

Project:	
Drawn by:	
Checked by:	
Rel. Date:	7/15/2016
Revisions:	

Consultant:

TEXAS

LEGAL MONKEYS OFFICE

BRYAN,

Architect:

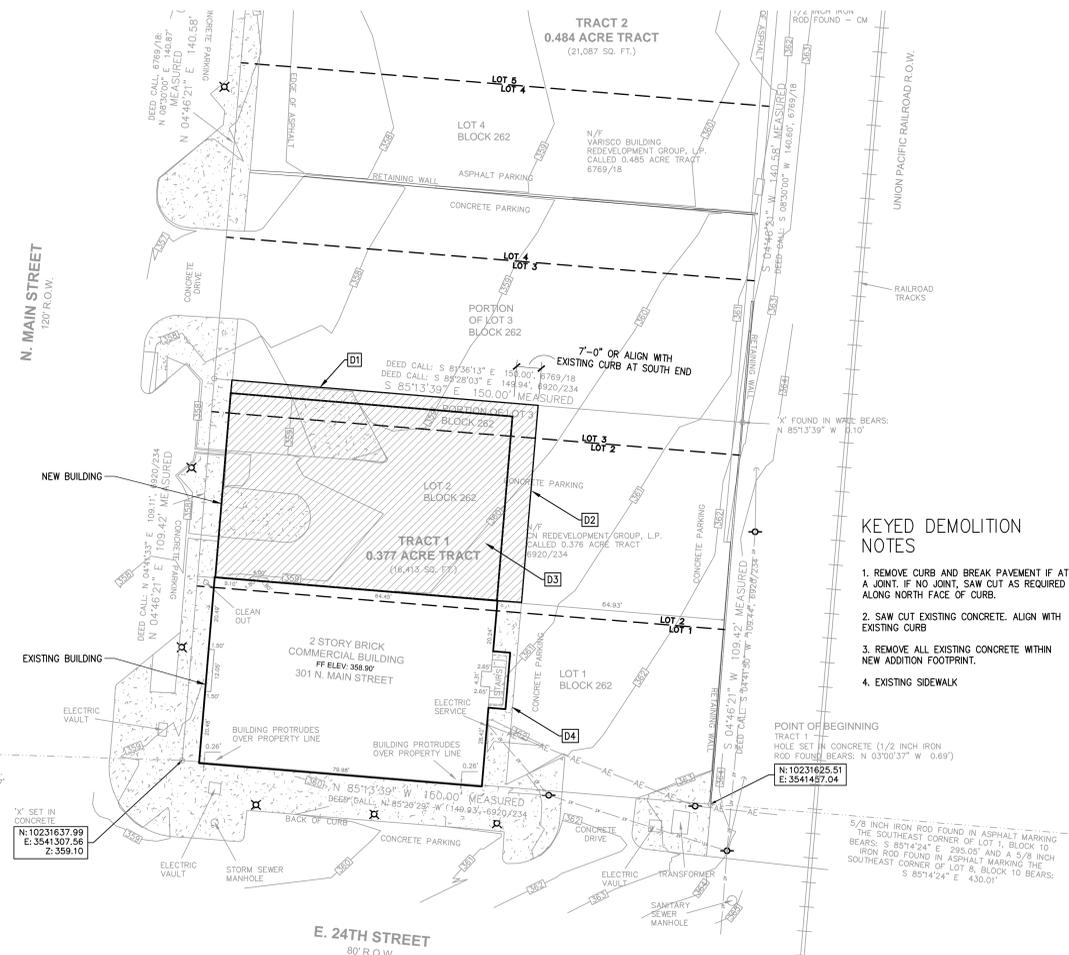
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 PERMIT, OR CONSTRUCTION.
 ARCHITECT: BEN E. BOETTCHER
 REGISTRATION NO.: 7487
 DATE: 1-15-2016

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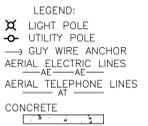
A-1.1

.....OF.....



SITE DEMO PLAN
 SCALE: 1"=20'-0"

- KEYED NOTES**
- GENERAL NOTE: CLEAN ALL EXISTING CONCRETE, REMOVE VEGETATION AND CLEAN OUT ALL JOINTS. RESEAL JOINTS WITH JOINT SEALER AND PAINT STRIPING AS NOTED.
 - 4" WIDE PAINTED STRIPING WITH 9" WIDE SPACES ON EXISTING CONCRETE (TYP. U.I.O.)
 - NEW 4.5" THICK CONCRETE SIDEWALK AND CURB. PROVIDE #3 BARS AT 15" O.C.E.W. ON COMPACTED SUBGRADE, TYP. U.I.O.
 - 4" WIDE PAINTED STRIPING DESIGNATING OUTDOOR WORKOUT SPACE
 - 4" WIDE PAINTED STRIPING ON EXISTING CONCRETE (4) 10' WIDE SPACES
 - SAWCUT CLEAN LINE ON EA. SIDE OF EXISTING PATCHED CONCRETE WATER LINE. PLACE NEW CONCRETE, DOWELED INTO EXISTING. RE: MEP FOR EXTEND OF NEW UTILITY SERVICE



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

BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.

SEE METES AND BOUNDS PREPARED JULY, 2015, FOR MORE DESCRIPTIVE INFORMATION.

ELEVATION DATUM: NAVD 1988 (PER CITY OF BRYAN GPS MONUMENT NO. 116).

**TRACT 1
0.377 ACRE TRACT**

BUYER	DANNY DANIEL AND/OR ASSIGNS
TITLE COMPANY	LAWYERS TITLE COMPANY
G.F. No.	S36324

**TRACT 2
0.484 ACRE TRACT**

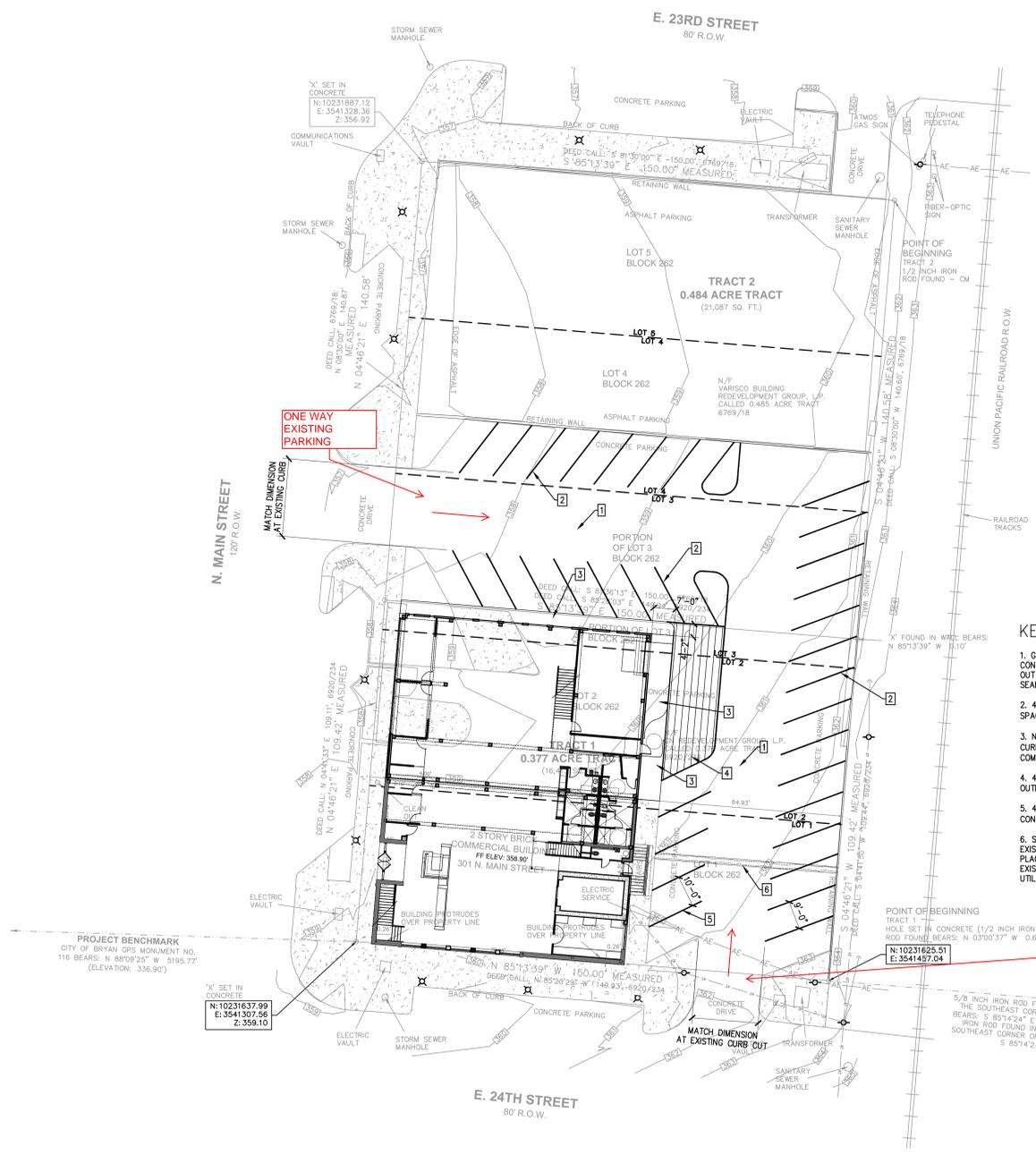
BUYER	DANNY DANIEL AND/OR ASSIGNS
TITLE COMPANY	LAWYERS TITLE COMPANY
G.F. No.	S36325

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, PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502

**TOPOGRAPHICAL SURVEY PLAT
 OF A
 0.377 ACRE TRACT (TRACT 1)
 BEING LOTS 1, 2, AND A
 PORTION OF LOT 3, BLOCK 262
 AND A
 0.484 ACRE TRACT (TRACT 2)
 BEING LOTS 4, 5, AND A
 PORTION OF LOT 3, BLOCK 262
 BRYAN ORIGINAL TOWNSITE
 VOLUME 'H', PAGE 721
 BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1 INCH = 20 FEET
 SURVEY DATE: 07-09-15
 PLAT DATE: 07-10-15
 JOB NUMBER: 15-589
 CAD NAME: 15-589A
 CR5 FILE: BOT-GTG (cont); 15-589A (job)
 PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195



SITE PLAN
 SCALE: 1"=20'-0"



