

Parcel Owner: MANNING FLOYD H & JO F
 Legal Description:
 PENNER PLACE, BLOCK 1, LOT 1, ACRES 1.61

Parcel Owner: CORECTVIC INC
 Legal Description:
 PENNER PLACE, BLOCK 1, LOT 3, ACRES 1.13

Parcel Owner: TEP BRYAN LLC
 Legal Description:
 PENNER PLACE, BLOCK 1, LOT 4, ACRES 0.95

Parcel Owner:
 BRAZOS VALLEY COTTAGE LLC
 Legal Description:
 PENNER PLACE, BLOCK 2, LOT R-2, ACRES 0.74

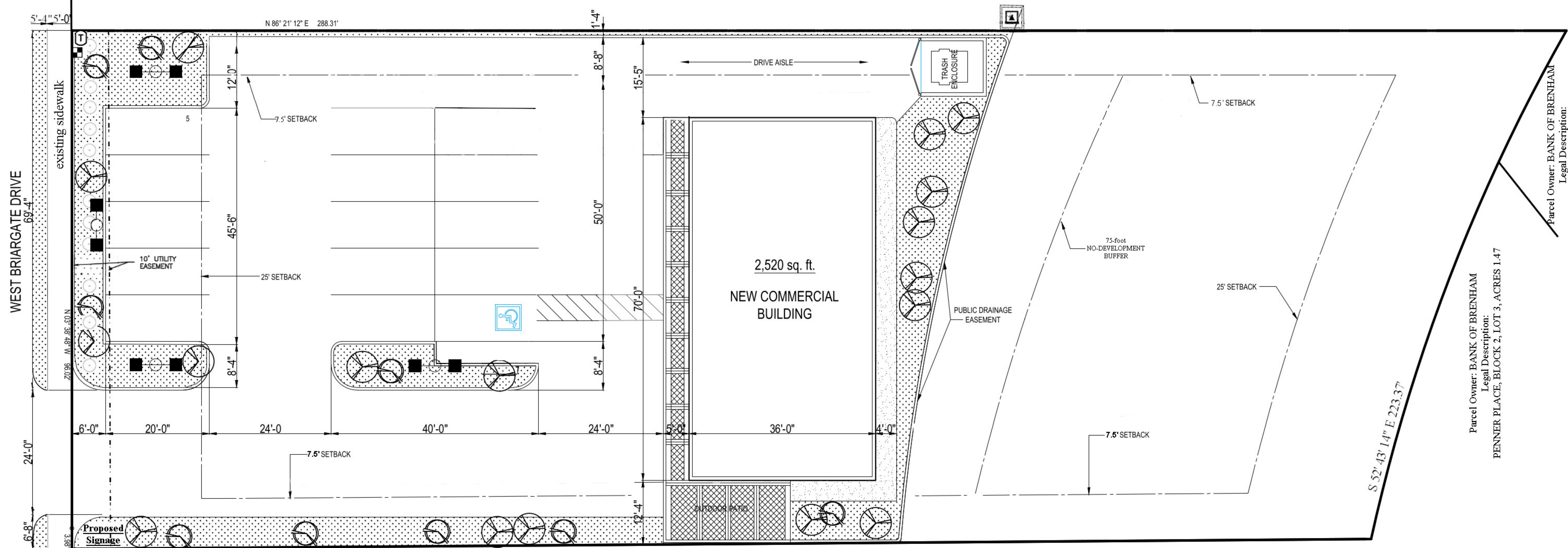
Parcel Owner:
 MCGUIRE R WAYNE & MARTICA
 Legal Description:
 PENNER PLACE, BLOCK 2, LOT R-4, ACRES 0.74

William & Raanaa Payne
 5764 HWY 105 E
 Navasota TX 77868
 979-997-2783

PROPOSED COMMERCIAL BUILDING
 Parcel Owner:
 THOMAS WILLIAM & RAAATA DENESE PAYNE
 Legal Description:
 PENNER PLACE, BLOCK 2, LOT R-3, ACRES 0.61
 2117 WEST BRIARGATE DR. (C-3 Commercial District), Bryan, Texas

CONSULTING DESIGN SERVICES
 Manny Aranda
 Eipmanny@hotmail.com

PROJECT No. _____
 DATE 08/12/2021
 REV. Δ _____
 SHEET: A-1.0



all signage will be permitted separately
 S 82° 41' 25" W 250.63' Measured
 Plat Call: S 85° 54' 54" W 250.65'

SITE PLAN
 SCALE: 1" = 20'

- \square WATER METER
- \blacktriangle TRANSFORMER
- T TELEPHONE PEDESTAL

SYMBOL	SIZE	OFFICIAL NAME
\odot	1.5"—3.0" CALIPER	LIVE OAK QUERCUS VIRGINIANA CANOPY TREE
\otimes	1.5"—3.0" CALIPER	DYNAMITE CREPE MYRTLE LAGERSTROEMIA INDICA DYNAMITE) NON-CANOPY TREE
\circ	2—5 GALLON	KNOCK-OUT ROSE (ROSE RADRAZZ) SHRUB
\bullet	2—5 GALLON	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA) SHRUB
∇	COVER (15% MAX)	BERMUDA GRASS