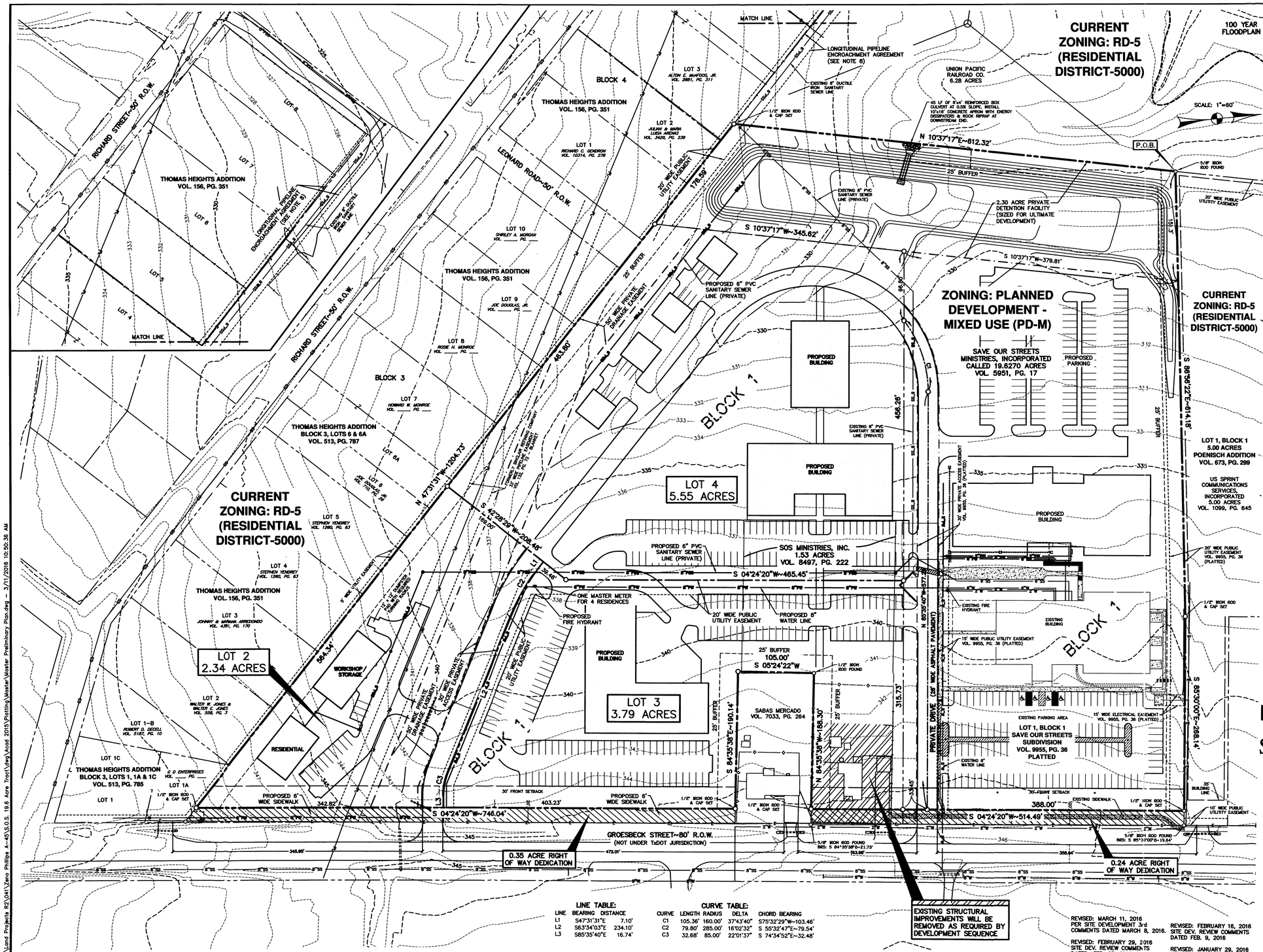

NOTES:

1. BEARINGS ARE GRID BASED ON NAD83 DATUM, TEXAS STATE PLANE – CENTRAL ZONE. DISTANCES ARE SURFACE, U.S. SURVEY FEET. ACREAGES ARE SURFACE.

2. CURRENT TITLE APPEARS VESTED IN SAVE OUR STREETS MINISTRIES, INCORPORATED BY VIRTUE OF DEEDS RECORDED IN VOL. 5951, PG. 17 AND VOL. 8497, PG. 222 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. 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 NO. 480082, PANEL NO 0195E, MAP NO. 48041C0195E. EFFECTIVE DATE: MAY 16, 2012.

AS REVISED TO REFLECT LOMR EFFECTIVE JULY 7, 2014.

4. CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC DATA.

5. SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.

6. CURRENT ZONING: PLANNED DEVELOPMENT – MIXED USE (PD–M), AS APPROVED BY BRYAN'S CITY COUNCIL ON DECEMBER 9, 2008 (ORDINANCE NO. 1788).

7. THE PROPERTY IS PROPOSED TO BE USED FOR NON–GOVERNMENTAL BUT NOT–FOR–PROFIT EDUCATIONAL VOCATIONAL TRAINING AND REHABILITATION PROGRAMS FOR AT–RISK YOUTH AND ADULTS AND ASSOCIATED ACCESSORY USES.

8. THE SEWER LINE ACROSS THE UNION PACIFIC RAILROAD CO. 6.28 ACRE TRACT IS IN ACCORDANCE WITH THE LONGITUDINAL PIPELINE ENCROACHMENT AGREEMENT, AUDIT NO. 250640 (DATED: SEPTEMBER 23, 2008) ON FILE WITH THE CITY SECRETARY'S OFFICE AT THE CITY OF BRYAN.

9. TYPICAL PARKING DIMENSIONS:
DRIVE ISLE: 24' WIDE
PARKING SPACE: 9'x20'

10. PARKING ANALYSIS:
ULTIMATE DEVELOPMENT (FEBRUARY, 2016):

TOTAL SF OF BUILDINGS: 90,782sf / 400 = 227 SPACES

PROVIDED:
500 REGULAR SPACES (TO BE ADJUSTED AS NECESSARY)
15 HANDICAP SPACES [(500 REG. SPACES / 50) = 10] + 5 (SPECIFIC NUMBER OF HANDICAP SPACES AND THEIR LOCATION TO BE DETERMINED)

PARKING AND ADA REQUIREMENTS WILL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S47°31'31"E	7.10'
L2	S63°34'03"E	234.10'
L3	S85°35'40"E	16.74'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
				S75°32'29"W~103.46'
C1	105.36'	160.00'	37°43'40"	S 55°32'47"E~79.54'
C2	79.80'	285.00'	16°02'32"	S 74°34'52"E~32.48'
C3	32.68'	85.00'	22°01'37"	

REVISED: MARCH 11, 2016 PER SITE DEVELOPMENT 3rd COMMENTS DATED MARCH 8, 2016.

REVISED: FEBRUARY 29, 2016 SITE DEV. REVIEW COMMENTS DATED: FEB. 23, 2016

REVISED: FEBRUARY 16, 2016 SITE DEV. REVIEW COMMENTS DATED FEB. 9, 2016

REVISED: JANUARY 29, 2016 ADDED LOT 2 – 2.34 ACRES.

FIRST REVISED MASTER PRELIMINARY PLAN

OF

SAVE OUR STREETS SUBDIVISION

20.61 ACRES

AS DESCRIBED IN VOL. 5951, PG. 17 AND VOL. 8497, P.G 222

ZENO PHILLIPS SURVEY, A–45
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

SOS MINISTRIES
c/o J.J. RAMIREZ
P.O. BOX 2866
BRYAN, TEXAS
(979) 775-5357

MAR 14 2016

SCALE: 1"=60' FEBURARY, 2016

PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX + PH.979/846-6212

H:\Land Projects R2\041\Zeno Phillips A-45\S.O.S. 19.6 Acre Tract\dwg\Acad 2015\Plotting\Master\Master Preliminary Plan.dwg – 3/11/2016 10:50:36 AM