



**LEGEND**

—	Property Line
○	Property Corner
- - -	Utility Easement
- - -	Building Line
- - -	Chain Link Fence
▨	Concrete Paving
▩	No Parking Area
♿	Handicapped Parking
—	Electric Line
—	Telephone Line
⊠	Electric Meter
⊠	Gas Meter
⊠	A/C Slab
⊠	Power Pole
⊠	Main Water Valve Box
⊠	Sanitary Sewer Manhole
⊠	Fire Hydrant
⊠	Drain
- - -	Proposed Private Elec. Line
- - -	Proposed Private Water Line
- - -	Proposed Private Sewer Line

Scale: 1" = 30'

**NOTES:**

"Deed bearing used as Basis of Bearing"

Current Zoning Classification of the property is C - Commercial.

There is direct access to the property via Quality Park Lane which is a dedicated public right-of-way.

This property is not in a 100 year flood hazard area as established by the Federal Emergency Management Agency Map 48041C0129C; effective date July 2, 1992.

All the buildings are single story buildings, unless stated otherwise.

Waste streams generated at this site fall under the Normal Domestic Wastewater category.

"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."

Parking Spaces Provided: 30  
Handicap Spaces: 1  
Total Parking: 31

Employees: 9  
Storage: 1 per 1000 sq. ft. = 22 (22,019.37 sq. ft.)  
Office: 1 per 300 sq. ft. = 4 (1,200 sq. ft.)  
Sales: 1 per 250 sq. ft. = 2 (300 sq. ft.)  
Requirements: 28 Parking Spaces

**EASEMENTS:**

To City of Bryan, dated May 14, 1953, recorded in Volume 159, Page 335, of the Deed Records of Brazos County, Texas.  
(Blanket)

To State of Texas, dated October 31, 1962, recorded in Volume 236, Page 1, of the Deed Records of Brazos County, Texas.  
(Blanket)

To State of Texas, dated October 31, 1962, recorded in Volume 245, Page 166, of the Deed Records of Brazos County, Texas.  
(Unable to locate as described.)

To City of Bryan, dated November 4, 1976, recorded in Volume 367, Page 320, of the Deed Records of Brazos County, Texas.  
(Shown)

**CERTIFICATE OF SURVEYOR**

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plot is true and correct and was prepared from an actual survey of the property made under my supervision and that the metes and bounds describing said subdivision will describe a closed geometric form.

*Donald D. Garrett*  
Donald D. Garrett, R.P.L.S. No. 2972

**CERTIFICATE OF THE ENGINEER**

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plot.

*Donald D. Garrett*  
Donald D. Garrett, P.E. No. 22790

**Received**  
JUN 02 2008  
Development & Engineering Services

**SITE PLAN**  
of  
Bryan Hose and Gasket  
Lot 1, Block 1  
Three-D Subdivision  
Volume 628, Page 655  
&  
Lot 1, 2 & Part of 3  
Block 1  
Quality Park Subdivision  
Volume 42, Page 448  
Stephen F. Austin League No. 9, A-62

**Owner/Developer:**  
Dan Wilson  
1800 Quality Park Lane  
Bryan, TX 77803  
979-775-2828

May 10, 2007

**GARRETT ENGINEERING**  
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