



**NOTE:**  
ALL OUTDOOR DISPLAY SHALL COMPLY WITH REQUIREMENTS FOUND IN ZONING ORDINANCE SECTION 130-34(M)(3)

REFER TO ARCHITECTURAL SITE PLAN FOR BOLLARD LOCATIONS & LIGHT POLE STANDARDS

LINE	BEARING	DISTANCE
L1	S 99°57'35" W	105.28'
L2	S 47°30'32" E	225.20'
L3	S 57°33'00" W	110.32'
L4	S 63°16'08" W	201.00'
L5	S 57°33'10" W	70.06'
L6	N 28°00'53" W	105.07'
L7	S 42°07'32" W	84.05'
L8	N 42°03'56" E	225.90'
L9	S 47°56'12" E	85.52'

**LEGEND - EXISTING**

- DBRCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 12/1/56 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- ( ) = RECORD INFORMATION
- (CM) = CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES
- PUE = PUBLIC UTILITY EASEMENT
- 1/2" IR FND = 1/2" IRON ROD FOUND
- 1/2" IR 4502 = 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR SURVEYING' SET
- 1/2" IR SET = 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE/STANDARD
- GUY WIRE
- AERIAL ELECTRIC LINES
- WOOD FENCE
- BARBED WIRE FENCE
- APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE
- APPROXIMATE LOCATION OF 8" SANITARY SEWER LINE
- APPROXIMATE LOCATION OF 2" WATER LINE
- APPROXIMATE LOCATION OF 6" WATER LINE

**NOTES - EXISTING**

- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD83) EPOCH 2010 MULTI-HEAR CORE SOLUTION 2 (MPC2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001105135822 (CALCULATED USING GEOID1989)
- THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195, REVISED TO REFLECT LOMR 12-08-1908P-481195, EFFECTIVE DATE: 05-09-2014

**BENCHMARK PUBLISHED ELEVATION - 338.00'**

CITY OF BRYAN MONUMENT GPS-117  
N: 10234456.75, E: 353538482.77, ELEV: 338.00'  
(ELEVATION DATUM NAVD 1988)

**TEMP BENCHMARK #1 ELEVATION - 305.91'**  
5/8" IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR TRAY SET -85' NORTHEAST OF A UTILITY POLE ON THE NORTHWEST SIDE OF HIGHWAY 21 AND 89' WEST OF A LIGHTPOLE  
N: 10230146.21, E: 35352954.53

**TEMP BENCHMARK #2 ELEVATION - 307.34'**  
MAGNOL WITH SHIRNER SET IN SMALL ASPHALT DRIVEWAY NEAR THE SOUTH CORNER OF THIS PROJECT SITE  
N: 10229978.52, E: 35352837.54

**TEMP BENCHMARK #3 ELEVATION - 309.68'**  
"X" IN SQUARE SET ON HEADWALL OF CULVERT SAFETY END TREATMENT NEAR THE SOUTHEAST CORNER OF THIS PROJECT SITE  
N: 10230159.76, E: 35353116.99

**THRE DESIGN**  
9301 SOUTHWEST FREEWAY, STE 350  
HOUSTON, TX 77074  
(832) 498-5489  
www.thr3design.com

**CONSULTANTS**

**Civil**  
DDG  
1512 Center Street, Suite 300  
Houston, Texas 77007  
Firm Registration: 2254  
dthomas@ddg.com

**Landscape**  
DDG  
9015 Bluebonnet Boulevard  
Baton Rouge, Louisiana 70810

**MEP**  
AOS  
1322 Space Park Drive, Suite B192-B, Houston, TX 77058  
Firm Registration: F-8218

**Structural**  
Dally + Associates  
9800 Richmond Avenue, Suite 360  
Houston, TX 77042  
Firm Registration: 003426

**Survey**  
Kerr Surveying  
409 N. Texas Avenue  
Bryan, TX 77803

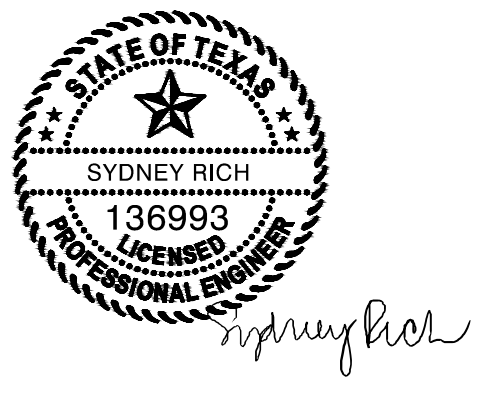
**Owner**  
Joseph Vaughn III  
5223 Holly Street  
Bellaire, TX 77401  
jvaughn@opifexenterprises.com

**COMMISSION NAME**  
**Opifex - Bryan**

**Property Description:**  
A portion of Lot 6, the remainder of Lot 7, and a portion of Lot 8, Park Heights (called 6.849 acre tract)

**Opifex Enterprise, LLC**  
2306 SH-21, Bryan, Texas 77803

REVIEW STAMP: 11/27/2023



**LEGEND - NEW IMPROVEMENTS**

- SWPPP SIGN
- REINFORCED FILTER FABRIC BARRIER
- AREA INLET PROTECTION
- PROPERTY LINE
- TEMPORARY STONE CONSTRUCTION EXIT
- CONCRETE TRUCK WASHOUT
- DOMESTIC WATERLINE
- SANITARY SEWER LINE
- SEWER MANHOLE
- SEWER CLEANOUT
- SUBSURFACE DRAINAGE
- SPOT ELEVATION
- SPOT ELEVATION (MATCH EXISTING)
- STORM MANHOLE
- AREA INLET
- SHEET FLOW DIRECTION
- PROPOSED 6" CRUSHED AGGREGATE PAVEMENT
- PROPOSED 5" LIGHT DUTY PAVEMENT
- PROPOSED 7" HEAVY DUTY PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- CURB & GUTTER
- PARKING SPACE COUNT
- PARKING WHEEL STOPS

**ISSUES**

No.	Date	Description
0	07-14-2023	Issue for Construction
01	11-08-2023	ADDENDUM 01

**SHEET TITLE**  
**SITE PLAN**

THRE DESIGN LLC COMMISSION NO.  
SHEET NUMBER

**C.100**

**Texas 811**  
Know what's below.  
Call before you dig.  
SCALE IN FEET

