Development Services

SEP 23 2014

RECEIVED

SCALE: 1" = 60'

0' 60' 120' 180'

LEGEND:

CLEAN OUT
FIRE HYDRANT
WATER VALVE/CONNECTION
WATER METER
TELECOMMUNICATIONS/TELEPHONE RISER
GAS METER/RISER
LIGHT POLE
UTILITY POLE
GUY WIRE ANCHOR
AERIAL ELECTRIC LINES
WOOD FENCE
RETAINING WALL
CHAIN LINK FENCE

THIS SURVEY WAS MADE WITH RESPECT TO THE TITLE COMMITMENT ISSUED BY AGGIELAND TITLE COMPANY, GF# 31870 DATED JUNE 16, 2014.

10' GAS LINE EASEMENT 294/614
** PLACED IN LINE WITH EXISTING GAS METERS
*** PLACED PER DOCUMENT DESCRIPTION

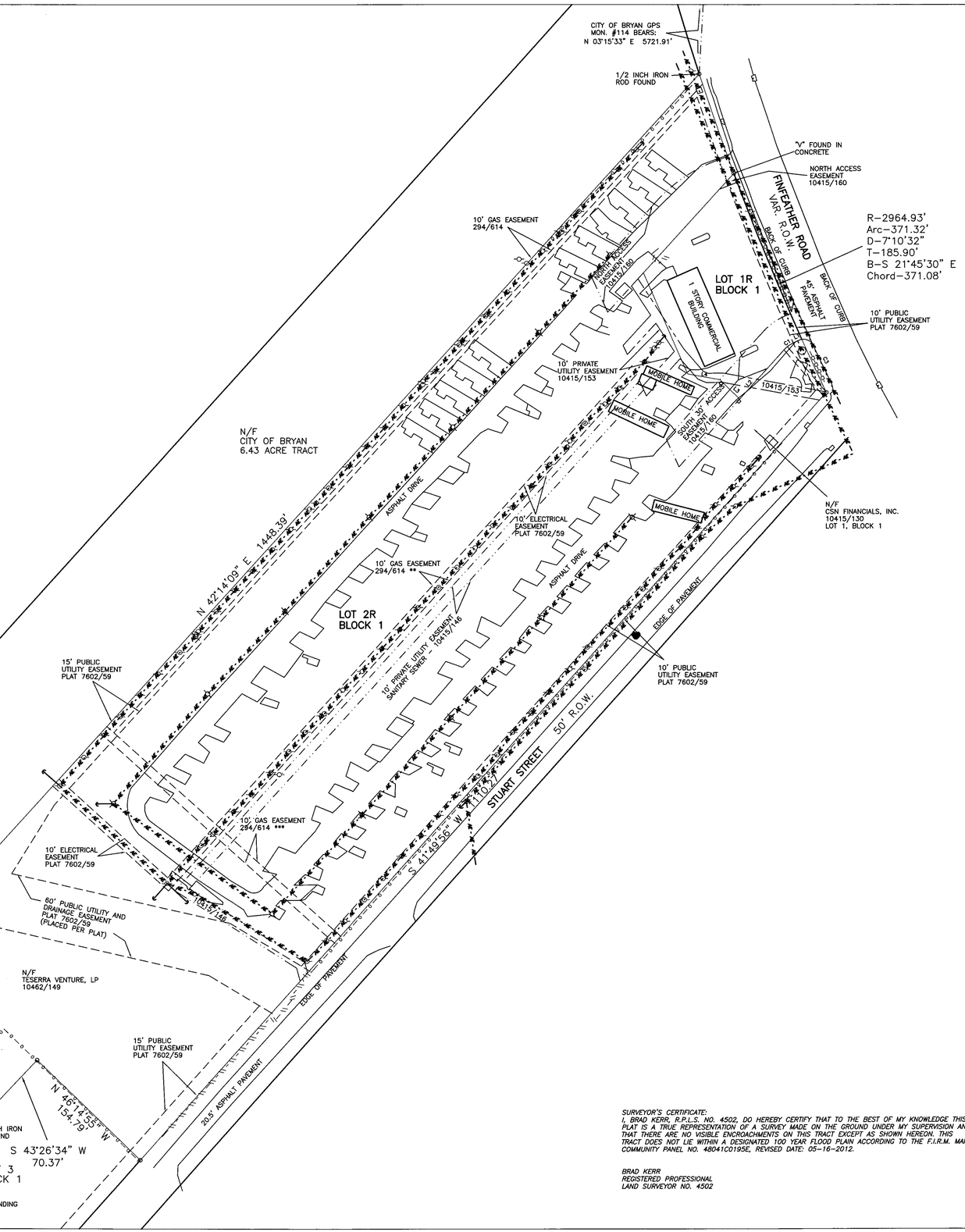
10' ELECTRICAL EASEMENT PER PLAT 7602/59 PLACED PER LOCATION OF EXISTING OVERHEAD ELECTRICAL LINES

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

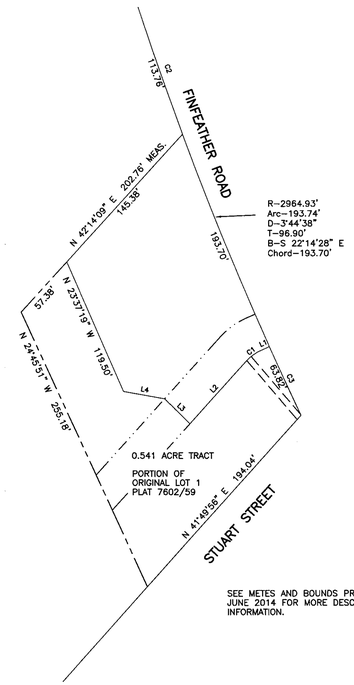
ALL DIMENSIONS SHOWN FOR PROPERTY LINES ARE PLAT CALL AND MEASURED.

THE FOLLOWING EASEMENTS DO NOT CROSS THIS TRACT:
1. CITY OF BRYAN 98/313 AS PARTIALLY RELEASED IN 52/655
2. CITY OF BRYAN 159/330



LINE	BEARING	DISTANCE
L1	S 66°10'37" W	7.98'
L2	S 41°53'40" W	71.40'
L3	N 45°37'20" W	30.03'
L4	N 79°54'56" W	35.34'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.83'	35.00'	24°16'41"	S 54°02'08" W	14.72'
C2	113.78'	2964.93'	2°11'54"	S 19°16'12" E	113.78'
C3	63.82'	2964.93'	1°14'00"	S 24°43'47" E	63.82'



SEE METES AND BOUNDS PREPARED JUNE 2014 FOR MORE DESCRIPTIVE INFORMATION.

DETAIL OF ALTERED LOT LINES

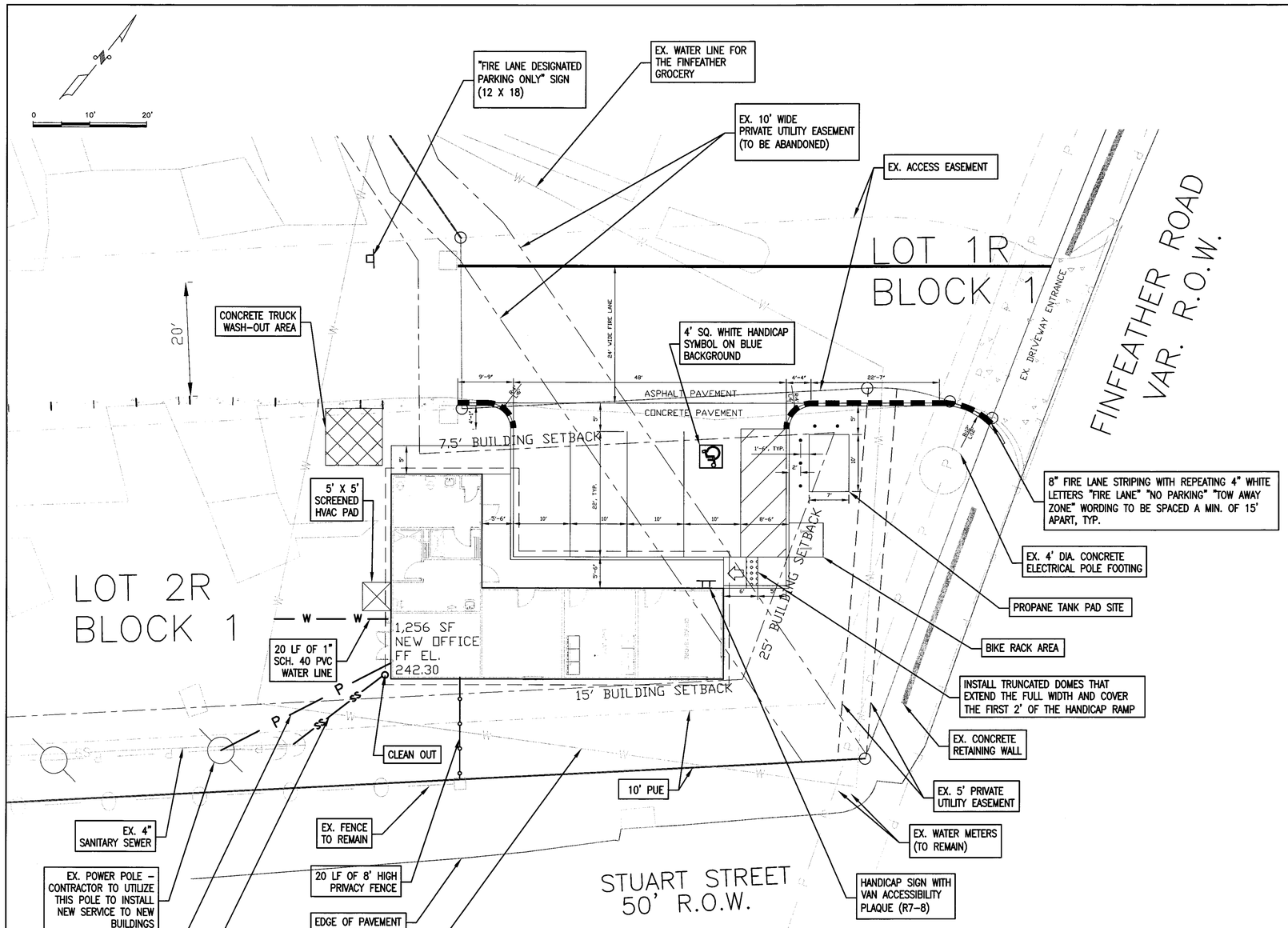
SURVEYOR'S CERTIFICATE:
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012.

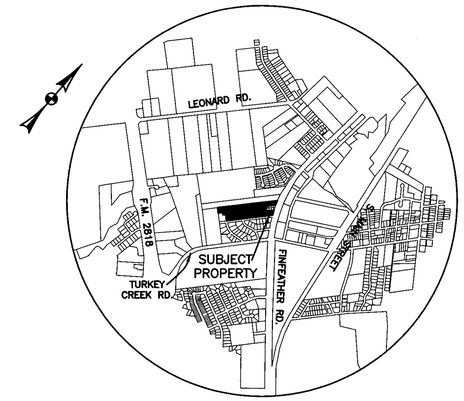
BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

LAND TITLE SURVEY PLAT
OF
LOT 2R, BLOCK 1
FERRARA'S ADDITION
VOLUME 12128, PAGE 253
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
SURVEY DATE: APRIL 2014
PLAT DATE: 07-23-14
JOB NUMBER: 14-261
CAD NAME: 14-261A
CR5 FILE: 14-261

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195





VICINITY MAP
(NOT TO SCALE)

NOTES:

1. BOUNDARY FROM PLAT WAS PERFORMED BY KERR SURVEYING IN APRIL 2014.
2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48041C0195 E, DATED MAY 16, 2012. FLOODPLAIN AND CREEKS SHOWN HEREON ARE SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP.
3. ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
4. ALL WORK SHALL COMPLY WITH CITY OF BRYAN AND THE BCS UNIFIED DESIGN STANDARDS AND DETAILS.
5. THE OWNER IS RESPONSIBLE FOR TEXAS ACCESSIBILITY STANDARDS SUBMITTAL.
6. THE NEAREST FIRE HYDRANT IS LOCATED NORTHEAST OF THE NEW OFFICE BUILDING ALONG FINFEATHER ROAD. THE HYDRANT IS APPROXIMATELY 355' FROM THE FARTHEST POINT OF THE NEW OFFICE BUILDINGS.
7. NO NEW METHODS OF VEHICULAR ACCESS ARE PLANNED FOR THIS DEVELOPMENT.
8. DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.
9. STRIPING AND SIGNAGE TO MEET TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS.
10. CHARACTERS AND SYMBOLS ON DISABLED PARKING SIGNS SHALL BE 60" ABOVE GROUND, FLOOR OR PAVING SURFACE.
11. 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 WINDBLOWN LITTER FROM THE PROJECT SITE.
12. 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 OF BRYAN OR CITY OF BRYAN PERMITTED CONTRACTORS ONLY.
13. POTABLE WATER PROTECTION - ALL DEVICES APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEMS.

	LOT 2R C2 ZONING ONLY	CITY OF BRYAN STANDARD
LOT SIZE:	23,581 SF	20,000 SF
IMPERVIOUS AREA:	4,955 SF	N/A
PERVIOUS AREA:	18,626 SF	N/A
LOT COVERAGE:	21%	75% MAX.
LOT WIDTH: (ALONG FINFEATHER)	177.58 FT	100 FT
LOT DEPTH:	200 FT	200 FT

LOT 2R

PARKING ANALYSIS (62.297(i)d.3):

REQUIRED:
1 SPACE PER 300 SF OF OFFICE BUILDING
1,256 SF OFFICE BLDG. / 300 SF.... 4

PROPOSED:
TOTAL NUMBER OF PARKING SPACES.... 4

HANDICAP PARKING ANALYSIS (TAS):

REQUIRED:
HANDICAP SPACES (1-25) 1
VAN ACCESSIBLE (1 PER 8) 1

PROPOSED:
HANDICAP SPACES 1
VAN ACCESSIBLE 1

BUILDING WATER DEMAND (PER SERVICE)	
MINIMUM	0 GPM
MAXIMUM	2.40 GPM
AVERAGE	0.60 GPM
SEWER DEMAND (PER SERVICE)	
MAXIMUM	3,400 GPD

STATE OF TEXAS
DIANE R. LORDEN
99700
LICENSED PROFESSIONAL ENGINEER

THIS SEAL WAS AUTHORIZED BY DIANE R. LORDEN, P.E. 99700 ON 09/16/14

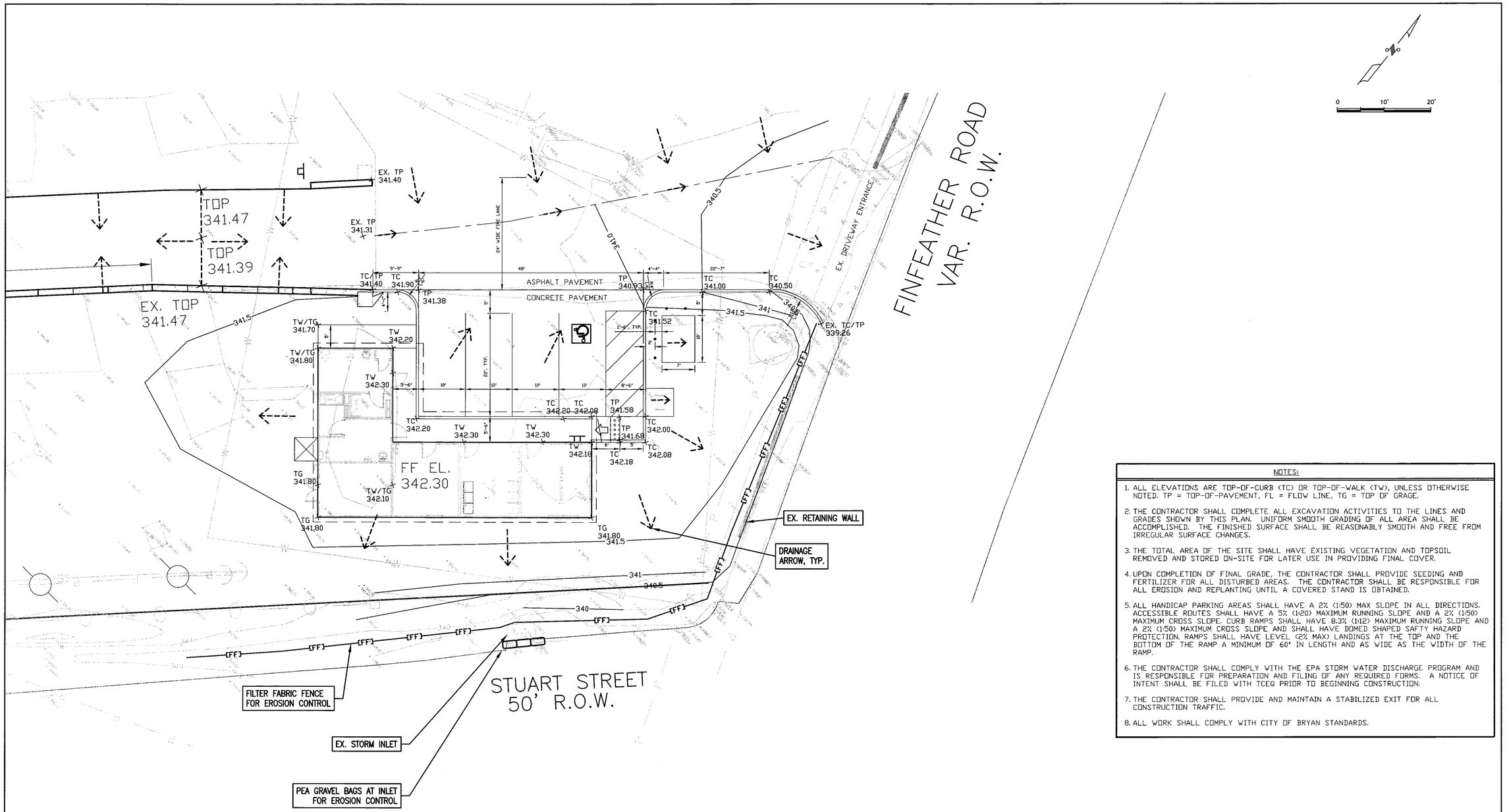
PROPERTY ADDRESS:
2208 FINFEATHER ROAD
BRYAN, TX 77801

9.281 ACRES, LOT 2R BLOCK 1
FERRARA'S ADDITION
ZONING: C2

PROPERTY OWNER/
DEVELOPER/ENGINEER:
TESERRA VENTURE, LP
2600 Finfeather Road
Bryan, Texas 77801
(979) 846-3070

TESERRA MOBILE HOME AND RV PARK
NEW OFFICE BUILDING
SITE PLAN
SEPTEMBER, 2014

Design:	CAD:	Job No:	Drawing No:
DRL	DRL	xxxx	C1



NOTES:

1. ALL ELEVATIONS ARE TOP-OF-CURB (TC) OR TOP-OF-WALK (TW), UNLESS OTHERWISE NOTED. TP = TOP-OF-PAVEMENT, FL = FLOW LINE, TG = TOP OF GRAGE.
2. THE CONTRACTOR SHALL COMPLETE ALL EXCAVATION ACTIVITIES TO THE LINES AND GRADES SHOWN BY THIS PLAN. UNIFORM SMOOTH GRADING OF ALL AREA SHALL BE ACCOMPLISHED. THE FINISHED SURFACE SHALL BE REASONABLY SMOOTH AND FREE FROM IRREGULAR SURFACE CHANGES.
3. THE TOTAL AREA OF THE SITE SHALL HAVE EXISTING VEGETATION AND TOPSOIL REMOVED AND STORED ON-SITE FOR LATER USE IN PROVIDING FINAL COVER.
4. UPON COMPLETION OF FINAL GRADE, THE CONTRACTOR SHALL PROVIDE SEEDING AND FERTILIZER FOR ALL DISTURBED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION AND REPLANTING UNTIL A COVERED STAND IS OBTAINED.
5. ALL HANDICAP PARKING AREAS SHALL HAVE A 2% (1:50) MAX SLOPE IN ALL DIRECTIONS. ACCESSIBLE ROUTES SHALL HAVE A 5% (1:20) MAXIMUM RUNNING SLOPE AND A 2% (1:50) MAXIMUM CROSS SLOPE. CURB RAMPS SHALL HAVE 8.3% (1:12) MAXIMUM RUNNING SLOPE AND A 2% (1:50) MAXIMUM CROSS SLOPE AND SHALL HAVE DOMED SHAPED SAFTY HAZARD PROTECTION. RAMPS SHALL HAVE LEVEL (2% MAX) LANDINGS AT THE TOP AND THE BOTTOM OF THE RAMP A MINIMUM OF 60" IN LENGTH AND AS WIDE AS THE WIDTH OF THE RAMP.
6. THE CONTRACTOR SHALL COMPLY WITH THE EPA STORM WATER DISCHARGE PROGRAM AND IS RESPONSIBLE FOR PREPARATION AND FILING OF ANY REQUIRED FORMS. A NOTICE OF INTENT SHALL BE FILED WITH TCEQ PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A STABILIZED EXIT FOR ALL CONSTRUCTION TRAFFIC.
8. ALL WORK SHALL COMPLY WITH CITY OF BRYAN STANDARDS.

PROPERTY ADDRESS:
2208 FINFEATHER ROAD
BRYAN, TX 77801

9.281 ACRES, LOT 2R BLOCK 1
FERRARA'S ADDITION
ZONING: C2

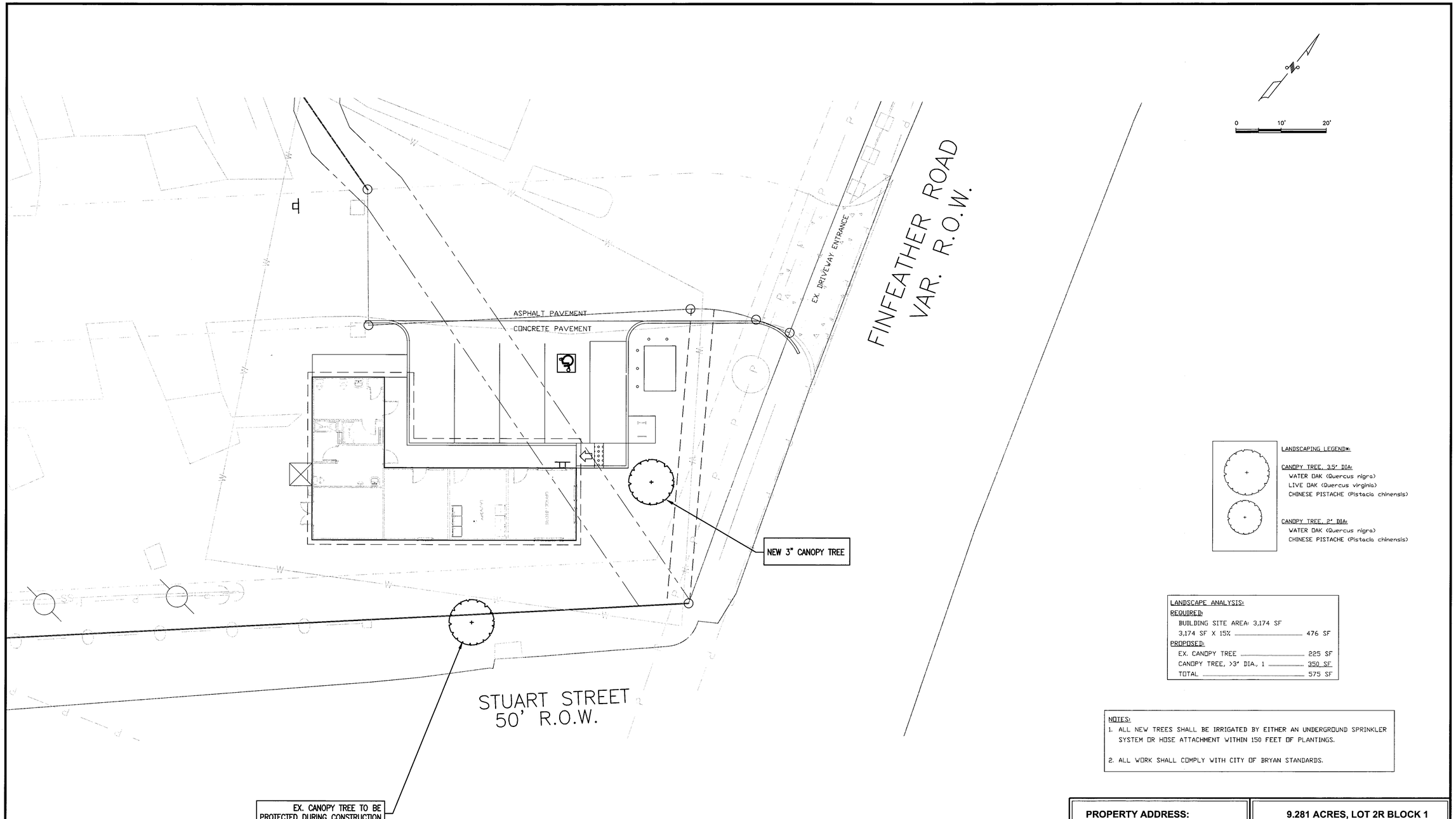
STATE OF TEXAS
DIANE R. LORDEN
99700
LICENSED
PROFESSIONAL ENGINEER

THIS SEAL WAS AUTHORIZED BY DIANE R. LORDEN, P.E. 99700 ON 09/03/14

PROPERTY OWNER/DEVELOPER:
TESERRA VENTURE, LP
2600 Finfeather Road
Bryan, Texas 77801
(979) 846-3070

TESERRA MOBILE HOME AND RV PARK
NEW OFFICE BUILDING
GRADING PLAN
SEPTEMBER, 2014

Design:	CAD:	Job No:	Drawing No:
DRL	DRL	xxxx	C2



LANDSCAPING LEGEND:

CANOPY TREE, 3.5' DIA:
WATER OAK (Quercus nigra)
LIVE OAK (Quercus virginia)
CHINESE PISTACHE (Pistacia chinensis)

CANOPY TREE, 2' DIA:
WATER OAK (Quercus nigra)
CHINESE PISTACHE (Pistacia chinensis)

LANDSCAPE ANALYSIS:

REQUIRED:

BUILDING SITE AREA: 3,174 SF

3,174 SF X 15%	476 SF

PROPOSED:

EX. CANOPY TREE	225 SF
CANOPY TREE, >3" DIA., 1	350 SF
TOTAL	575 SF

NOTES:

1. ALL NEW TREES SHALL BE IRRIGATED BY EITHER AN UNDERGROUND SPRINKLER SYSTEM OR HOSE ATTACHMENT WITHIN 150 FEET OF PLANTINGS.

2. ALL WORK SHALL COMPLY WITH CITY OF BRYAN STANDARDS.

PROPERTY ADDRESS:
2208 FINFEATHER ROAD
BRYAN, TX 77801

9.281 ACRES, LOT 2R BLOCK 1
FERRARA'S ADDITION
ZONING: C2

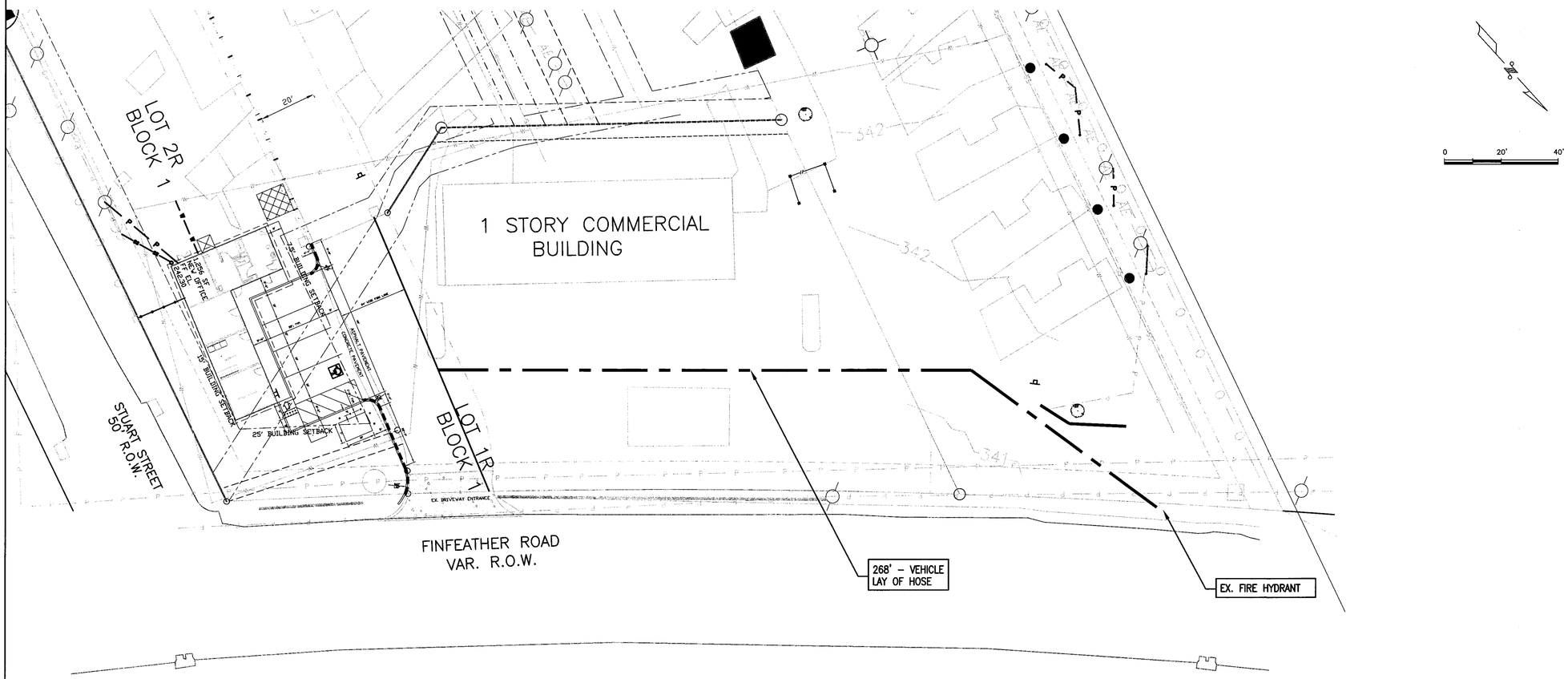
STATE OF TEXAS
DIANE R. LORDEN
99700
LICENSED
PROFESSIONAL ENGINEER

THIS SEAL WAS AUTHORIZED BY DIANE R. LORDEN, P.E. 99700 ON 09/03/14

PROPERTY OWNER/
DEVELOPER/ENGINEER:
TESERRA VENTURE, LP
2600 Finfeather Road
Bryan, Texas 77801
(979) 846-3070

TESERRA MOBILE HOME AND RV PARK
NEW OFFICE BUILDING
LANDSCAPING PLAN
SEPTEMBER, 2014

Design:	CAD:	Job No:	Drawing No:
DRL	DRL	xxxx	C3



PROPERTY ADDRESS:
2208 FINFEATHER ROAD
BRYAN, TX 77801

9.281 ACRES, LOT 2R BLOCK 1
FERRARA'S ADDITION
ZONING: C2

STATE OF TEXAS
DIANE R. LORDEN
99700
LICENSED
PROFESSIONAL ENGINEER

THIS SEAL WAS AUTHORIZED BY DIANE R. LORDEN, P.E. 99700 ON 09/16/14

PROPERTY OWNER/
DEVELOPER/ENGINEER:
TESERRA VENTURE, LP
2600 Finfeather Road
Bryan, Texas 77801
(979) 846-3070

TESERRA MOBILE HOME AND RV PARK
NEW OFFICE BUILDING
LAY OF FIRE HOSE
SEPTEMBER, 2014

Design:	CAD:	Job No:	Drawing No:
DRL	DRL	xxxx	C4