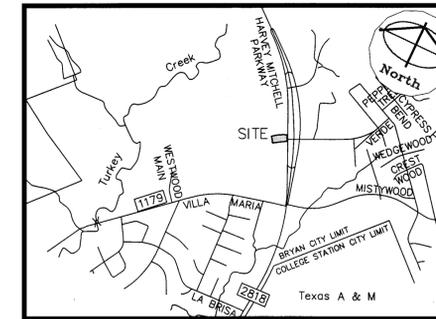


ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48041C0195 E, DATED MAY 16, 2012, THE PROPERTY APPEARS TO LIE WITHIN ZONE "X" AND THE ENTIRE PROPERTY LIES WITHIN A "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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 OCCURENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.

NOTE:  
SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.



SITE SUMMARY TABLE	
GENERAL SITE DATA	
ZONING	PLANNED DEVELOPMENT - PD
LAND USE	RESTAURANT W/ DRIVE THRU
CURRENT LOT AREA	55,641 S.F. (1.28 ACRES)
PROPOSED LOT AREA	41,078 S.F. (0.94 ACRES)
TOTAL BUILDING AREA (SQUARE FEET)	2,734 S.F.
BUILDING HEIGHT (STORIES)	22'-0" - 1 STORY
LOT COVERAGE - CURRENT	4.91%
LOT COVERAGE - PROPOSED	6.65%
PARKING	
SEATING AREA	1,132 S.F.
REQUIRED PARKING (8+1 PER 50 S.F. OF SEATING AREA)	31 SPACES
PROVIDED PARKING	44 SPACES
ACCESSIBLE / VAN ACCESSIBLE REQUIRED	2
ACCESSIBLE / VAN ACCESSIBLE PROVIDED	2

**LEGAL LAND DESCRIPTION:**

TRACT ONE:  
BEING A 55,641 SQUARE FEET (1.277 ACRES) OF LAND IN THE ZENO PHILLIPS SURVEY, ABSTRACT NO. 45, CITY OF BRYAN, BRAZOS COUNTY, TEXAS; SAID 55,641 SQUARE FEET (1.277 ACRES) OF LAND BEING ALL THAT CERTAIN TRACT A2 DESCRIBED IN A SPECIAL WARRANTY DEED TO CROSSFULTON INVESTMENTS, LTD. (HEREINAFTER REFERRED TO AS TRACT A2), AS RECORDED IN VOLUME 10907, PAGE 227, DEED RECORDS, BRAZOS COUNTY, TEXAS (D.R.B.C.T.) AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT B3 IN A SPECIAL WARRANTY DEED TO CROSSFULTON INVESTMENTS, LTD. (HEREINAFTER REFERRED TO AS TRACT B3), AS RECORDED IN VOLUME 10907, PAGE 227, D.R.B.C.T. AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CROSSFULTON INVESTMENTS, LTD. (HEREINAFTER REFERRED TO AS CROSSFULTON TRACT), AS RECORDED IN VOLUME 10907, PAGE 207, D.R.B.C.T.; SAID 55,641 SQUARE FEET (1.277 ACRES) BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A FIVE-EIGHTHS INCH IRON ROD FOUND FOR THE NORTHERLY CORNER OF SAID TRACT A2, SAME BEING AN EASTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO WALMART REAL ESTATE BUSINESS TRUST (HEREINAFTER REFERRED TO AS WALMART TRACT), AS RECORDED IN VOLUME 10907, PAGE 275, D.R.B.C.T., SAME BEING THE EXISTING SOUTHWESTERLY RIGHT-OF-WAY OF HARVEY MITCHELL PARKWAY, ALSO KNOWN AS F. M. ROAD NO. 2818 (VARIABLE WIDTH RIGHT-OF-WAY), AS RECORDED IN VOLUME 195, PAGE 241, D.R.B.C.T.;

THENCE SOUTH 25 DEGREES 17 MINUTES 27 SECONDS EAST WITH THE COMMON LINE BETWEEN SAID TRACT A2, TRACT B3 AND CROSSFULTON TRACT AND THE EXISTING SOUTHWESTERLY RIGHT-OF-WAY OF SAID HARVEY MITCHELL PARKWAY, A DISTANCE OF 205.90 FEET TO A FIVE-EIGHTHS INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4838" SET;

THENCE SOUTH 64 DEGREES 44 MINUTES 46 SECONDS WEST, DEPARTING THE EXISTING SOUTHWESTERLY RIGHT-OF-WAY OF SAID HARVEY MITCHELL PARKWAY AND CROSSING SAID CROSSFULTON TRACT AND SAID TRACT B3, A DISTANCE OF 270.87 FEET TO A FIVE-EIGHTHS INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4838" SET IN THE COMMON LINE BETWEEN SAID TRACT B3 AND SAID WALMART TRACT

THENCE NORTH 23 DEGREES 34 MINUTES 22 SECONDS WEST WITH THE COMMON LINE BETWEEN SAID TRACT B3, SAID TRACT A2 AND SAID WALMART TRACT, A DISTANCE OF 11.25 FEET TO A FIVE-EIGHTHS INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4838" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, WHOSE LONG CHORD BEARS NORTH 30 DEGREES 07 MINUTES 57 SECONDS WEST, A DISTANCE OF 122.38 FEET;

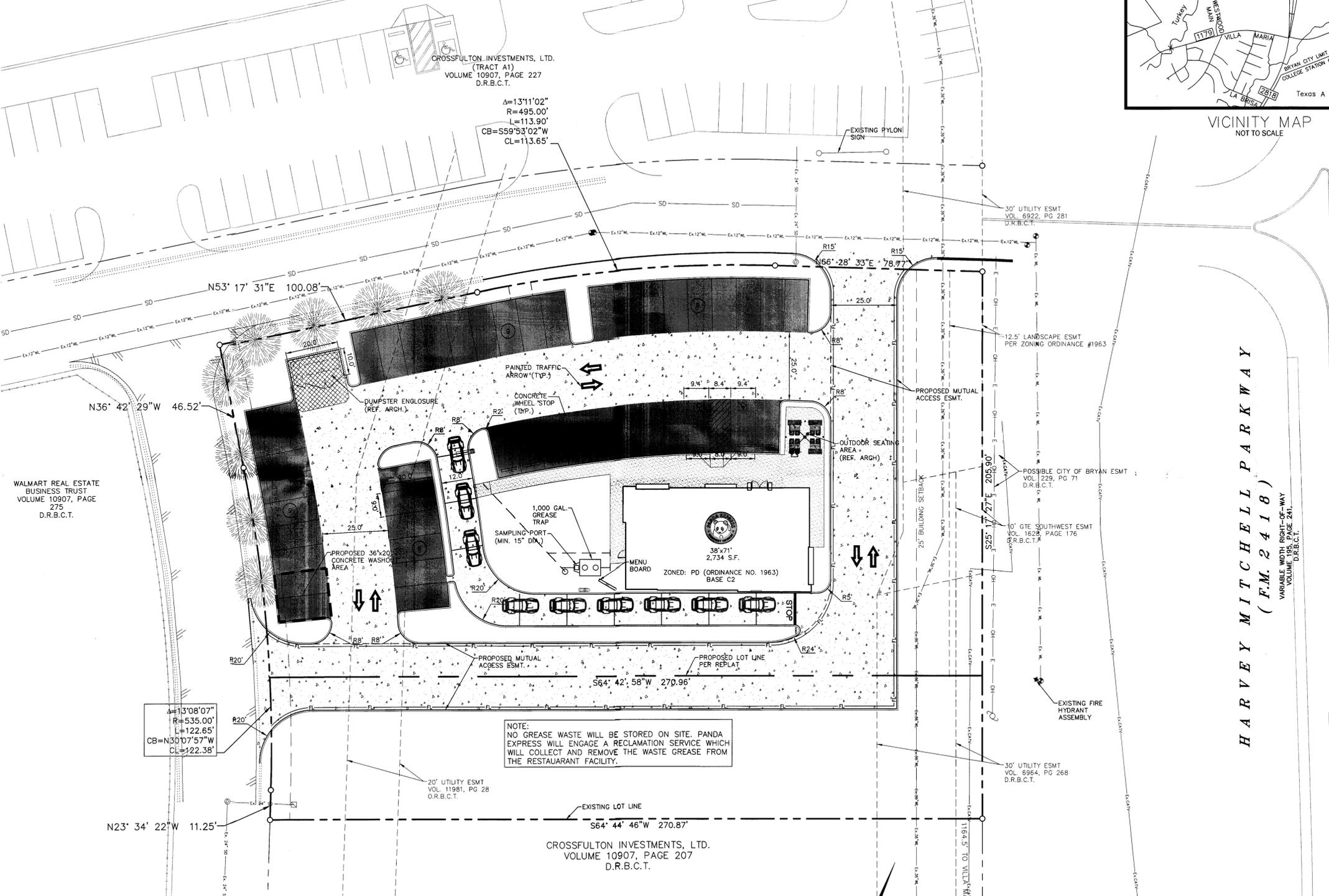
THENCE NORTHWESTERLY CONTINUE WITH THE COMMON LINE BETWEEN SAID TRACT B3, SAID TRACT A2 AND SAID WALMART TRACT AND WITH SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 535.00 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 08 MINUTES 07 SECONDS, FOR AN ARC DISTANCE OF 122.65 FEET TO A FIVE-EIGHTHS INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4838" SET;

THENCE WITH THE COMMON LINE BETWEEN SAID TRACT A2 AND SAID WALMART TRACT FOR THE FOLLOWING 4 COURSES:

1. NORTH 36 DEGREES 42 MINUTES 29 SECONDS WEST, A DISTANCE OF 46.52 FEET TO A "PK NAIL" SET;
2. NORTH 53 DEGREES 17 MINUTES 31 SECONDS EAST, A DISTANCE OF 100.08 FEET TO A FIVE-EIGHTHS INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4838" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, WHOSE LONG CHORD BEARS NORTH 59 DEGREES 53 MINUTES 02 SECONDS EAST, A DISTANCE OF 113.65 FEET;
3. NORTHEASTERLY WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 495.00 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 11 MINUTES 02 SECONDS, FOR AN ARC DISTANCE OF 113.90 FEET TO A FIVE-EIGHTHS INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4838" SET;
4. NORTH 66 DEGREES 28 MINUTES 33 SECONDS EAST, A DISTANCE OF 78.77 FEET TO THE PLACE OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 55,641 SQUARE FEET (1.277 ACRES) OF LAND.

TRACT TWO: EASEMENT  
EASEMENT RIGHTS CREATED IN "EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND", DATED SEPTEMBER 17, 2012, RECORDED IN VOLUME 10908, PAGE 1, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

HARVEY MITCHELL PARKWAY  
(F.M. 2418)  
VARIABLE WIDTH RIGHT-OF-WAY  
VOLUME 195, PAGE 241  
D.R.B.C.T.



WALMART REAL ESTATE BUSINESS TRUST  
VOLUME 10907, PAGE 275  
D.R.B.C.T.

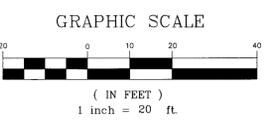
$\Delta=13^{\circ}08'07''$   
 $R=535.00'$   
 $L=122.65'$   
 $CB=N30^{\circ}07'57''W$   
 $CL=122.38'$

NOTE:  
NO GREASE WASTE WILL BE STORED ON SITE. PANDA EXPRESS WILL ENGAGE A RECLAMATION SERVICE WHICH WILL COLLECT AND REMOVE THE WASTE GREASE FROM THE RESTAURANT FACILITY.

- NOTES:
1. ALL SIDEWALKS AND/OR CURB RAMPS WITHIN THE ADJACENT PUBLIC RIGHT OF WAY MUST BE BUILT ACCORDING TO APPLICABLE STANDARDS OF THE CITY'S PUBLIC WORKS DEPARTMENT, AND A SIDEWALK PERMIT MUST BE PROCURED FROM THE ENGINEERING DIVISION.
  2. ALL OUTDOOR LIGHTING SHALL BE FULLY SHIELDED.
  3. THE STORAGE OF WASTE CONTAINERS SHALL MEET THE MINIMUM STANDARDS OF THE CITY'S SOLID WASTE DIVISION.

**LEGEND**

	8" CONCRETE PAVEMENT (HEAVY DUTY)
	6" CONCRETE PAVEMENT (MEDIUM DUTY)
	5" CONCRETE PAVEMENT (LIGHT DUTY)
	SIDEWALK/FLATWORK 4" THICK OTHERWISE



ENGINEER:  
BANNISTER ENGINEERING, LLC  
1696 COUNTRY CLUB DR.,  
MANSFIELD, TX 76063  
(817) 842-2094  
CONTACT: DAVID GREER

DEVELOPER:  
PANDA RESTAURANT GROUP, INC  
1683 WALNUT GROVE AVE.,  
ROSEMEAD, CA 91770  
(626) 372-8151  
CONTACT: CHRIS POPE

**BANNISTER ENGINEERING**  
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

**SITE PLAN**  
for  
**Panda Express**  
PROPOSED LOT 1R, BLOCK B  
VILLA MARIA WAL-MART ADDITION  
City of Bryan  
Brazos County, Texas  
1 of 1