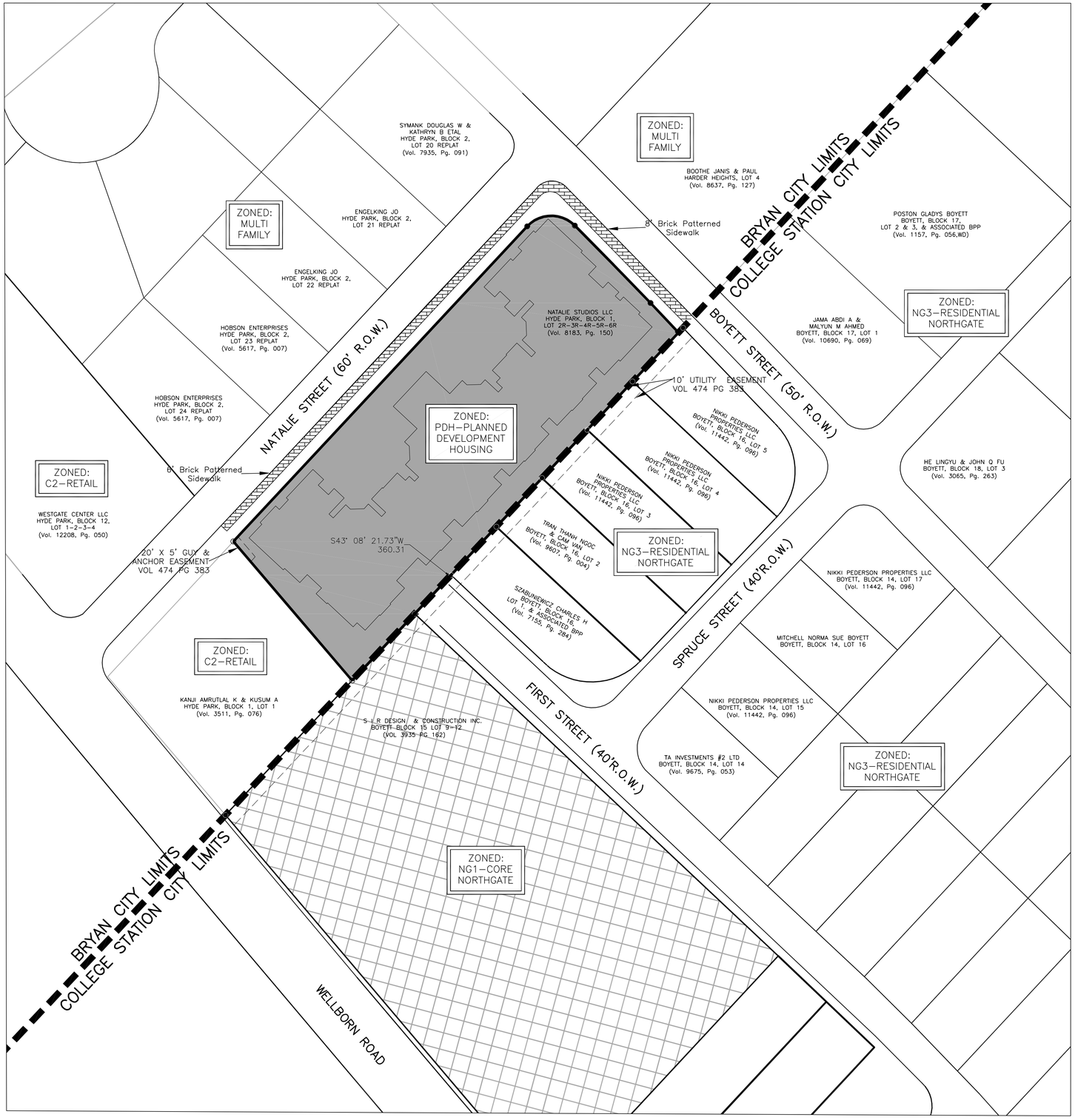
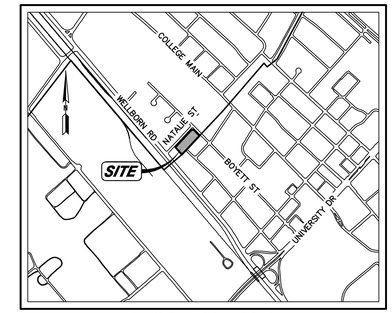
PROJECT BENCHMARK:



PROPOSED ZONING



VICINITY MAP
(NTS)

FIELD NOTES
1.123 ACRES
BEING THE
RE-SUBDIVISION OF
LOTS 2 & 3, BLOCK ONE OF THE
VACATING & RE-SUBDIVISION PLAT OF
THE HYDE PARK ADDITION
VOLUME 474, PAGE 383
J. E. SCOTT LEAGUE, A – 50
BRYAN, BRAZOS COUNTY, TEXAS

All that certain lot, tract or parcel of land being 1.123 acres situated in the J. E. SCOTT LEAGUE, Abstract No. 50, Brazos County, Texas and being all of that certain Re-Subdivision of Lots 2 and 3, Block One of the Vacating and Re-Subdivision Plat of the Hyde Park Addition as described in Plat as recorded in Volume 474, Page 383, Deed Records of Brazos County, Texas, said 1.123 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod found in the southeast right-of-way line of Natalie Street for the most westerly corner, said corner being the most westerly corner of Block One of said Re-Subdivision of The Hyde Park Addition, said corner also being the most northerly corner of the Amrutial & Kusum A Kanji Called 0.4374 of one acre tract as described in Volume 3511, Page 76;

THENCE N 42 ° 58 ' 59 " E, along the northwest line of Block One of said Re-Subdivision of The Hyde Park Addition a distance of 325.36 feet to a 1/2" Iron Rod found for the point of curvature at the intersection of the southeast right-of-way line of said Natalie Street and the southwest right-of-way line of Boyett Street;

THENCE around a curve in a clockwise direction having a delta angle of 92 ° 03 ' 56 ", an arc distance of 40.18 feet, a radius of 25.00 feet, and a chord of N 89 ° 04 ' 02 " E, a distance of 35.99 feet to an "X" in concrete found for the point of tangency of said intersection and the beginning of a curve along the southwest right-of-way line of said Boyett Street;

THENCE along the northeast line of said Block One and the southwest right-of-way line of said Boyett Street around a curve in a clockwise direction having a delta angle of 01 ° 08 ' 13 ", an arc distance of 81.76 feet, a radius of 4120.50 feet, and a chord of S 44 ° 19 ' 53 " E, a distance of 81.76 feet to a 3/8" Iron Rod found for the point of tangency of said curve;

THENCE S 43 ° 21 ' 34 " E, continuing along the northeast line of said Block One a distance of 30.73 feet to an "X" in concrete found for the most easterly corner, said corner being the most easterly corner of said Block One and also being located in the northwest line of Block 16 of the W. C. Boyett Estate Partition Map as described in Volume 100, page 440;

THENCE S 43 ° 08 ' 22 " W, along the southeast line of said Block One and the northwest line of said Block 16 a distance of 360.30 feet to a 1/2" Iron Pipe found for the most southerly corner, said corner being the most easterly corner of said Called 0.4374 acre tract;

THENCE N 40 ° 27 ' 49 " W, along the southwest line of said Block One and the northeast line of said Called 0.4374 acre tract a distance of 138.18 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 1.123ACRES OF LAND MORE OR LESS, according to a survey performed on May 29, 2015 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. North Orientation is based on rotating the northwest line of Block One to Grid North NAD83 (CORS2011) epoch2010.00 by using GPS Methods.

STATE OF TEXAS
REGISTERED
H. CURTIS STRONG
4961
PROFESSIONAL
LAND SURVEYOR

Notes

1. Section 130-12.a - We are requesting that we be allowed to develop to a maximum density of 50 dwelling units per acre.
2. Section 62 Article IV - We are requesting zero setbacks for this development.
3. Section 62 Article IV. - We are requesting the maximum height restriction be changed from 35-FT to 50-FT.
4. Section 62.429.a1a - We are requesting a reduction to 10 percent of the developed area be required to be landscaped.
5. Parking for Lots 2R-6R Block 1 Hyde Park Addition will be provided within a parking garage located on Lots 1-5 Block 16 WC Boyett Subdivision. A parking agreement will be filed for record establishing this allowance.
6. Section 98-43 - We are requesting one (1) wall sign per facade facing ROW's (We have two facades facing ROW's so would be requesting two signs) with 1 SF of sign area for each 1 LF of building frontage - max 300 SF per sign. We are requesting to be allowed to place these two wall signs on any building facade.

MITCHELL M&M MORGAN
T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845
PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING • HYDRAULICS
HYDROLOGY • UTILITIES • STREETS
SITE PLANS • SUBDIVISIONS
www.mitchellandmorgan.com

For Interim Review Only
These documents are not intended or suitable for bidding, or permit purposes.
Joel Mitchell, P.E.
No. 66849

JUNE, 2015
Designed By: JM
Drawn By: J.J.B.K.V
Checked By: VJBM

Prepared For:
DINERSTEIN COMPANIES
3411 RICHMOND AVE.
SUITE 200
HOUSTON, TX 77046

Revisions

RE-ZONING MAP
1.123 ACRE TRACT OF LAND
DINERSTEIN NORTHGATE

EX