

GENERAL NOTES

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

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 500 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.

THIS TRACT IS CURRENTLY ZONED COMMERCIAL (C-3) PER CITY OF BRYAN ORDINANCE.

CURRENT USE OF THIS TRACT IS AUTOMOBILE SALES/SERVICE.

BUILDING SETBACK LINES SHOWN HEREON PER CITY OF BRYAN ORDINANCE.

THERE WAS NO OBSERVED EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THERE ARE NO DESIGNATED WETLANDS ON THIS TRACT.

APPROXIMATE LOCATION OF EXXON PIPELINES SHOWN HEREON IS FOR REFERENCE ONLY. MARKING OF ACTUAL PIPELINE LOCATION ON THE GROUND IS RECOMMENDED TO DETERMINE AN ACCURATE LOCATION.

THERE IS A TOTAL OF 167 EXISTING STRIPED REGULAR PARKING SPACES AND 6 DESIGNATED HANDICAP PARKING SPACES ON SUBJECT PROPERTY. ALL OTHER PARKING AREAS SHOWN HEREON ARE NOT STRIPED AND CANNOT ACCURATELY BE INCLUDED IN TOTAL PARKING SPACE AVAILABILITY.

SUBJECT PROPERTY HAS DIRECT ACCESS TO STATE HIGHWAY NO. 6 - N. EARL RUDDER FREEWAY, AND FM 1179 - BRIARCREST DRIVE, BOTH PUBLIC DEDICATED RIGHTS-OF-WAY.

EXCEPT AS SHOWN HEREON THERE ARE NO ENCROACHMENTS OF STRUCTURES ON SUBJECT PROPERTY INTO ANY DEDICATED EASEMENTS OR SETBACK LINES OR INTO ADJOINING PROPERTIES AND NO ENCROACHMENTS OF STRUCTURES OR IMPROVEMENTS ON ADJOINING PROPERTIES INTO SUBJECT PROPERTY.

PRIVATE PROPERTY OWNER SHALL HAVE DIRECT RESPONSIBILITY TO OPERATE, REPAIR AND MAINTAIN THE PRIVATE DETENTION FACILITIES. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.

THE PRIVATE DETENTION POND AND STORM SEWER SYSTEM WILL BE CONSTRUCTED AND OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION.

POSITIVE ONSITE DRAINAGE SHALL BE MAINTAINED BOTH DURING AND AFTER CONSTRUCTION.

CONTACT CITY OF BRYAN PUBLIC WORKS (979-209-5900) FOR LOCATION OF CITY OF BRYAN OWNED UTILITIES (TEXAS ONE-CALL DOES NOT MARK UTILITIES OWNED BY THE CITY OF BRYAN).

DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SITE SHALL BE PROVIDED BY THE EXISTING CITY OF BRYAN WATER MAIN INFRASTRUCTURE ALONG STATE HIGHWAY 6 FRONTAGE ROAD.

SANITARY SEWER: SANITARY SEWER SERVICE FOR THIS SITE SHALL BE PROVIDED BY THE EXISTING CITY OF BRYAN SEWER INFRASTRUCTURE ALONG REAR OF PROPERTY.

ELECTRICAL SERVICE: WHERE ELECTRICAL FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGED, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE P.U.E., AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE P.U.E. TO ACCESS ELECTRICAL FACILITIES 079-821-5700

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT ONE R (1R), GARLYN SHELTON IMPORTS, A SUBDIVISION, IN BRYAN, BRAZOS COUNTY, TEXAS, VOLUME 15808, PAGE 155, ACCORDING TO OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SCHEDULE 'B' NOTES

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY STEWART TITLE COMPANY, GF NO. 01196-5191, ISSUED DATE: 12-02-2015. SCHEDULE 'B' ITEMS ARE ADDRESSED AS FOLLOWS:

ITEM 10a: EASEMENTS PER PLAT, 8094/83 - SHOWN HEREON

ITEM 10b: HUMBLE PIPE LINE CO. EASEMENT, 49/55 (AS AMENDED, 281/388) - SHOWN HEREON

ITEM 10c: GULF STATES UTILITIES CO. EASEMENT, 130/509 - SHOWN HEREON

ITEM 10d: CITY OF BRYAN EASEMENT, 283/872 - SHOWN HEREON

ITEM 10e: ENCROACHMENT AGREEMENT, 546/73 (AS AMENDED, 937/8 & 8581/41) DOES APPLY TO THE EXXON PIPELINES CROSSING THIS TRACT (APPROXIMATE LOCATION OF PIPE LINES SHOWN - SEE NOTE)

ITEM 10f: MINERAL RESERVATION IN DEED 529/51 DOES APPLY TO THE SUBSURFACE ONLY ON THE REMAINDER OF THE PARENT 2.00 ACRE TRACT LOCATED AT THE WEST CORNER OF THIS PROPERTY

ITEM 10g: MINERAL RESERVATION IN DEED 757/743 DOES APPLY TO THE SUBSURFACE ONLY ON THE PARENT 2.00 ACRE TRACT LOCATED ADJACENT TO THE ABOVE REFERENCE 2.00 ACRE TRACT AND STATE HIGHWAY NO. 6

ITEM 10h: MINERAL RESERVATION IN DEED 3832/163 DOES APPLY TO THE SUBSURFACE ONLY OF THE PARENT 4.00 ACRE TRACT LOCATED AT THE SOUTH CORNER OF THIS PROPERTY

ITEM 10i: OIL, GAS AND MINERAL LEASE 1305/288, AS AMENDED IN 1496/42, AND RATIFIED IN 1616/307, DOES APPLY TO THE SUBSURFACE ONLY OF THIS TRACT ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND ARE NOT ADDRESSED BY THIS PLAT.

PARKING REQUIREMENTS	
ORDINANCE:	
ENCLOSED AUTOMOBILE SALES:	1 SPACE PER 400 SQ.FT.
OUTDOOR AUTOMOBILE DISPLAY AREA:	1 SPACE PER 2,000 SQ.FT.
REQUIRED:	
ENCLOSED AUTOMOBILE SALES = 5,936 SQ.FT.	(5936/400 = 15 SPACES)
OUTDOOR AUTOMOBILE DISPLAY AREA = 7,616 SQ.FT.	(7,616/2,000 = 4 SPACES)
TOTAL REQUIRED = 19 SPACES	(W/1 BEING H/C)
PROVIDED:	
69 STANDARD DISPLAY SPACES	
9 STANDARD EMPLOYEE SPACES	
8 STANDARD CUSTOMER SPACES	
2 H/C SPACES	
(W/1 BEING VAN ACCESSIBLE)	
TOTAL PROVIDED = 88 SPACES	

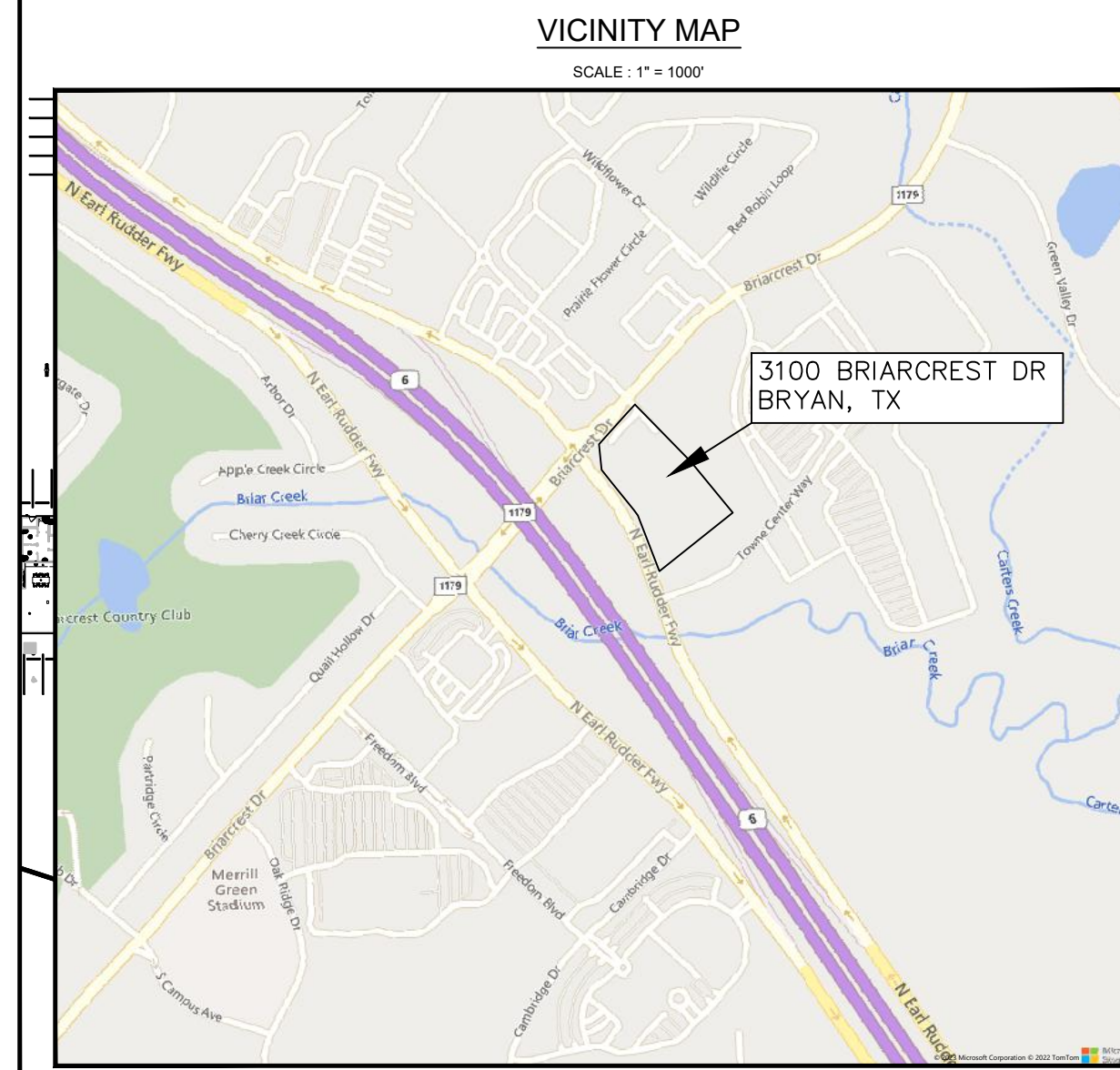
**SITE PLAN
DOUGLASS MITSUBISHI**

**3100 BRIARCREST DRIVE,
GARLYN SHELTON IMPORTS SUBDIVISION,
LOT 1R, 8.01 ACRES,
BRYAN, BRAZOS COUNTY, TEXAS
VOL. 15808, PAGE 155
September 19, 2023**

OWNER/DEVELOPER
N. DOUGLASS INVESTMENTS, LTD.
1001 EARL RUDDER FWY S
COLLEGE STATION, TEXAS 77845
979-764-7726

CIVIL ENGINEER
JBS ENGINEERING AND ENVIRONMENTAL, LLC.
2129 E. WILLIAM J. BRYAN PKWY.
BRYAN, TX 77802
979-485-2879

SURVEYOR
KERR SURVEYING, LLC.
T.B.P.L.S. FIRM NO. 10018500
409 N. TEXAS AVE.
BRYAN, TEXAS 77803
979-268-3195



SITE PLAN ADAPTED FROM SURVEY PROVIDED BY KERR SURVEYING, INC.