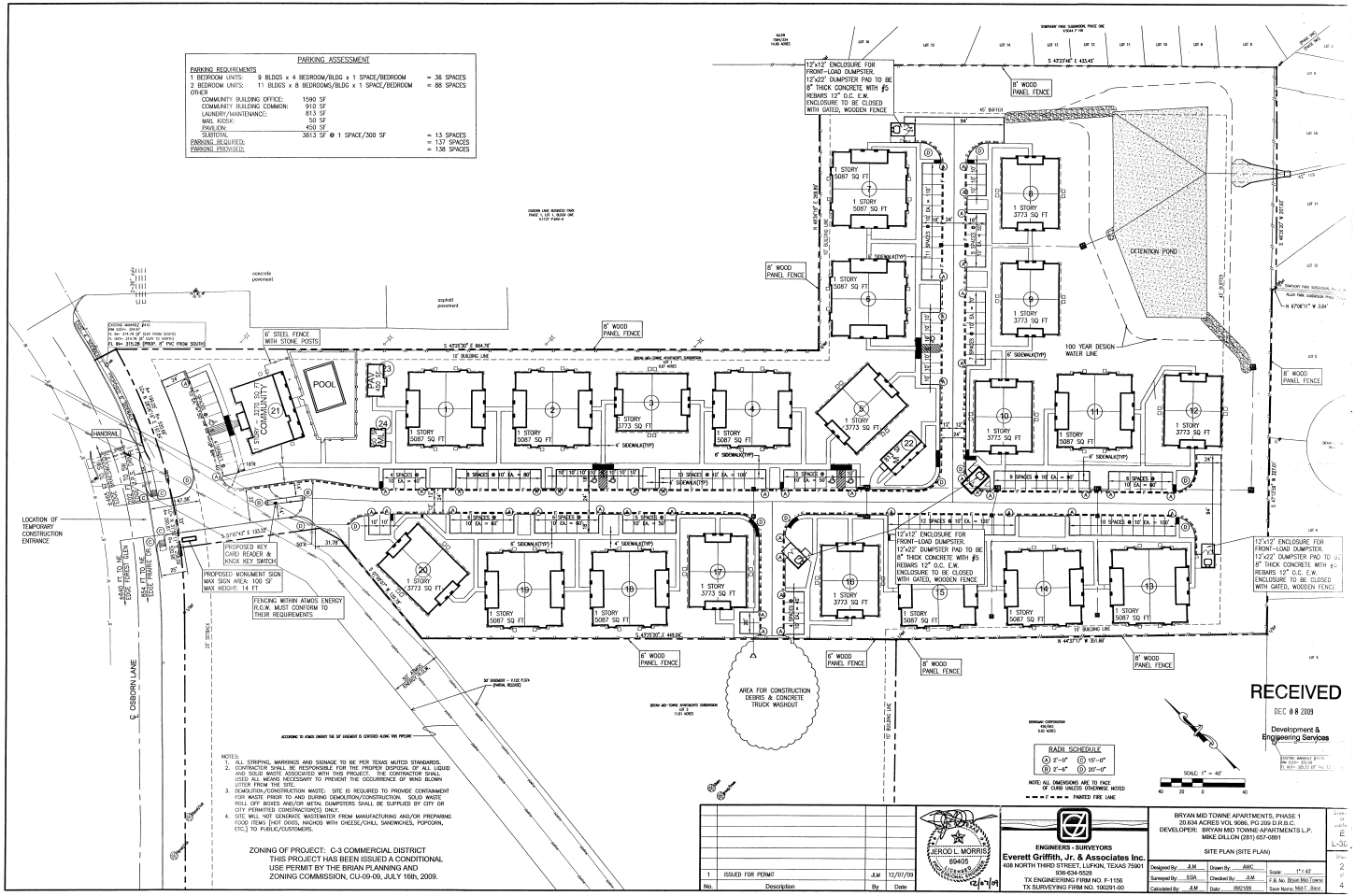


PARKING ASSESSMENT

PARKING REQUIREMENTS

1 BEDROOM UNITS:	9 BLDGS x 4 BEDROOM/BLDG x 1 SPACE/BEDROOM	= 36 SPACES
2 BEDROOM UNITS:	11 BLDGS x 8 BEDROOMS/BLDG x 1 SPACE/BEDROOM	= 88 SPACES
OTHER		
COMMUNITY BUILDING OFFICE:	1590 SF	
COMMUNITY BUILDING COMMON:	910 SF	
LAUNDRY/MAINTENANCE:	813 SF	
MAIL KIOSK:	50 SF	
PAVILION:	450 SF	
SUBTOTAL	3813 SF @ 1 SPACE/300 SF	= 13 SPACES
PARKING REQUIRED:		= 137 SPACES
PARKING PROVIDED:		= 138 SPACES

NOTES:

1. ALL STRIPING, MARKINGS AND SIGNAGE TO BE PER TEXAS MUTCD STANDARDS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USED ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE SITE.
3. DEMOLITION/CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONSTRACTOR(S) ONLY.
4. SITE WILL NOT GENERATE WASTEWATER FROM MANUFACTURING AND/OR PREPARING FOOD ITEMS [HOT DOGS, NACHOS WITH CHEESE/CHILI, SANDWICHES, POPCORN, ETC.] TO PUBLIC/CUSTOMERS.

ZONING OF PROJECT: C-3 COMMERCIAL DISTRICT
THIS PROJECT HAS BEEN ISSUED A CONDITIONAL USE PERMIT BY THE BRIAN PLANNING AND ZONING COMMISSION, CU-09-09, JULY 16th, 2009.

RECEIVED
DEC 08 2009
Development & Engineering Services

No.	Description	By	Date
1	ISSUED FOR PERMIT	JLM	12/07/09

JEROD L. MORRIS 89405 12/07/09

ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
408 NORTH THIRD STREET, LUFKIN, TEXAS 75901
936-634-5528
TX ENGINEERING FIRM NO. F-1156
TX SURVEYING FIRM NO. 100291-00

BRYAN MID TOWNE APARTMENTS, PHASE 1
20.634 ACRES VOL 9086, PG 209 D.R.B.C.
DEVELOPER: BRYAN MID TOWNE APARTMENTS L.P.
MIKE DILLON (281) 657-0891

SITE PLAN (SITE PLAN)

Designed By: JLM	Drawn By: AWC	Scale: 1" = 40'	
Surveyed By: EGA	Checked By: JLM	F.B. No. Bryan Mid Towne	
Calculated By: JLM	Date: 09/21/09	Save Name: Mid T. Base	

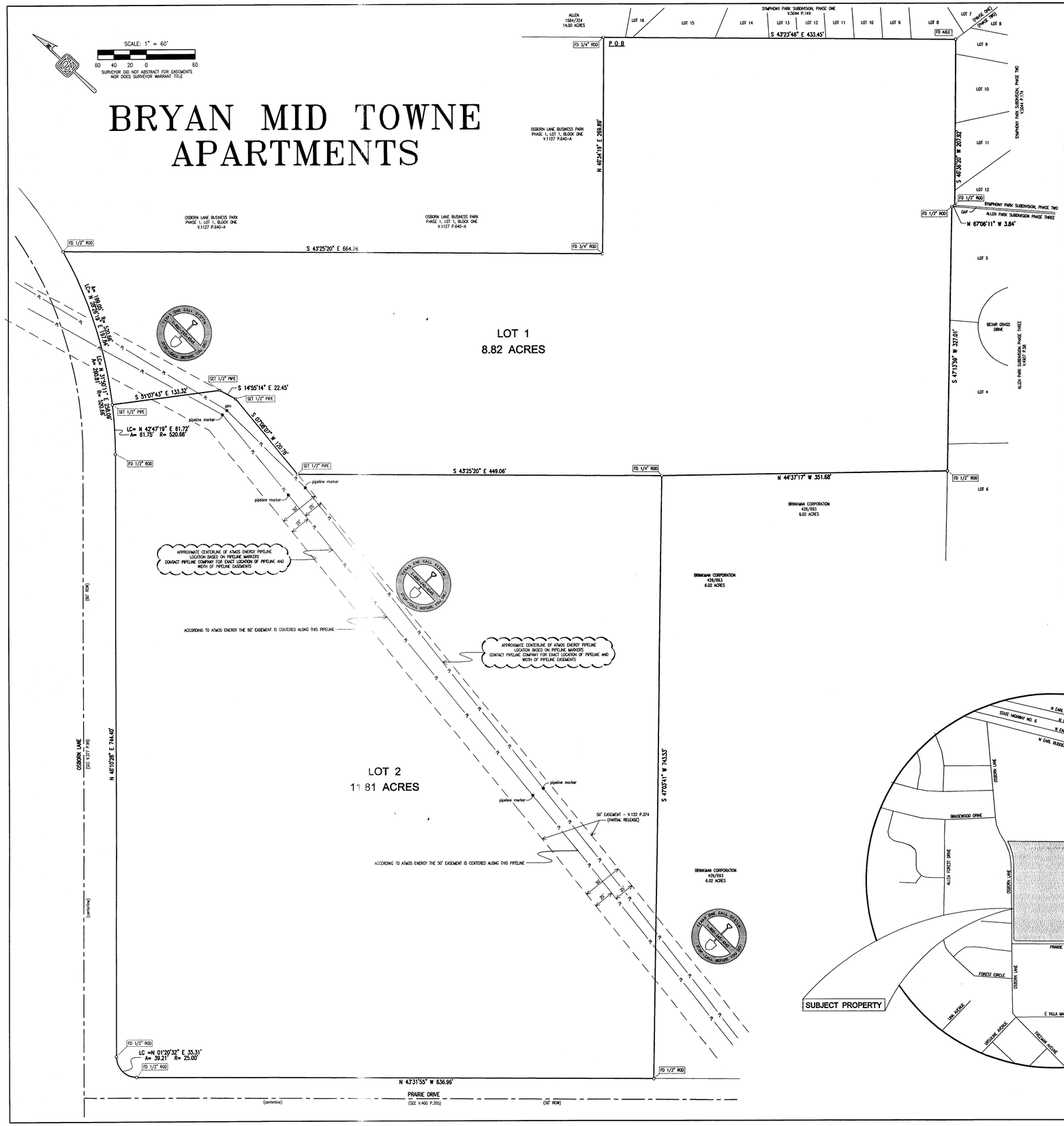
Drawn by: E
Checked by: L-30
Date: 2
Sheet: 4

BRYAN MID TOWNE APARTMENTS

SCALE: 1" = 60'

60 40 20 0 60

SURVEYOR DID NOT ABSTRACT FOR EASEMENTS NOR DOES SURVEYOR WARRANT TITLE



CERTIFICATE OF OWNERSHIP

Whereas, Bryan Mid Towne Apartment Homes, L. P., is the Owner of all that certain tract or parcel of land lying and situated in Brazos County, Texas, within the JOHN AUSTIN SURVEY, ABSTRACT NO. 2, being all of that certain 20.634 acre tract which was conveyed from Jerry Windham to Bryan Mid Towne Apartment Homes, L. P., by deed dated May 8, 2009 and recorded in Volume 9086, on Page 209 of the Deed Records of Brazos County, Texas, to which reference is hereby made for any and all purposes, being described by metes and bounds as follows, to wit:

BEGINNING at the most Easterly-North corner of the above referred to 20.634 acre tract, same being the East corner of 4.0305 acres known as Osborn Lane Business Park, Phase I, Lot 1, Block One, the official plat of which was found of record in Volume 1127, Page 640-A of the Deed Records of Brazos County, Texas, and located in the Southwest boundary line of that certain 14.00 acre tract which was set apart to Harrison Joplin Allen, et al, by Partition Deed dated July 17, 1992 and recorded in Volume 1584, on Page 324 of the Deed Records of Brazos County, Texas, a 3/4" iron rod found for corner;

THENCE S 43° 23' 46" E with one Northeast boundary line of the above referred to 20.634 acre tract, in part with the Southwest boundary line of said 14.00 acre tract, and in part with the Southwest boundary line of Symphony Park Subdivision, Phase One, the official plat of which was found of record in Volume 5044, Page 159 of the Deed Records of Brazos County, Texas, 433.45 feet to the East corner of said 20.634 acre tract, same being an angle corner of said Symphony Park Subdivision, Phase One and an angle corner of Symphony Park Subdivision, Phase Two, the official plat of which was found of record in Volume 5044, Page 174 of the Deed Records of Brazos County, Texas, an axle found for corner;

THENCE S 46° 36' 20" W with one Southeast boundary line of the above referred to 20.634 acre tract, common with the Northwest boundary line of said Symphony Park Subdivision, Phase Two, 207.92 feet to a 1/2" iron rod found for the apparent West corner of said Symphony Park Subdivision, Phase Two;

THENCE N 67° 06' 11" W 3.84 feet to a 1/2" iron rod found for the apparent North corner of Allen Park Subdivision, Phase Three, the official plat of which was found of record in Volume 4907, Page 58 of the Deed Records of Brazos County, Texas;

THENCE S 47° 13' 59" W continuing with one Southeast boundary line of the above referred to 20.634 acre tract, common with the Northwest boundary line of said Allen Park Subdivision, Phase Three, 327.01 feet to one South corner of said 20.634 acre tract, being also the East corner of that certain 6.02 acre tract which was conveyed from Maria Pults to The Brinkman Corporation by deed dated June 26, 1979 and recorded in Volume 426, Page 693 of the Deed Records of Brazos County, Texas, a 1/2" iron rod found for corner;

THENCE N 44° 37' 17" W with one Southwest boundary line of the above referred to 20.634 acre tract, common with the Northeast boundary line of said 6.02 acre tract, 351.68 feet to a 1/4" iron rod found for an ell, or re-entrant corner of said 20.634 acre tract, same being the North corner of said 6.02 acre tract;

THENCE S 47° 03' 41" W with one Southeast boundary line of the above referred to 20.634 acre tract, common with the Northwest boundary line of said 6.02 acre tract, 743.53 feet to the South corner of said 20.634 acre tract and the West corner of said 6.02 acre tract, located on the Northeast right of way line of Prairie Drive (see dedication plat of Howell House Lane found of record in Volume 400, on Page 205 of the Deed Records of Brazos County, Texas) a 1/2" iron rod found for corner;

THENCE N 43° 31' 55" W with said right of way line, same being the most Southerly-Southwest boundary line of the above referred to 20.634 acre tract, 636.96 feet to a 1/2" iron rod found for corner at beginning of curve in same;

THENCE continuing with last named boundary line, in a curve to the right which has a Central Angle of 89° 51' 47", a Radius of 25.00 feet, a Long Chord which bears N 01° 20' 32" E 35.31 feet, distance along the Arc of 39.21 feet to a 1/2" iron rod found for corner on the Southeast right of way line of Osborn Lane, for which see dedication plat found of record in Volume 377, on Page 99 of the Deed Records of Brazos County, Texas;

THENCE N 46° 10' 28" E with the Southeast right of way line of Osborn Lane, same being one Northwest boundary line of the above referred to 20.634 acre tract, 744.40 feet to a 1/2" iron rod found for corner at beginning of curve in same;

THENCE continuing with last named boundary line, in a curve to the left which has a Central Angle of 28° 42' 01", a Radius of 520.66 feet, a Long Chord which bears N 31° 50' 11" E 258.09 feet, distance along the Arc of 260.81 feet to a 1/2" iron rod found for the North corner of said 20.634 acre tract, same being the West corner of the above mentioned Osborn Lane Business Park, Phase I;

THENCE S 43° 25' 20" E with one Northeast boundary line of the above referred to 20.634 acre tract, common with the Southwest boundary line of said Osborn Lane Business Park, Phase I, 664.76 feet to the South corner of said Osborn Lane Business Park, Phase I and an ell, or re-entrant corner of said 20.634 acre tract, a 3/4" iron rod found for corner;

THENCE N 46° 34' 19" E with one Northwest boundary line of the above referred to 20.634 acre tract, common with the Southeast boundary line of said Osborn Lane Business Park, Phase I, 269.89 feet to the place of beginning containing 20.64 acres of land, more or less.

Basis of Bearings: The most Westerly-Southwest boundary line of that certain 20.634 acre tract which was conveyed from Jerry Windham to Bryan Mid Towne Apartment Homes, L. P., by deed dated May 8, 2009 and recorded in Volume 9086, on Page 209 of the Deed Records of Brazos County, Texas, which line was called N 43° 31' 55" W 636.85 feet.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Bryan Mid Towne Apartment Homes, L. P., does hereby adopt this plat designating the herein above described property as BRYAN MID TOWNE APARTMENTS an addition to the City of Bryan, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Bryan. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public s and City of Bryan s use thereof. The City of Bryan and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Bryan and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

Witness my hand this _____ day of _____, 20 ___

_____
Authorized Representative
Bryan Mid Towne Apartment Homes, L. P.,

THE STATE OF TEXAS:
COUNTY OF _____:

Before me the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20 ___

_____
Notary Public in and for
_____ County, Texas

SURVEYOR'S CERTIFICATE

THE STATE OF TEXAS:
COUNTY OF ANGELINA:

KNOW ALL MEN BY THESE PRESENTS:

That I, Karey L. Lee do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Bryan.

_____
Karey L. Lee
Registered Professional Land Surveyor No. 1733

THE STATE OF TEXAS:
COUNTY OF ANGELINA:

Before me the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Karey L. Lee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this _____ day of _____, 20 ___

_____
Notary Public in and for
Angelina County, Texas

CERTIFICATE OF APPROVAL

Approved and accepted for the City of Bryan this _____ day of _____, 20 ___, by the Planning Department and the Engineering Department of the City of Bryan, Texas.

_____
Chair, Planning Department

_____
Engineering Department

_____
Planning Administrator

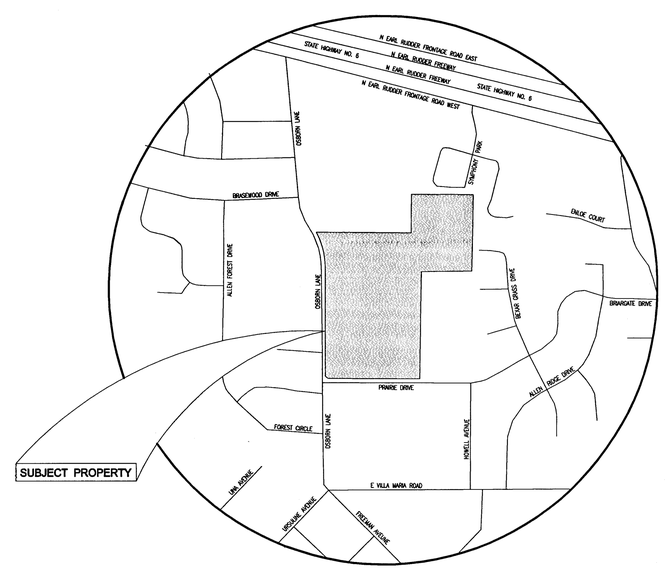
CERTIFICATE OF RECORD

THE STATE OF TEXAS:
COUNTY OF BRAZOS:

I, Karen McQueen, Clerk of the County Court of Brazos County, Texas, do hereby certify that the subdivision plat, certificates and acknowledgments of the BRYAN MID TOWNE APARTMENTS to the City of Bryan, in the County of Brazos, Texas was filed in this office at _____ m. o'clock on the _____ day of _____ A.D. 20 ____ and recorded in Cabinet _____ on Slide _____ of the Map and Plat Records of said County.

Witness my hand and seal of the County Court at office in Bryan, Texas, the date and year in this certificate written.

_____
Karen McQueen
Clerk of the County Court
Brazos County, Texas



VICINITY MAP
SCALE: 1" = 500'

FOR REVIEW PURPOSES ONLY

PRELIMINARY
THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE

RECEIVED
NOV 11 2009
Development & Engineering Services

KAREY L. LEE, R.P.L.S. 1733

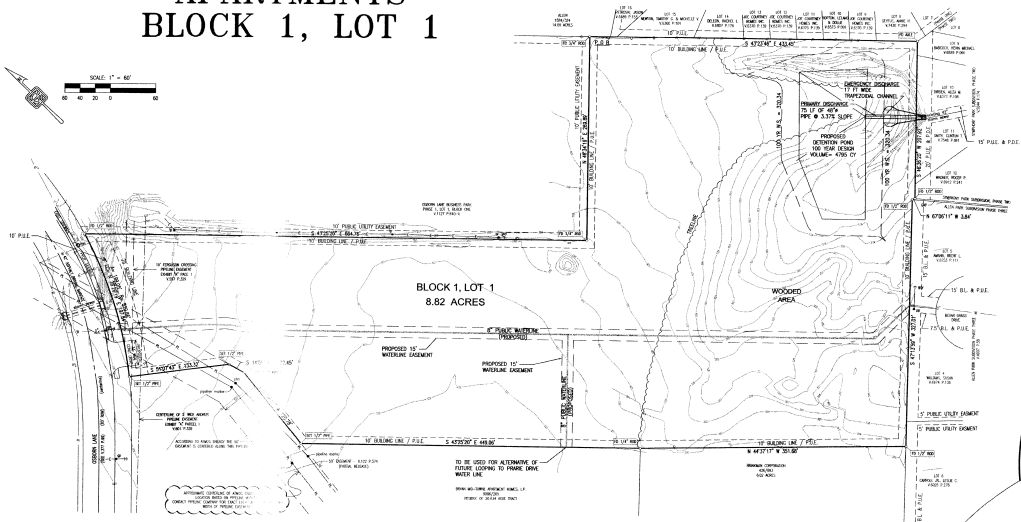
DATE: OCTOBER 19, 2009

ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
408 North Third Street
Lufkin, Texas
936-634-5528

FINAL PLAT
BRYAN MID TOWNE APARTMENTS
A SUBDIVISION OF 20.63 ACRES
OWNER: BRYAN MID TOWNE APARTMENTS, L.P.
JOHN AUSTIN SURVEY, ABSTRACT NO. 2
BRAZOS COUNTY, TEXAS

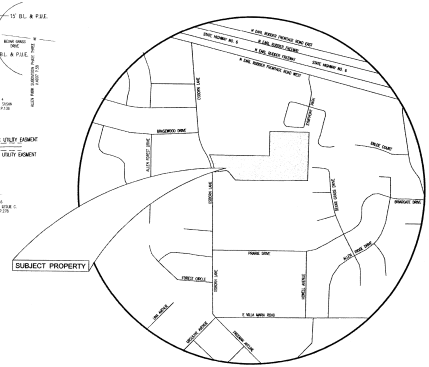
Sheet 1 of 1

PRELIMINARY PLAN
BRYAN MID-TOWNE APARTMENTS
BLOCK 1, LOT 1



BENCH MARKS:

BM#1	60D NAIL IN POWER POLE ACROSS FROM INTERSECTION OF OSBORN AND PRAIRIE DRIVE. ELEV. 340.41
BM#2	60D NAIL IN GUY POLE SOUTH SIDE OF OSBORN, 28FT WEST OF INLET. ELEV. 327.52
BM#3	60D NAIL IN LIGHT POLE AT SOUTH END OF UPS PROPERTY. ELEV. 330.22
BM#4	RAILROAD SPIKE IN POWER POLE AT END OF CUL-DE-SAC OF BEXAR GRASS DRIVE. ELEV. 324.94
BM#33	DISK IN CONCRETE IN FROM OF CHURCH, 2122 BRYAN PARKWAY, CITY OF BRYAN MONUMENT. ELEV. 339.05
BM#34	GPS MONUMENT, BRASS DISK IN CONCRETE AT INTERSECTION OF WM J. BRYAN PARKWAY AND JULY STREET, 16FT 7IN FROM STOP SIGN. ELEV. 340.58



VICINITY MAP
SCALE: 1" = 500'

ZONING: THIS PROPERTY IS ZONED C-3 COMMERCIAL DISTRICT

Basis of Bearings: The usual Westerly-Southwest boundary line of that certain 20.634 acre tract which was conveyed from Jerry Woodfield to Bryan Mid-Towne Apartment Homes, L.P., by deed dated May 8, 2008 and recorded in Volume 9506, page 299 of the Deed Records of Brazos County, Texas, which line was called N 42° 37' 50" W 638.83 feet.

JEROD L. MORRIS
89405
LICENSED
PROFESSIONAL ENGINEER
12/09/09

RECEIVED
DEC 09 2009
Development & Engineering Services

ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
408 NORTH THIRD STREET, LUFKIN, TEXAS 75901
936-634-5528
TX ENGINEERING FIRM NO. F-1156
TX SURVEYING FIRM NO. 100291-00

PRELIMINARY PLAN
BRYAN MID-TOWNE APARTMENTS
8.82 ACRES
VOL.9506, PG. 299 O.R.B.C.
JOHN AUSTIN SURVEY, ABSTRACT NO. 2
BRAZOS COUNTY, TEXAS
OWNER: BRYAN MID-TOWNE APARTMENTS, L.P.
1000 PORTWALL, STE 120
HOUSTON, TEXAS 77008
SURVEYOR: EVERETT GRIFFITH, JR. & ASSOCIATES INC.
408 NORTH THIRD STREET
LUFKIN, TEXAS 75901
OCTOBER 19, 2009

Sheet 1 of 1

C6