C1

GROSS AREA CALCULATIONS

TYPE	UNIT TYPE	UNIT	UNIT SF	TOTAL SF
A	STUDIO	24	405	9,720
B	1BED/1BATH	36	659	23,724
A	2BED/2BATH -SPLIT	24	895	107,400
B		36		
C		24		
D		36		
F	2BED/2.5BATH-SPLIT	24	948	22,752
D	3BED/3BATH	36	1,192	42,912
E	4BED/4BATH-SPLIT	96	1,335	128,160
	TOTALS/AVERAGES	336	996	334,668

OTHER BUILDING GROSS AREAS

CABANA CLUBHOUSE	13,246
OTHER BUILDINGS	1,796

PARKING ANALYSIS

RATIO - 1.0 SPACES X 820 DWELLING UNITS

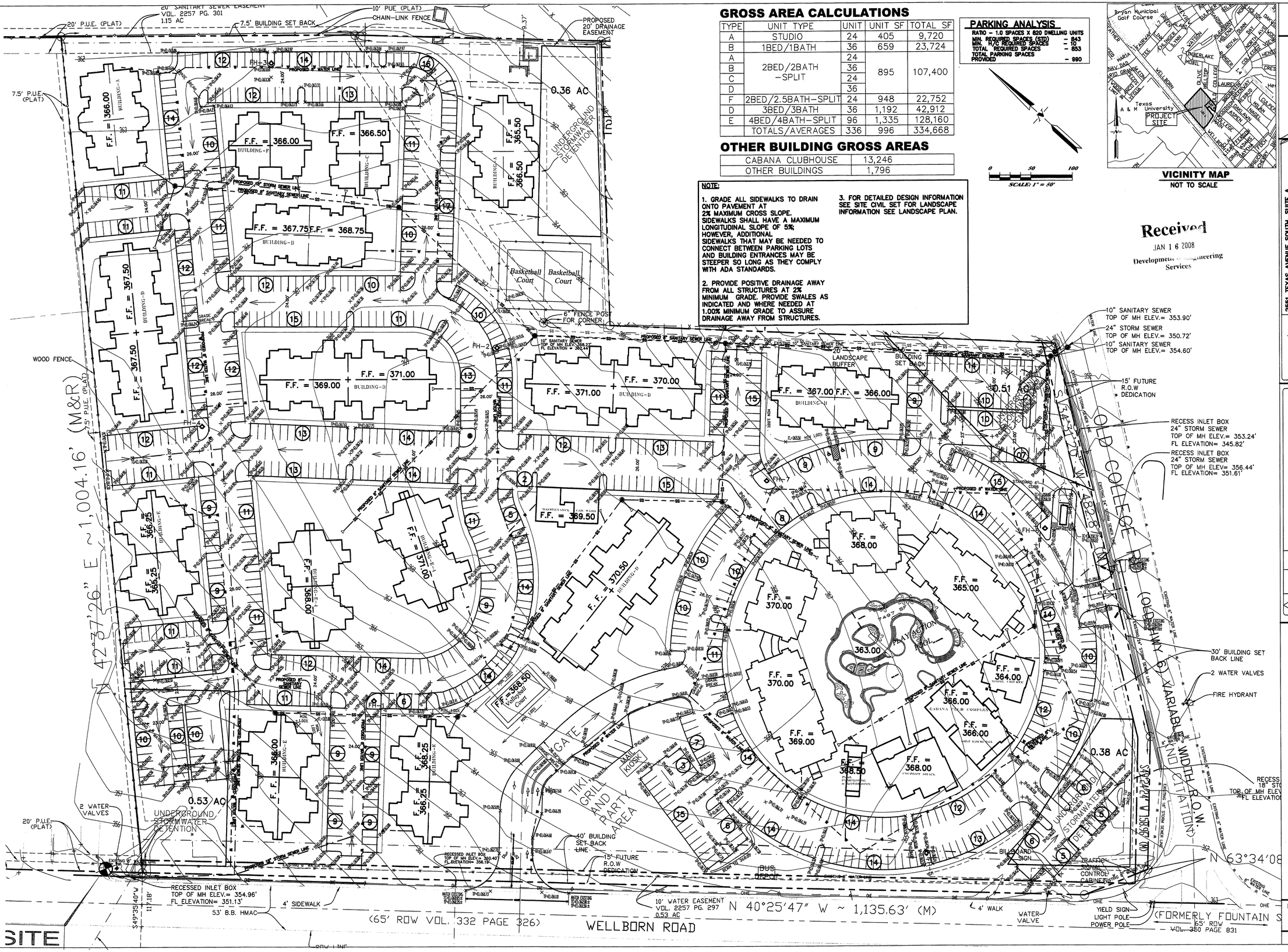
MIN. REQUIRED SPACES (STD)	- 843
MIN. H/C REQUIRED SPACES	- 10
TOTAL REQUIRED SPACES	- 853
TOTAL PARKING SPACES PROVIDED	- 990

NOTE:

1. GRADE ALL SIDEWALKS TO DRAIN ONTO PAVEMENT AT 2% MAXIMUM CROSS SLOPE. SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5%; HOWEVER, ADDITIONAL SIDEWALKS THAT MAY BE NEEDED TO CONNECT BETWEEN PARKING LOTS AND BUILDING ENTRANCES MAY BE STEEPER SO LONG AS THEY COMPLY WITH ADA STANDARDS.

2. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AT 2% MINIMUM GRADE. PROVIDE SWALES AS INDICATED AND WHERE NEEDED AT 1.00% MINIMUM GRADE TO ASSURE DRAINAGE AWAY FROM STRUCTURES.

3. FOR DETAILED DESIGN INFORMATION SEE SITE CIVIL SET FOR LANDSCAPE INFORMATION SEE LANDSCAPE PLAN.



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 50'

Received
JAN 16 2008
Development Engineering Services

MDG MUNICIPAL DEVELOPMENT GROUP
2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX. 77840
Ph: (979) 693-5359 EMAIL: mdgcstx@yahoo.com
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ENGINEERS, SURVEYORS, PLANNERS CONSULTANTS, MANAGERS

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STATE OF TEXAS — LENWOOD S. ADAMS — 63357 — REGISTERED PROFESSIONAL ENGINEER — 1/16/08

REV.	DATE	BY	COMMENT
A	1/16/08	DH	INITIAL SUBMISSION

PREPARED FOR:
FORT GROUP DEVELOPMENT
C/O JAY BRAWLEY
ATTN: JAY BRAWLEY
1301 PLANTATION ISLAND DRIVE SOUTH, STE. 304
ST. AUGUSTINE, FL. 32080

Scale: 1" = 50'
Project Date: 3/02/2007
Filename: 3970SP01-D-ENG.dwg
Drawn By: CM Checked By: GRT/ LSA

A
A SITE PLAN
FOR THE
CABANAS OF BRYAN
22.69 ACRES

JE SCOTT SURVEY NO - 50
BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP FILE NUMBER
1068-3970

SHEET 1 OF 1 A

K:\1000\3970-1068\ptn\ENG\3970SP02-E-ENG-rev4.dwg, 1/16/2008 10:28:08 AM, \\mdgserver\HP Designjet 500 24+HPGL2 Card

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I/We,______________________, owners and developers of ____ acres, shown on this plat, as conveyed in Volume __________, Page __________, of the Official Records of Brazos County, Texas, and designated herein as ____________ Subdivision, in Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

____

____
Owners

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 ____________, 200___.

____
Notary Public, Brazos County, Texas

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I/We,______________________, owners and developers of ____ acres, shown on this plat, as conveyed in Volume __________, Page __________, of the Official Records of Brazos County, Texas, and designated herein as ____________ Subdivision, in Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

____

____
Owners

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 ____________, 200___.

____
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, ___________, Chair 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 and 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.

Chair, Planning & Zoning Commission Bryan, Texas: ______________________

APPROVAL OF THE CITY PLANNER

I, ___________, the undersigned, City Planner and/or designated Secretary of the Planning and 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, W. Paul Kaspar, P.E., 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.

____
W. Paul Kaspar, P.E. – City Engineer
City of Bryan, Texas

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 the _____ day of ______________, 20___, in the Official Records of Brazos County, Texas, in Volume ______, Page ______.

WITNESS my hand and official seal, at my office in Bryan, Texas

____
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

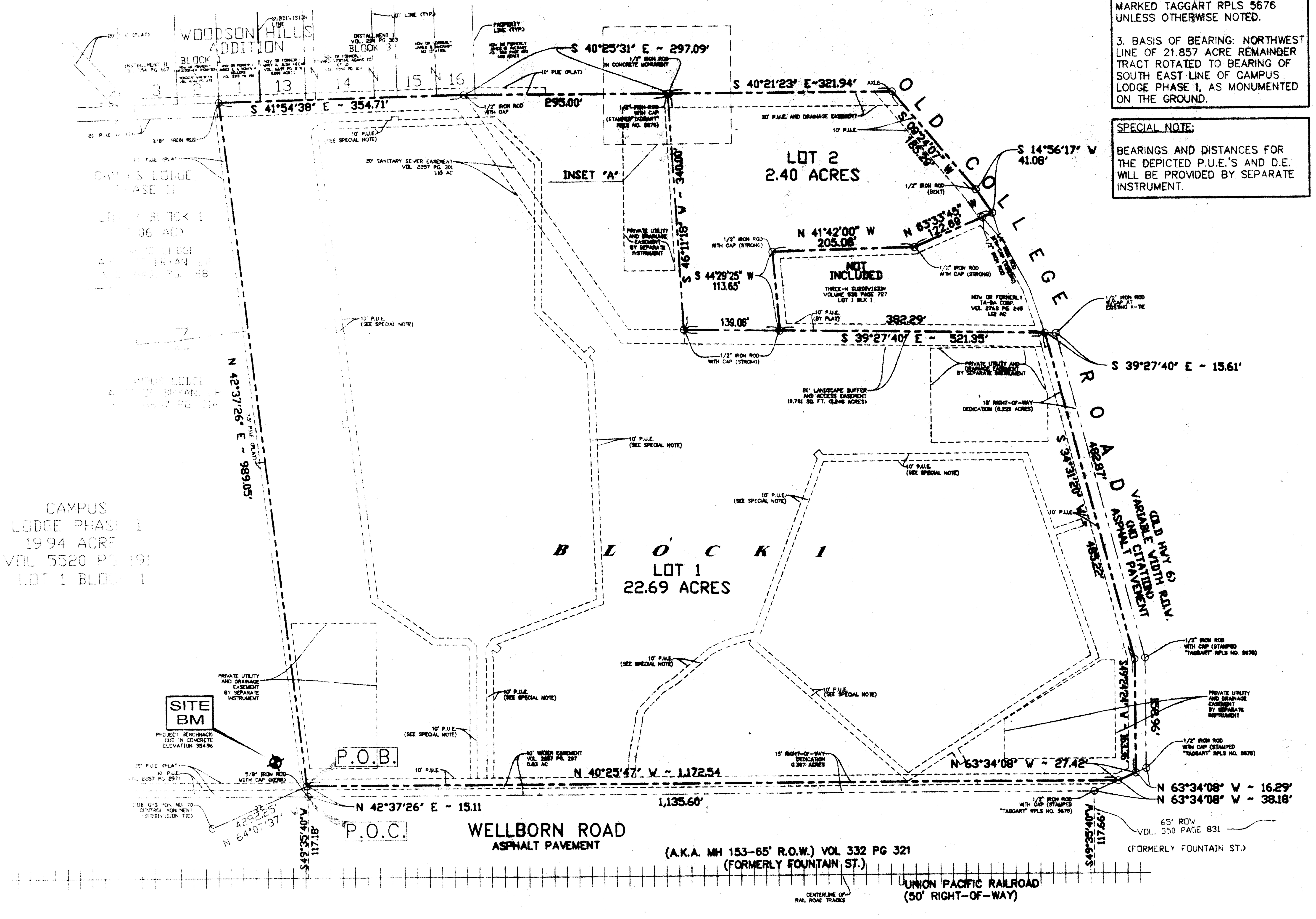
STATE OF TEXAS
COUNTY OF BRAZOS

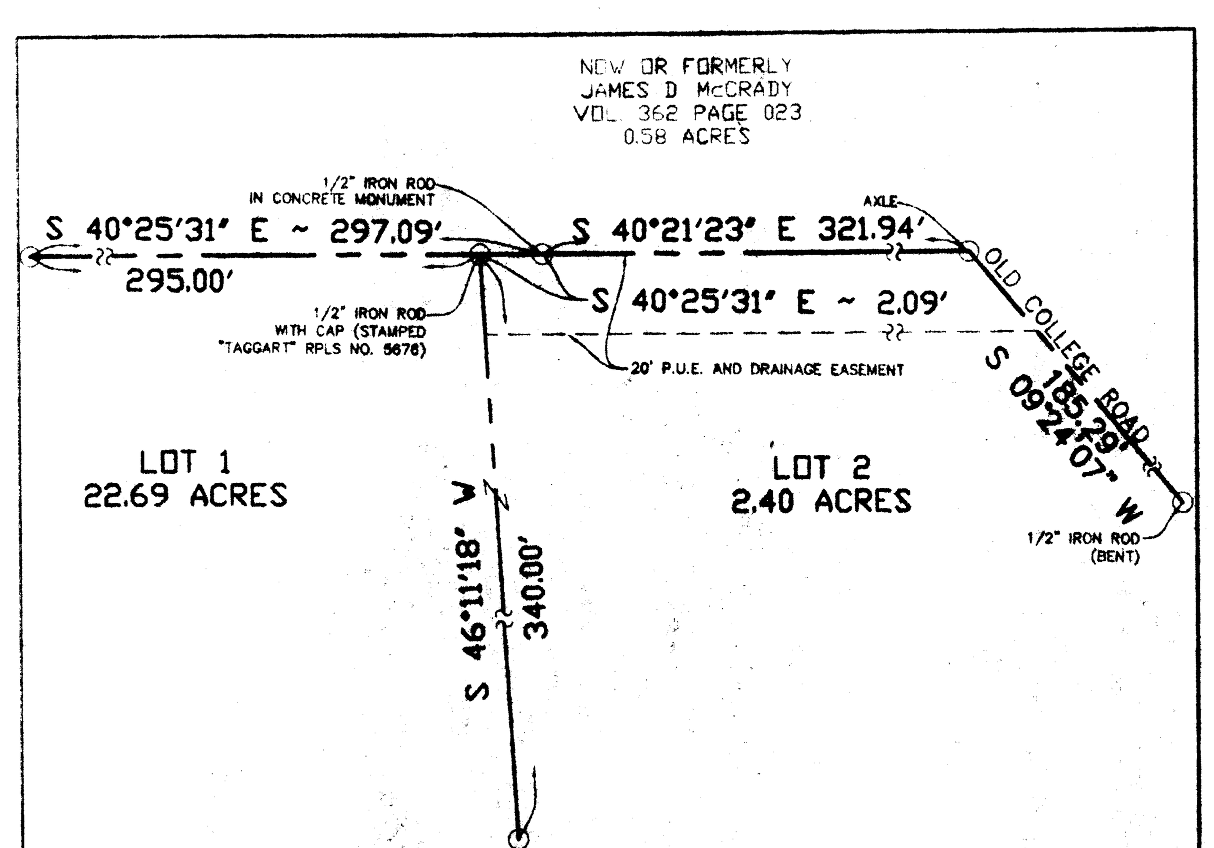
I, Gregory. K. Taggart, Registered Professional Land Surveyor No. 5676, in the State of Texas, hereby state that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometeric form.

Preliminary: For Public Agency Review Only
Not For Record
____
Gregory K. Taggart
R.P.L.S. No. 5676

GPS MONUMENT TIES:

FROM THE P.O.B., CITY OF BRYAN CONTROL MONUMENT NO. 70
BEARS: N 64°07'37" W ~ 4,292.25' GRID;.





INSET "A"
N.T.S.

GENERAL NOTES:

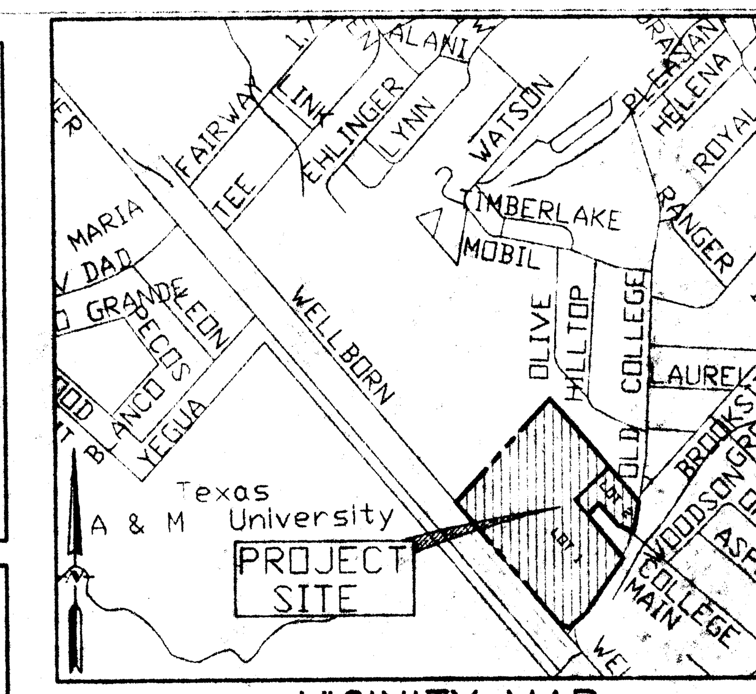
1. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED BY FEMA FIRM COMMUNITY PANEL NO. 48041C0141 C, JULY 02, 1992.

2. ALL MONUMENTS ARE 1/2" PLASTIC CAPPED IRON RODS MARKED TAGGART RPLS 5676 UNLESS OTHERWISE NOTED.

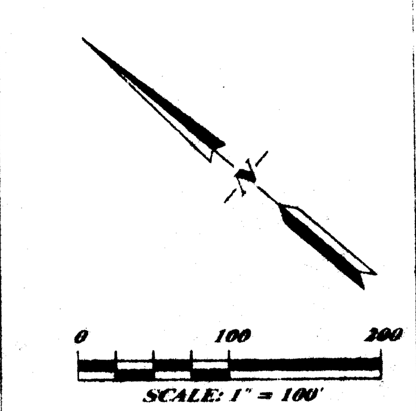
3. BASIS OF BEARING: NORTHWEST LINE OF 21.857 ACRE REMAINDER TRACT ROTATED TO BEARING OF SOUTH EAST LINE OF CAMPUS LODGE PHASE 1, AS MONUMENTED ON THE GROUND.

SPECIAL NOTE:

BEARINGS AND DISTANCES FOR THE DEPICTED P.U.E.'S AND D.E. WILL BE PROVIDED BY SEPARATE INSTRUMENT.



VICINITY MAP
N.T.S.



METES AND BOUNDS DESCRIPTION
OF A
25.094 ACRE TRACT
J. E. SCOTT LEAGUE, ABSTRACT NO. 50
BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 25.094 acre tract or parcel of land, lying and being situated in the J. E. Scott League, Abstract No. 50, Bryan, Brazos County, Texas and being a composite tract consisting of a portion of a 21.857 acre remainder of a called 64.71 acre tract (hereafter referred to as "Remainder Tract") conveyed to Pete L. Scarmardo and Anthony L. Scarmardo by deed and recorded as VOLUME 168 PAGE 095 of the Deed Records of Brazos County, Texas; and also being all of a 3.856 acre tract conveyed by James D. McCrady, et ux to George C. Friddle, et ux by Special Warranty Deed with Vendor's Lien and filed for record on November 20, 2007 and recorded in VOLUME 8336 PAGE 130 of the Official Records of Brazos County, Texas; said 25.094 acre tract described more particularly as follows:

COMMENCING: at a plastic capped 5/8" iron rod (stamped Kerr, RPLS # 4502) found (Controlling Monument) for the south corner of Lot 1 in Block 1 of Phase 1 of Campus Lodge, as described by plat recorded in VOLUME 5520 PAGE 191 of the said Official Records; said point being in the northeasterly right-of-way line of Wellborn Road, a public street with a 65 foot right-of-way as depicted by plat recorded in VOLUME 332 PAGE 321 of the said Deed Records.

THENCE: N 42° 37' 26" E - 15.11 feet along the common line of said Lot 1 to a plastic capped ½" iron rod (stamped Taggart, RPLS # 5676) set for the west corner of this tract and the **PLACE OF BEGINNING:**

THENCE: N 42° 37' 26" E - 989.05 feet continuing along the said common line of Lot 1 and continuing along the southeasterly line of Lot 2 in Block 1 of Phase 2 of Campus Lodge as depicted by plat recorded in VOLUME 6491 PAGE 088 of the said Official Records, and thence continuing again along the southeasterly line of said Lot 1 of Block 1 of Phase 1 of Campus Lodge to a ?" iron rod found (Controlling Monument) for the north corner of this tract and the most easterly corner of the said Lot 1 Block 1 of Campus Lodge Ph. I, and being in the east boundary line of the said Remainder Tract; said point also being the southwesterly common corner of Lots 1 & 2 Block 1 of Woodson Hills Addition, Installment II as depicted by plat and recorded as VOLUME 354 PAGE 617 of the said Deed Records, a ?" iron rod found for the southerly common corner of Lots 3 & 4 of Block 1 of said Woodson Hills, Installment 1 bears N 41° 04' 11" W - 124.34 feet for reference;

THENCE: S 41° 54' 38" E - 354.71 feet (Call S 38° 31' E) along the northeast boundary line of the said Remainder Tract and common with the southwest line of said Installment II of Woodson Hills Addition (Plat S 39° 22' 00" E) and continuing along the southwest line of Installment I of Woodson Hills Addition (No Plat bearing) as depicted by plat recorded as VOLUME 204 PAGE 303 of the said Deed Records to a plastic capped ½" iron rod (stamped Taggart, RPLS # 5676) for an exterior angle point, and being the north corner of the said 3.856 acre tract and also an exterior corner of the said Remainder Tract;

THENCE: S 40° 25' 31" E - 297.09 feet continuing along the said common line of Woodson Hills Addition, Installment I (No Plat bearing) to a ½" iron rod found in concrete for the apparent original south corner of Lot 16 in Block 3 of the said Woodson Hills, Addition I and being an exterior angle point; said point also being the most westerly corner of a called 0.96 acre tract conveyed to Oscar and Swany W. Parulian by deed and recorded as VOLUME 2477 PAGE 061 of the said Official Records (No acreage specified); an axle found for the north corner of said 0.96 acre tract bears N 03° 00' 20" E - 67.28 feet for reference;

THENCE: S 40° 21' 23" E - 321.94 feet continuing along the common boundary line of the said 0.96 acre tract to an axle found for the most easterly corner of this tract and being in the westerly right-of-way line of Old College Road, formerly Bryan-College Road, (variable width right-of-way – No citation); said point being the south corner of the said 0.96 acre tract; a ½" iron rod found for the apparent south corner of Lot 2 of College Heights as depicted by plat recorded in VOLUME 70 PAGE 355 of the said Deed Records bears N 10° 07' 33" E - 155.58 feet (Plat N 14° 30' E - 155 feet) for reference;

THENCE: S 09° 24' 07" W - 185.29 feet (Call S 12° 45' W – 183.3 feet) continuing along the said right-of-way line of Old College Road to a ½" iron rod found bent for an exterior angle point.

THENCE: S 14° 56' 17" W - 41.08 feet (Call S 16° 45' W – 39.6 feet) continuing along the said right-of-way line of Old College Road to a plastic capped ½" iron rod (stamped Strong, RPLS # 4961) found for an exterior corner of this tract and the south corner of the said 3.856 acre tract.

THENCE: N 63° 33' 45" W along the lower southwest line of the said 3.856 acre tract (Call N 67° 00' W – 128.3 feet) passing at 15.65 feet a ½" iron rod found for the southeast corner of Lot 1 Block 1 (called 1.12 acres) of the Three-H Subdivision and described by plat recorded in VOLUME 538 PAGE 727 of the said Deed Records, thence continuing for a total distance of 122.69 feet (Plat N 61° 44' 25" W – 122.74 feet) to a plastic capped ½" iron rod (stamped Strong, RPLS # 4916) found for an exterior angle point;

THENCE: N 41° 42' 00" W - 205.08 feet (Call N 37° 30' W - 200.0 feet) continuing along the common line of the said Three-H Subdivision (Plat N 39° 58' 52" W - 205.08 feet) to a plastic capped ½" iron rod (stamped Strong, RPLS # 4916) found for an interior ell corner and the north corner of said Three-H Subdivision;

THENCE: S 44° 29' 25" W - 113.65 feet (Call S 52° 30' W – 121 feet) continuing along the northwest line of said Three-H Subdivision (Plat S 46° 12' 33" W – 111.96 feet) to a plastic capped ½" iron rod (stamped Strong, RPLS # 4916) found in the lower southeast line of the said Remainder Tract for an interior ell corner and being the northwest corner of the said Three-H Subdivision; a 6" fence post found for an interior corner of the Remainder Tract bears N 39° 27' 40" W - 219.06 feet (Call S 36° 17' E) for reference;

THENCE: S 39° 27' 40" E - along the common line of the said Remainder Tract and the said Three-H Subdivision and passing at a distance of 381.84 feet a ½" iron rod found for the south corner of the said Three-H Subdivision (Plat S 37° 30' 00"E – 382.13 feet), and continuing for a total distance of 382.29 feet (Call S 36° 17' E) to a plastic capped ½" iron rod (stamped Taggart, RPLS # 5676) set for an exterior corner of this tract and being a 15 foot right-of-way dedication to Old College Road; a ½" iron rod found for an exterior corner of the said Remainder Tract bears S 39° 27' 40" E - 15.61 feet (Call S 36° 17' E) and (Plat S 37° 30' 00"E – 15.96 feet);

THENCE: S 34° 31' 20" W - 485.22 feet across the said Remainder Tract and common with the new 15 foot right-of-way dedication for Old College Road by this instrument, to a plastic capped ½" iron rod (stamped Taggart, RPLS # 5676) set for an exterior angle point;

THENCE: S 49° 24' 24" W - 163.56 feet and continuing across the said Remainder Tract and the said new right-of-way line to a plastic capped ½" iron rod (stamped Taggart, RPLS # 5676) set for an exterior corner in the northeasterly right-of-way line of Wellborn Road;

THENCE: N 63° 34' 08" W - 27.42 feet across the said Remainder Tract and common with the said northeasterly right-of-way line of said Wellborn Road to a plastic capped ½" iron rod (stamped Taggart, RPLS # 5676) set for an exterior corner.

THENCE: N 40° 25' 47" W - 1,172.54 feet across the said Remainder Tract and common with the northeasterly right-of-way line of said Wellborn Road to the **PLACE OF BEGINNING**, and containing 25.094 acres of land in Lot 1 and 2, exclusive of the right-of-way dedicated by this plat.

ADAMS TAGGART AND ASSOCIATES
2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359
Fx: (979) 693-4243
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

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REV.	DATE	BY	COMMENT
B	03/12/08	DH	REVISIONS PER CITY COMMENTS NO. 1
A	01/18/08	DH	INITIAL SUBMISSION

SCALE: 1" = 100' FILENAME: 3970FP01A
PROJECT DATE: NOVEMBER, 2007
DRAWN BY: D.H. BOOK:
CHECKED BY: G.K.T. PAGE:

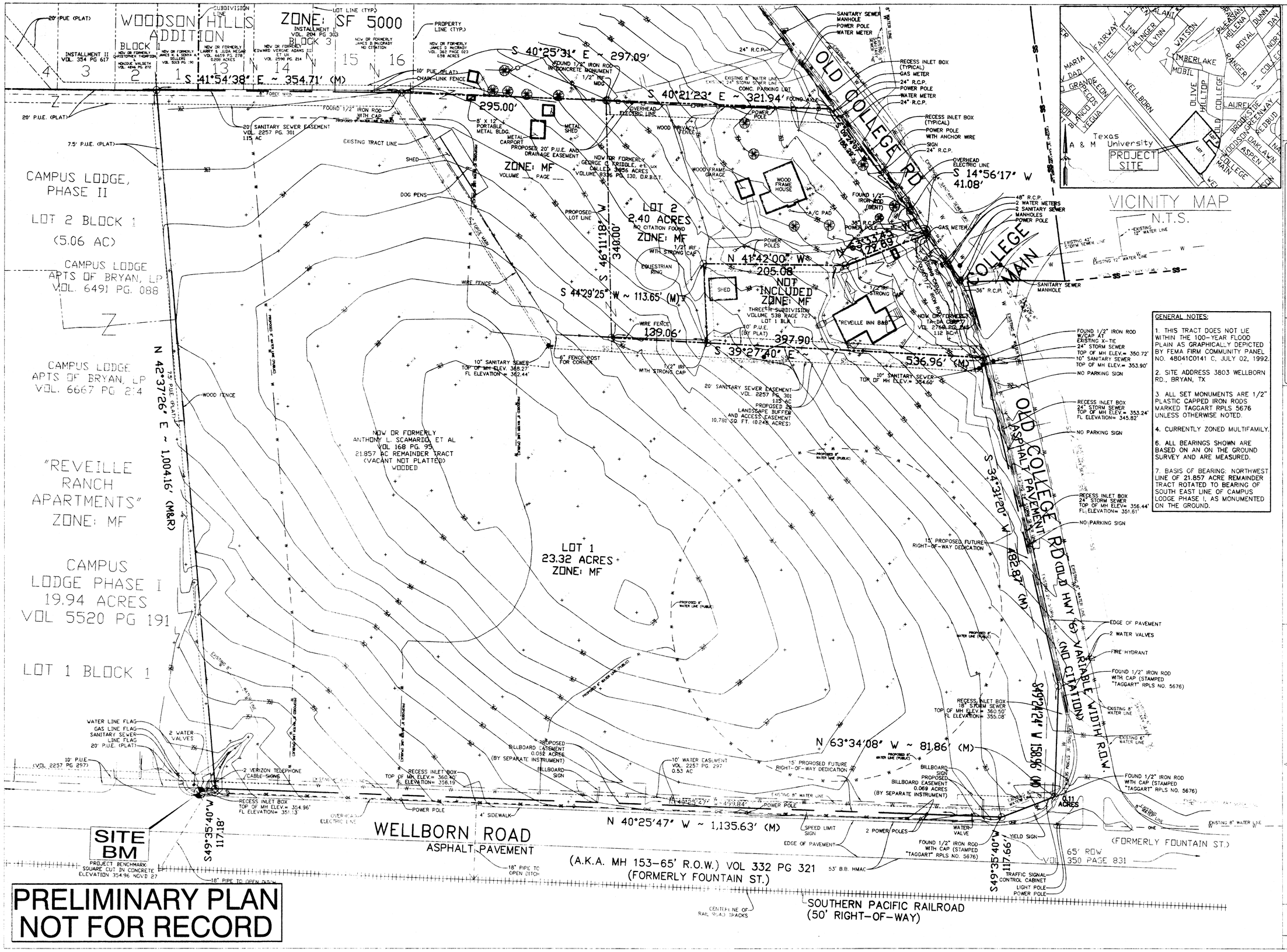
PREPARED FOR:
JAY BRAWLEY
FORT GROUP DEVELOPMENT
1301 PLANTATION ISLAND DRIVE
ST. AUGUSTINE, FL 32080
PHONE: (904) 584-1600

A FINAL PLAT FOR THE CABANA OF BRYAN
25.713 ACRES (INCLUDING R.O.W. DEDICATION)
BEING A COMPOSITE TRACT OF A
21.857 ACRE TRACT
VOLUME 168 PAGE 95, D.R.B.C.T.
AND A
3.856 ACRE TRACT
VOLUME 8336 PAGE 130, O.R.B.C.T.
J.E. SCOTT LEAGUE, A – 50
BRYAN BRAZOS COUNTY, TEXAS

Received
MAR 1 4 2008
Development ... Engineering Services

ADAMS, TAGGART, AND ASSOCIATES
FILE NUMBER
001068-3970

SHEET 1 OF 1 B



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED BY FEMA FIRM COMMUNITY PANEL NO. 48041C0141 C, JULY 02, 1992.

2. SITE ADDRESS 3803 WELLBORN RD., BRYAN, TX

3. ALL SET MONUMENTS ARE 1/2" PLASTIC CAPPED IRON RODS MARKED TAGGART RPLS 5676 UNLESS OTHERWISE NOTED.

4. CURRENTLY ZONED MULTIFAMILY.

6. ALL BEARINGS SHOWN ARE BASED ON AN ON THE GROUND SURVEY AND ARE MEASURED.

7. BASIS OF BEARING: NORTHWEST LINE OF 21.857 ACRE REMAINDER TRACT ROTATED TO BEARING OF SOUTH EAST LINE OF CAMPUS LODGE PHASE I, AS MONUMENTED ON THE GROUND.

MDG MUNICIPAL DEVELOPMENT GROUP
2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359 EMAIL: mdgcstx@yahoo.com
Fx: (979) 693-4243
ENGINEERS, SURVEYORS, PLANNERS
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REV.	DATE	BY	COMMENT
C	01/9/08	DH	Revisions per City comments, no. 2
B	12/5/07	DH	Revisions per City comments.
A	11/14/07	DH	INITIAL SUBMISSION

PREPARED FOR:
JAY BRAWLEY
FORT GROUP DEVELOPMENT
1301 PLANTATION ISLAND DRIVE
ST. AUGUSTINE, FL. 32080
PHONE: (904) 584-1600

SCALE: 1"= 60' FILENAME: 3970PP02B
PROJECT DATE: NOVEMBER, 2007
DRAWN BY: D.H. BOOK:
CHECKED BY: G.K.T. PAGE:

A
PRELIMINARY PLAN
FOR
THE CABANA OF BRYAN
BEING A COMPOSITE TRACT
OF A
21.857 ACRE TRACT
VOLUME 168 PAGE 95, O.R.B.C.T.
AND A
3.856 ACRE TRACT
VOLUME 8336 PAGE 130, O.R.B.C.T.
(25.713 ACRES TOTAL)
J.E. SCOTT LEAGUE, A 50
BRYAN BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
001068-3970

SHEET 1 OF 1 C