND DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS OF ANY KIND AND SHALL LEAVE THE PROJECT SITE IN A NEAT AND ORDERLY CONDITION. ALL CLEAN UP WILL BE DONE TO THE SATISFACTION OF THE ENGINEER.
- CONTRACTOR SHALL COMPLY WITH LATEST EDITION OF OSHA REGULATIONS AND THE STATE OF TEXAS LAWS CONCERNING EXCAVATION.
- CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION. THESE REDLINE MARKED UP DRAWINGS WILL BE SUBMITTED TO THE DESIGN CONSULTANT WHO WILL MAKE THE CHANGES ON THE ORIGINAL TRACINGS, LABELING EACH SHEET IN THE SET AS "RECORD DRAWINGS", AND RETURNING SAME TO THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIAL AND EQUIPMENT STORED ON THE JOBSITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN A SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS, UNTIL PROJECT COMPLETION.
- CONTRACTOR SHALL SAW CUT REMOVE AND REPLACE CONCRETE PAVEMENT, CURB AND GUTTER AS REQUIRED TO CONSTRUCT PROPOSED DRIVEWAY(S).
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS FOR ALL WORK SHOWN.
- ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITIONS OR BETTER.

**SITE NOTES:**

- ADDITIONAL CITY OF BRYAN SITE PLAN DATA REQUIREMENTS ARE COVERED ON THE FOLLOWING DRAWINGS:  
C1.2: GRADING & DRAINAGE PLAN (EXISTING & PROPOSED GRADING & DRAINAGE ELEMENTS)  
C1.3: UTILITY PLAN (EXISTING & PROPOSED UTILITY INFORMATION)  
C1.5: LANDSCAPE PLAN (EXISTING & PROPOSED LANDSCAPING DATA)
- THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICALLY DEPICTED FEMA FIRM COMMUNITY NO. 48041, PANEL NO. 133 C, WITH AN EFFECTIVE DATE OF JULY 2, 1992.
- DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL TAS & ANSI STANDARDS.
- ENHANCED PAVING FOR CONCRETE SIDEWALKS SHALL CONSIST OF EITHER BRICK PAVERS OR STAMPED CONCRETE. COLOR AND PATTERN SHALL BE DETERMINED BY THE OWNER, BUT GREY OR NATURAL CONCRETE COLORS ARE NOT PERMITTED.
- WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 38% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.
- NO FLOOR DRAINS WILL BE REQUIRED FOR INDUSTRIAL PURPOSES.
- OPEN STORAGE OF ANY KIND IS NOT PERMITTED WITHIN THIS ZONING DISTRICT. OPEN STORAGE IS THE KEEPING, DISPLAYING, OR STORING, OUTSIDE THE BUILDING, OF ANY NEW OR USED GOODS, MATERIAL, MERCHANDISE, OR EQUIPMENT ON A LOT OR TRACT FOR MORE THAN 24 HOURS.
- 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.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- CONTACT MR. RUBEN REYES (979) 209-5934 or (979) 820-4676 FOR VERIFICATION OF LOCATION AND ANGLE OF DUMPSTER PAD PRIOR TO PLACEMENT OF CONCRETE. UNTIL SUCH TIME THAT ALTERNATE EGRESS/INGRESS MEASURES ARE AVAILABLE, SOLID WASTE TRUCKS SERVICING THIS FACILITY SHALL EXIT THE SITE BY LOOPING THROUGH THE DRIVE-THROUGH/BYPASS LANE.
- SANITARY SEWER GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTEWATER AND COMMERCIAL WASTEWATER BY DEFINITION.
- THE DETENTION POND SHALL BE PRIVATELY MAINTAINED BY THE SUBJECT PROPERTY OWNER.
- UNTIL SUCH TIME THAT ALTERNATE EGRESS/INGRESS MEASURES ARE AVAILABLE, DELIVERY TRUCKS SERVICING THIS FACILITY SHALL EXIT THE SITE BY LOOPING THROUGH THE DRIVE-THROUGH/BYPASS LANE. STANDARD OPERATING PROCEDURES REQUIRE DELIVERIES TO BE MADE 30 MINUTES BEFORE OR AFTER PEAK SERVICE TIMES (11:00am - 1:15 pm & 4:30pm - 6:30pm).
- SITE LIGHTING, DIRECTIONAL SIGNS, MENU BOARDS, DETECTORS & OTHER SITE APPURTENANCES ARE SHOWN FOR REFERENCE AND ILLUSTRATION ONLY. THE CONTRACTOR SHALL COORDINATE THESE ITEMS INSTALLATIONS WITH THE PROPER DESIGN CONSULTANT.

**TRAFFIC CONTROL NOTES:**

- CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS MUTCD, MOST RECENT EDITION WITH REVISIONS) DURING CONSTRUCTION.
- LANE CLOSURE WILL NOT BE ALLOWED UNLESS APPROVED BY THE AREA ENGINEER OF TxDOT - BRYAN AREA OFFICE.
- THE WORK SHALL BE COMPLETED SUCH THAT THE ROADWAY WILL BE FULLY OPENED TO TRAFFIC OVERNIGHT. OVERNIGHT LANE CLOSURES WILL NOT BE PERMITTED, UNLESS OTHERWISE APPROVED BY THE AREA ENGINEER.
- PLASTIC DRUMS SHALL BE USED FOR OVERNIGHT DELINEATION OF OFF ROADWAY WORK AREAS.
- THE CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PLAN APPROVAL BY THE AREA ENGINEER TEN (10) WORKING DAYS PRIOR TO START OF CONSTRUCTION. CONTRACTOR IS REQUIRED TO SUPPLY ALL SUB-CONTRACTORS WITH A COPY OF THIS PERMIT AND APPROVED TRAFFIC CONTROL PLAN. THE CONTRACTOR OR SUB-CONTRACTOR IS REQUIRED TO CONTACT THE MAINTENANCE SUPERVISOR FROM 24 TO 48 HOURS PRIOR TO COMMENCING ANY WORK.
- THE STANDARD TxDOT TRAFFIC CONTROL PLAN (TCP 1-4-98) IS ISSUED FOR REFERENCE ONLY. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE TxDOT WITH A SITE SPECIFIC TRAFFIC CONTROL PLAN FOR APPROVAL AND USE.

**TxDOT DRIVEWAY PERMIT NOTES:**

- ALL PIPES USED SHALL BE REINFORCED CONCRETE PIPE (RCP).
- CULVERT CROSSINGS WITHIN THE 30-FOOT CLEAR ZONE (PARALLEL CULVERTS) SHALL BE REQUIRED TO HAVE MINIMUM 6:1 SLOPING ENDS KNOWN AS SAFETY END TREATMENTS (SETs). THE CULVERT SHALL HAVE SUFFICIENT LENGTH TO ALLOW THE 6:1 SLOPE TO BE ACHIEVED FROM THE EDGE OF PAVEMENT TO THE FLOWLINE AT THE END OF THE SET.
- RIPRAP OR STABILIZING MATERIAL SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT TIME OF CONSTRUCTION AS DIRECTED BY AREA ENGINEER.
- THE COMPLETE PERMIT PACKAGE SHALL BE ON THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY TxDOT.
- ALL WORK WITHIN THE STATE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH STATE STANDARDS AND SPECIFICATIONS AS TO THE INSTALLATION AND MATERIALS USED.
- ALL MATERIALS AND MIX DESIGNS TO BE PLACED IN TxDOT RIGHT-OF-WAY MUST BE OBTAINED FROM TxDOT APPROVED SOURCES AND BE OF APPROVED TxDOT MIX DESIGNS.
- ALL EXPOSED DIRT SURFACES SHALL BE SOODED AS SPECIFIED BY THE AREA ENGINEER.
- 4:1 MAXIMUM SLOPE ON THE DITCH FRONT SLOPE IS REQUIRED.
- IN NO EVENT WILL AN EDGE DROP OFF BE PERMITTED DURING THE HOURS OF DARKNESS. IF THE CONTRACTOR, DUE TO UNFORESEEN CIRCUMSTANCES IS UNABLE TO COMPLETE A SECTION BEFORE THE END OF THE WORK DAY, BASE MATERIAL CAPABLE OF VEHICLE SUPPORT SHALL BE PULLED BACK TO THE EXISTING PAVEMENT EDGE ON A 4:1 SLOPE.
- PROPOSED SIGNS, OR THOSE WHICH REQUIRE RELOCATION, SHALL BE DONE IN ACCORDANCE TO THE FOLLOWING STANDARDS: SMD (GEN)-02 & SMD (SLIP-1)-02 THRU SMD (SLIP-3)-02.
- THE TEXAS UNIVERSAL TRIANGULAR SLIP BASE SIGN SUPPORTS WILL BE REQUIRED FOR ALL SIGNAGE WITHIN TxDOT RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET. THE PAVEMENT SHALL BE CLEANED DAILY.

**ME**  
Consulting Engineers

1391 SEAMIST LANE <77845>  
POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: civil@meengineer.com

OFFICE - (979) 690-0329  
FAX - (979) 690-0329

**SURVEYOR**  
KERR SURVEYING, LLC  
505 CHURCH STREET  
COLLEGE STATION, TX 77841

OFF: (979) 268-3195  
FAX: (979) 691-8804

**95% COMPLETE**  
**NOT FOR**  
**CONSTRUCTION**  
**REVIEW ONLY**  
**11/14/07**

**PRELIMINARY**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RABON A. METCALF, P.E. NO. 88583, ON NOVEMBER 7, 2007. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

**CIVIL SITE PLAN**

FOR THE  
**BURGER KING**  
**2802 EAST S.H. No. 21**  
**BRYAN, TX**

LOT 1R, BILL MORILLE SUBDIVISION  
STEPHEN F. AUSTIN LEAGUE No. 10, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

**Received**

NOV 14 2007

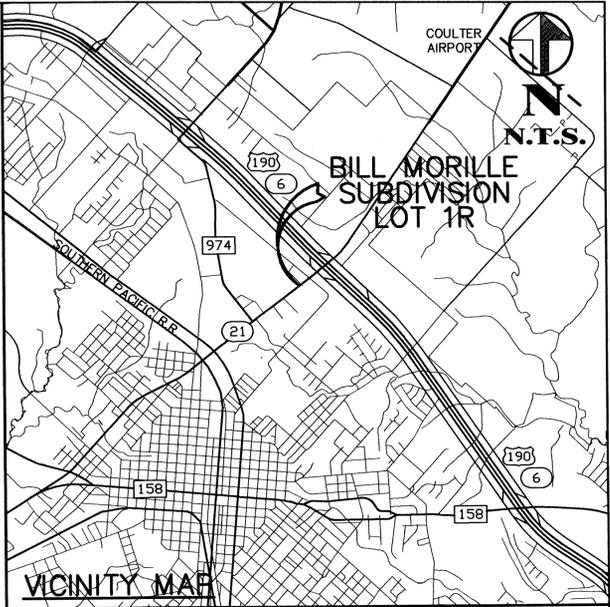
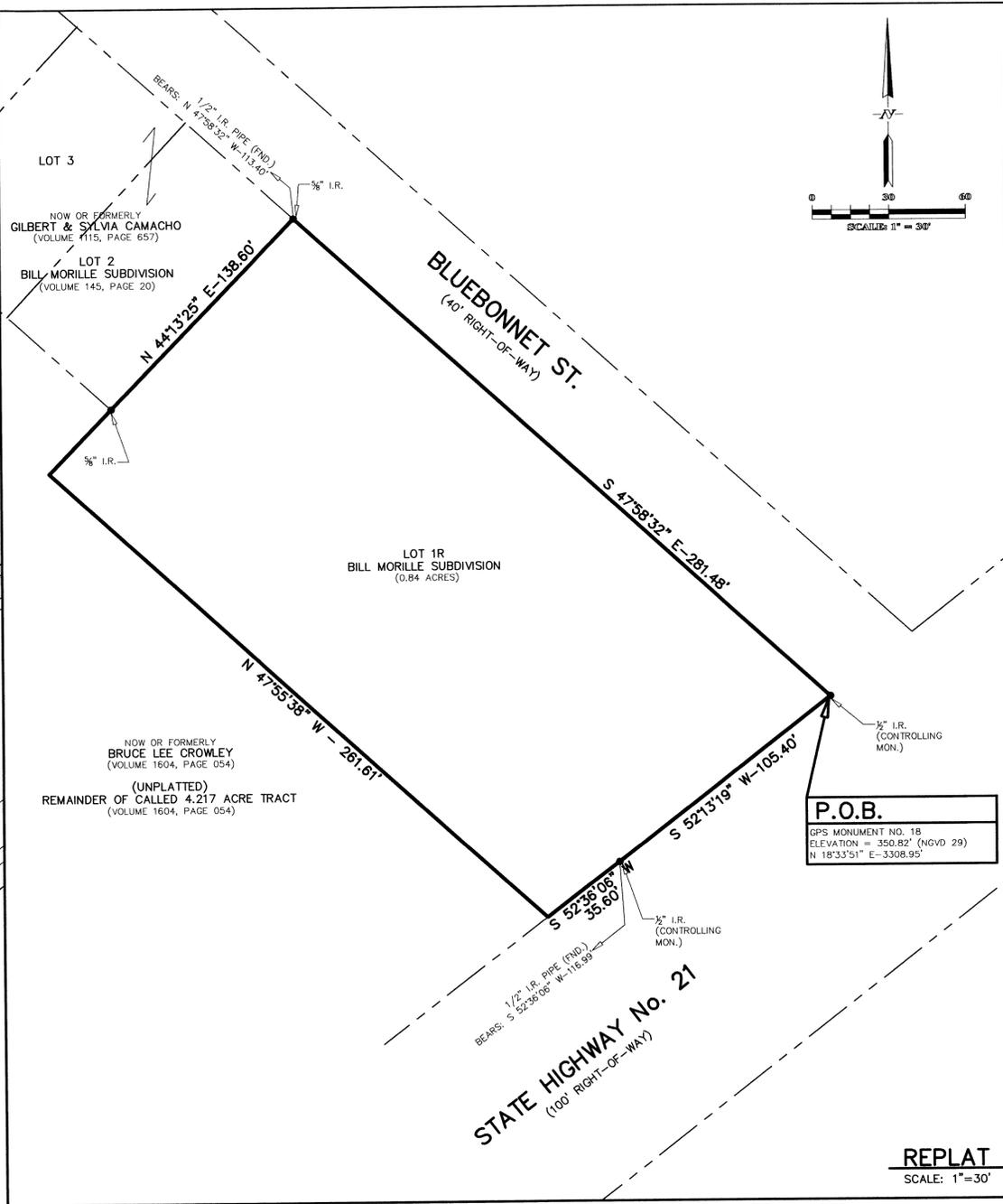
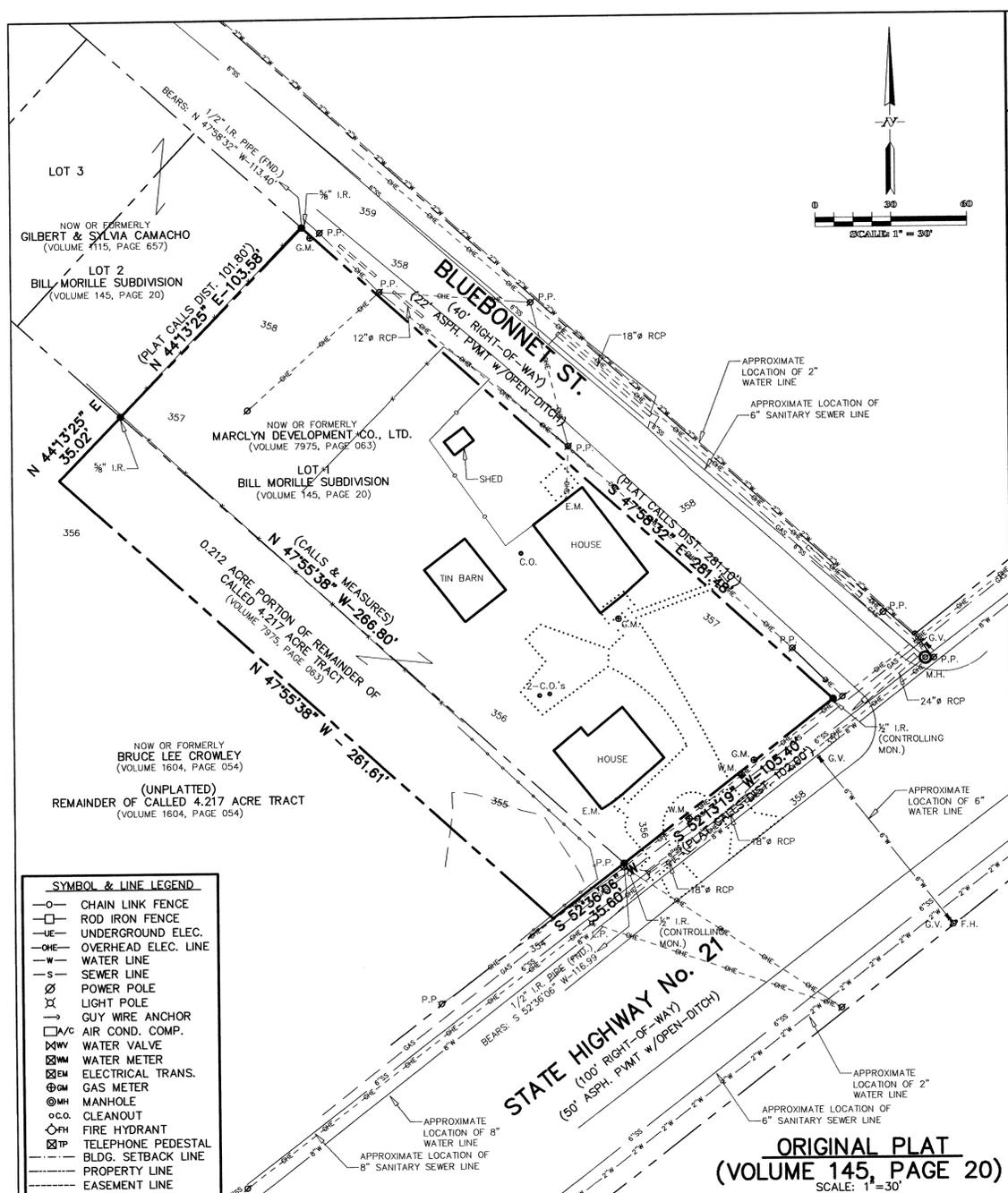
Development & Engineering Services

**CLIENT INFORMATION**  
**WRIGHT III FOODS**  
c/o JOHN WRIGHT III  
304 NOLANA LOOP  
WACALLEN, TEXAS 78504  
OFF: (956) 631-6461  
FAX: (956) 631-2332

FILENAME: 03135P1A | SCALE: 1"=20'  
SUBMITTED DATE: AUGUST 1, 2007  
DRAWN BY: R.A.M.  
CHECKED BY: R.A.M.  
FIELD BOOK: N/A | PAGES: N/A

**RABON METCALF ENGINEERING**  
CLIENT NO. PROJECT NO.  
**215 - 0313**

**C1.1**  
SHEET 2 OF 9



- FINAL PLAT NOTES:**
- (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  - THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0133C, JULY 2, 1992.
  - SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 5/8" IRON RODS UNLESS OTHERWISE NOTED.
  - BASIS OF BEARING:** NORTH ORIENTATION IS BASED ON GRID NORTH PER GPS OBSERVATIONS.
  - IRON RODS NOTED AS CONTROLLING MONUMENTS WERE USED TO ESTABLISH THE PROPERTY LINES.
  - ALL EXISTING STRUCTURES WILL BE DEMOLISHED WITH THE REDEVELOPMENT OF THIS PROPERTY.

**METES AND BOUNDS DESCRIPTION**  
OF A  
0.84 ACRE TRACT  
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1, BILL MORILLE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 145, PAGE 20 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 4.217 ACRE TRACT AS DESCRIBED BY A DEED TO BRUCE LEE CROWLEY RECORDED IN VOLUME 1604, PAGE 54 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 AT THE INTERSECTION OF THE NORTHWEST LINE OF E. STATE HIGHWAY 21 (100' R.O.W.) AND THE SOUTHWEST LINE OF BLUEBONNET STREET (40' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 1:

THENCE: S 52° 13' 19" W ALONG THE NORTHWEST LINE OF E. STATE HIGHWAY 21 FOR A DISTANCE OF 105.40 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF SAID 4.217 ACRE TRACT;

THENCE: S 52° 36' 06" W CONTINUING ALONG THE NORTHWEST LINE OF E. STATE HIGHWAY 21 FOR A DISTANCE OF 35.60 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 47° 55' 38" W THROUGH SAID 4.217 ACRE TRACT FOR A DISTANCE OF 261.61 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 44° 13' 25" E CONTINUING THROUGH SAID 4.217 ACRE TRACT, AT 35.02 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 1, AND THE SOUTH CORNER OF LOT 2, BILL MORILLE SUBDIVISION, CONTINUE ON ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2 FOR A TOTAL DISTANCE OF 138.60 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF BLUEBONNET STREET MARKING THE NORTH CORNER OF SAID LOT 1;

THENCE: S 47° 58' 32" E ALONG THE SOUTHWEST LINE OF BLUEBONNET STREET FOR A DISTANCE OF 281.48 FEET TO THE POINT OF BEGINNING CONTAINING 0.84 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY, 2007. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**P.O.B.**  
GPS MONUMENT NO. 18  
ELEVATION = 350.82' (NGVD 29)  
N 18°33'51" E - 3308.95'

**SYMBOL & LINE LEGEND**

—○—	CHAIN LINK FENCE
—□—	ROD IRON FENCE
—UE—	UNDERGROUND ELEC. LINE
—OHE—	OVERHEAD ELEC. LINE
—W—	WATER LINE
—S—	SEWER LINE
⊗	POWER POLE
⊕	LIGHT POLE
—	GUY WIRE ANCHOR
—A/C—	AIR COND. COMP.
—WV—	WATER VALVE
—WM—	WATER METER
—EM—	ELECTRICAL TRANS.
—GM—	GAS METER
—MH—	MANHOLE
—C.O.—	CLEANOUT
—FH—	FIRE HYDRANT
—TP—	TELEPHONE PEDESTAL
---	BLDG. SETBACK LINE
---	PROPERTY LINE
---	EASEMENT LINE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I (We), \_\_\_\_\_ the 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 Deed 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 for the purposes identified.

Owner \_\_\_\_\_

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 executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public, Brazos County, Texas

**APPROVAL OF THE 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 \_\_\_\_\_, 20\_\_\_\_

City Planner, Bryan, 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

**APPROVAL OF THE PLANNING & ZONING COMMISSION**

I, \_\_\_\_\_ Chairman of the Planning & 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 \_\_\_\_\_, 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission

Chairman, Planning & Zoning Commission, Bryan, Texas

**CERTIFICATION OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_ 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 \_\_\_\_\_

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_ Registered Professional Surveyor No. \_\_\_\_\_ 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.

Registered Professional Land Surveyor

**REPLAT OF BILL MORILLE SUBDIVISION**

LOT 1  
VOLUME 145, PAGE 20  
CREATING  
LOT 1R, BLOCK 1  
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63  
BRYAN, BRAZOS COUNTY, TEXAS  
SURVEYED: FEBRUARY 14, 2007



**SURVEYED BY: KERR SURVEYING, LLC**  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195



1391 SEAMIST LANE <77845>  
POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: civil@rmengineer.com

<b>PROPERTY OWNER</b>	
WRIGHT III FOODS c/o JOHN WRIGHT III 304 NOLANA LOOP MCALLEN, TEXAS 78504 OFF: (956) 631-6461 FAX: (956) 631-2332	
FILENAME: 0313RP1A	SCALE: 1" = 30'
SUBMITTAL DATE: JULY 24, 2007	
DRAWN BY: R.A.M.	
CHECKED BY: BRAD KERR	
FIELD BOOK: N/A	PAGES: N/A
RABON METCALF ENGINEERING CLIENT NO. _____	PROJECT NO. _____
215	6515

OFFICE - (979) 690-0329  
FAX - (979) 690-0329