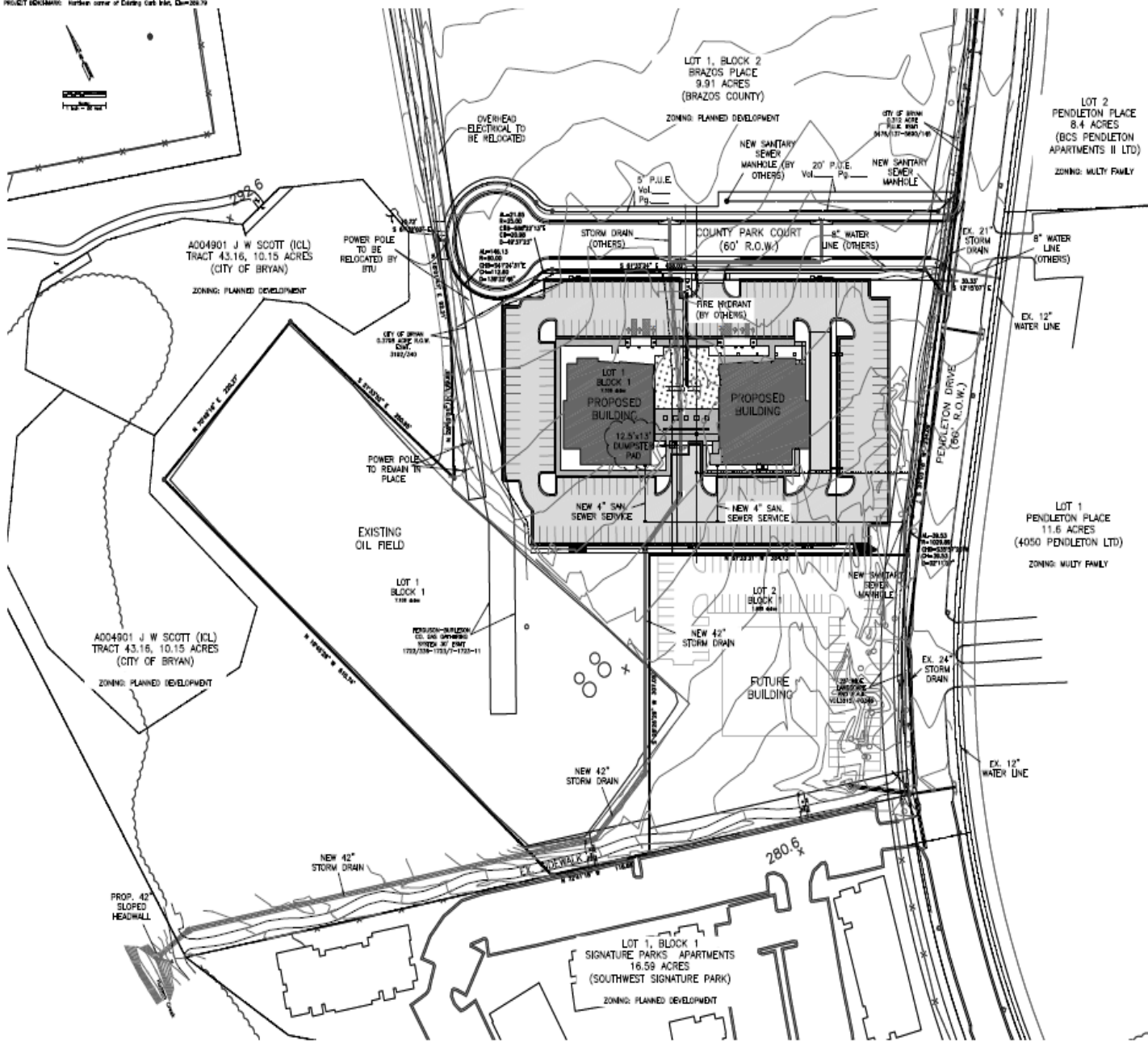


# SALE OF PARK HUDSON PROPERTY

BID # 2016-195



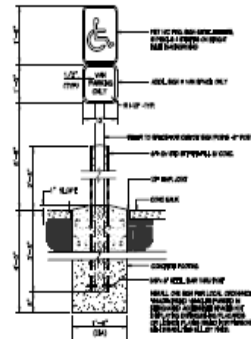


OVERALL SITE  
SCALE 1"=50'



VICINITY MAP  
(NTS)

- GENERAL CONSTRUCTION NOTES:**
1. It shall be the responsibility of the contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall obtain all utility company representative's permission at least 48 hours in advance of any excavation.
  2. All construction shall be in accordance with the 2012 B.C.S. Unified Technical Specifications. Water and Sewer and Stormwater and 2012 B.C.S. Unified Design Details all references shall be performed by the staff of the City Engineer or Staff. All construction shall be coordinated with the City of Bryan City Engineer.
  3. In the event of any discrepancies indicated in these plans, the Contractor shall obtain written approval from the City Engineer for any deviations from the contract documents. All changes shall include proper notation and an agreement shall show approvals. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redacting based on contractor requests.
  4. Short term easements shall be in accordance with B.C.S. Standard 12 CIP Part 1000 Subpart 1. For other easements, see these plans for details.
  5. Easements shall be increased, as needed, and easements shall conform to the specifications set out herein. They shall be provided by a certified surveyor, or the owner's expense, to verify these standards. Any reference to a subdivision map shall be at the expense of the contractor. Easement areas shall include all easements and shall extend 3' beyond the easement line at all corners, stops and turning points.
  6. It is the responsibility of the contractor to comply with all state and Federal hazardous materials construction vehicle rules excepted material power lines. Additionally, the contractor shall coordinate all proposed work and activities with:
    - a. All utilities in the area of the project.
    - b. All easements in the area of the project.
    - c. All other public or private utility, who are not separate pay items. The time of the adjustment will be necessary to the contractor's of Power Lines, Power Lines, and other utilities.
    - d. All other public or private utility, who are not separate pay items. The time of the adjustment will be necessary to the contractor's of Power Lines, Power Lines, and other utilities.
  7. The contractor shall coordinate with Brazos County Communications, 251.4000.0000, and Verizon to adjust the location of existing conduits.
  8. The contractor is responsible for traffic control. This is not a separate pay item.
  9. The contractor shall be responsible for the containment and proper disposal of all dirt and silt when associated with the project. The contractor shall use all means necessary to prevent the occurrence of erosion other than the project site.
  10. The contractor shall obtain that quantity of all work is completed by the designated Contractor and the contractor's representative.
  11. Detention/Construction Waste - This is required to provide containment for waste prior to and after demolition/renovation. Solid waste and all loose soil/rock material generated shall be supplied by City or City approved contractor(s).



HANDICAP SIGN  
INSTALLATION DETAIL



T: 979.260.6983  
F: 979.260.3554  
FIRM# 1443  
311 UNIVERSITY DRIVE WEST  
SUITE 200  
COLLEGE STATION, TX 77969

Plan & Survey Services  
Site Planning & Design  
Surveying & Mapping  
Construction Management



Professional Engineer  
J. L. Mitchell  
No. 10500  
State of Texas

Prepared For:  
Brazos County  
Tax Assessors Office

| Revisions | DATE | BY | DESCRIPTION |
|-----------|------|----|-------------|
|           |      |    |             |

| CURV | ARC LENGTH | BEARS    | CHORD   | CHORD BEARINGS | CHD.      |
|------|------------|----------|---------|----------------|-----------|
| C1   | 247.01'    | 1000.00' | 247.01' | S 27°58'30" W  | 17°46'30" |
| C2   | 38.53'     | 1000.00' | 38.53'  | S 29°52'30" W  | 02°11'30" |
| C3   | 552.58'    | 670.00'  | 545.14' | N 27°44'00" E  | 22°38'02" |
| C4   | 21.70'     | 28.00'   | 21.68'  | N 38°47'30" E  | 49°41'10" |
| C5   | 148.41'    | 60.00'   | 112.80' | S 61°24'31" E  | 13°32'40" |
| C6   | 148.13'    | 60.00'   | 112.80' | S 61°24'31" E  | 13°32'40" |
| C7   | 21.86'     | 28.00'   | 20.86'  | S 69°22'13" E  | 49°37'20" |
| C8   | 38.27'     | 28.00'   | 33.36'  | N 42°25'13" E  | 49°36'54" |

CITY OF BRYAN  
J.W. SCOTT (JL)  
TRACT 43.18  
CALLED 10.1522 ACRES  
9507/210  
(NOT PLATED)

| LINE | BEARING | LINE BEARING  |
|------|---------|---------------|
| L1   | 30.33'  | S 17°10'07" E |
| L2   | 28.68'  | S 77°49'57" W |
| L3   | 15.00'  | S 28°28'30" W |
| L4   | ---     | ---           |
| L5   | ---     | ---           |
| L6   | 10.75'  | S 67°22'34" E |
| L7   | 18.78'  | S 28°28'30" W |
| L8   | 15.00'  | S 67°22'31" E |
| L9   | 18.78'  | N 28°28'30" E |
| L10  | 11.00'  | N 18°58'00" E |
| L11  | 20.00'  | S 70°54'00" E |
| L12  | 14.00'  | S 18°58'00" W |
| L13  | 60.23'  | S 72°41'10" E |
| L14  | 103.73' | N 69°22'13" E |
| L15  | 70.50'  | S 69°22'13" W |
| L16  | 73.48'  | N 69°22'13" E |
| L17  | 104.80' | S 69°22'13" W |

CITY OF BRYAN  
J.W. SCOTT (JL)  
TRACT 37.1  
4.469 ACRES  
336/157  
(NOT PLATED)

CITY OF BRYAN  
J.W. SCOTT (JL)  
TRACT 43.16  
CALLED 10.1522 ACRES  
9507/210  
(NOT PLATED)

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, \_\_\_\_\_, County Clerk, do hereby certify that the plat together with the certificate of subdivision was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

County Clerk  
Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, H. Curtis Strong, Registered Professional Land Surveyor No. 4881, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an agreed survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the corners and boundary locations and subdivisions are accurate as stated on a closed traverse there.

H. Curtis Strong, RPLS No. 4881



CERTIFICATE OF CITY ENGINEER

I, \_\_\_\_\_, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

City Engineer  
City of Bryan

CERTIFICATE OF OWNERSHIP AND CELEBRATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, \_\_\_\_\_, owner and developer of the land shown on this plat, and designated herein, hereby declare in the use of the public forever all streets, alleys, parks, easements, interferences, stone ditches, and public places herein shown for the purpose and consideration therein expressed.

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, \_\_\_\_\_, owner and developer of the land shown on this plat, and designated herein, hereby declare in the use of the public forever all streets, alleys, parks, easements, interferences, stone ditches, and public places herein shown for the purpose and consideration therein expressed.

Mayor  
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly read and approved with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, and said plat duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

City Secretary  
City of Bryan

CERTIFICATE OF CITY PLANNER

I, \_\_\_\_\_, the undersigned, City Planner and/or Assistant Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

City Planner  
City of Bryan

GENERAL NOTES

- BEARING SURVEY BEARING ANGLES IS BASED ON COORDINATE SYSTEM ANGLES (CONVERSE), TEXAS STATE PLANNING CONTROL ZONE AS DETERMINED BY GPS OBSERVATIONS.
- ALL BEARINGS AND DISTANCES ARE CALL AND ACTUAL, UNLESS OTHERWISE NOTED.
- IF FROM AND WITH CAP SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD MAPS, COMMUNITY PANEL NO. 8941000002E, EFFECTIVE DATE 05-18-2012.
- P.U.C. - PUBLIC UTILITY EASEMENT
- P.A.C. - PUBLIC ACCESS EASEMENT

**FINAL PLAT**

**BRAZOS PLACE**  
19.844 Acres  
A004901 J. W. SCOTT, TRACT 43.18

FINAL PLAT  
PREPARED AND SUBMITTED  
OCTOBER 2012  
REVISED MARCH 2013

BRYAN  
Brazos County, Texas

SCALE: 1"=80'

OWNER:  
BRAZOS COUNTY  
BRAZOS COUNTY COURTHOUSE  
300 E. WM. J. BRYAN PKWY  
BRYAN, TX 77803-5335  
(979) 361-1292

ENGINEER:  
MITCHELL, B. & MORGAN, L.L.P.  
511 UNIVERSITY DR. E. STE. 204  
COLLEGE STATION, TX 77840  
PHONE (979) 280-6963  
FAX (979) 280-3564

SURVEYOR:  
H. CURTIS STRONG, RPLS  
STRONG SURVEYING, L.L.C.  
1722 BROADMOOR STE. 1105  
BRYAN, TX 77802  
(979) 776-9836



Park Hudson Trail

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