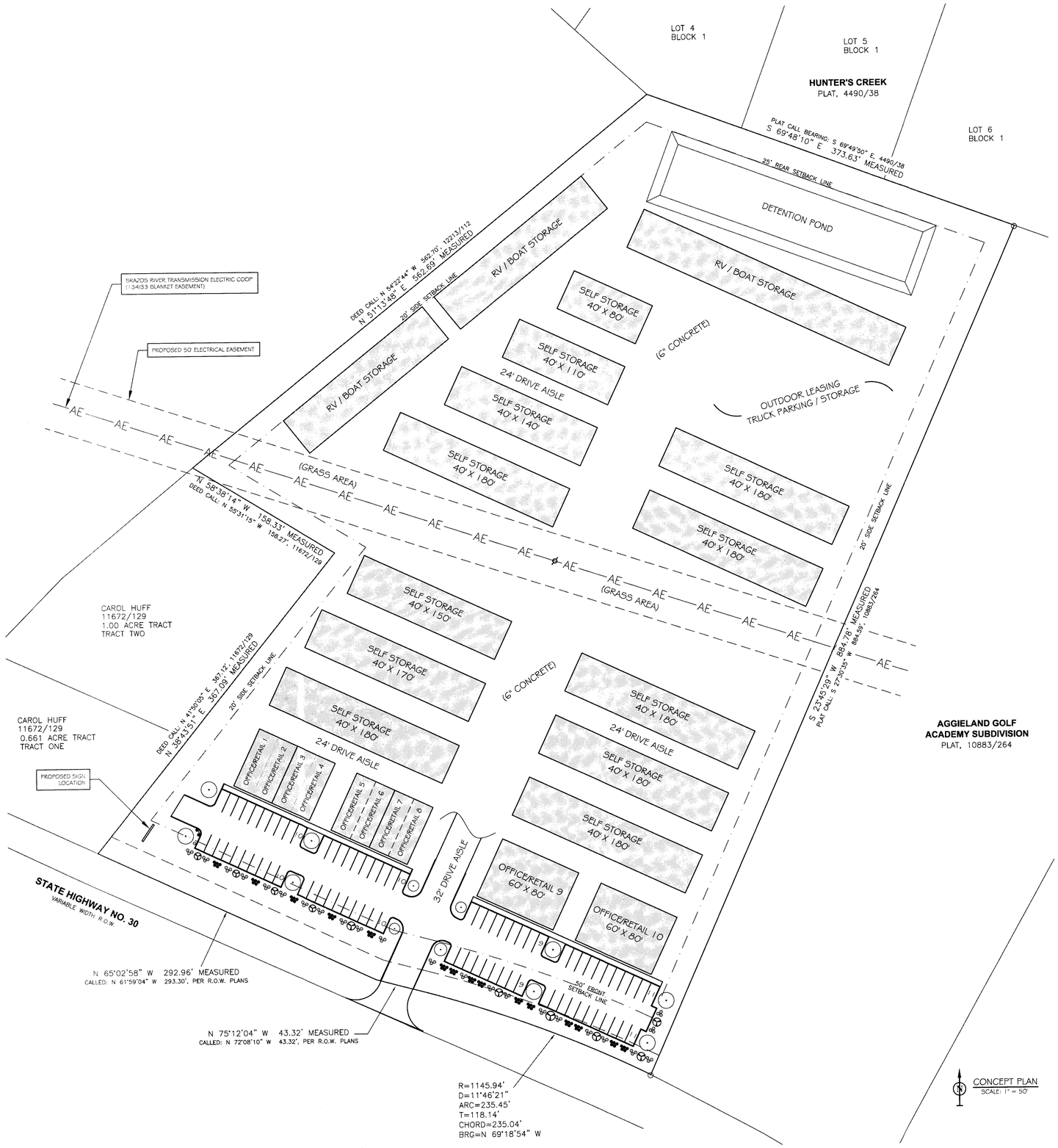
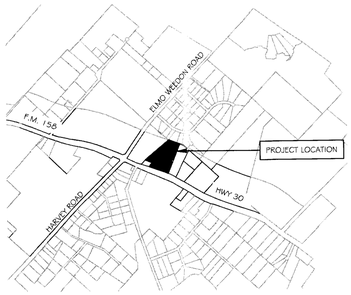


CONCEPT PLAN
SCALE: 1" = 50'



LOCATION MAP
SCALE: 1" = 2,000'

GENERAL NOTES:

1. THIS CONCPECT PLAN IS FOR APPLICATION FOR A CONDITIONAL USE PERMIT.
2. PROPOSED DEVELOPMENT - BRAZOS MOVING AND STORAGE #3 ON STATE HWY 30. PROJECT SHALL BE COMPOSED OF TWO TYPES OF DEVELOPMENTS.
   1) A HIGH END SELF STORAGE FACILITY WITH CLIMATE CONTROLLED SELF-STORAGE. THERE WILL ALSO BE BOAT, RV AND RENTAL TRUCK STORAGE.
   2) RETAIL AND OFFICE DEVELOPMENT ALONG HWY 30 FRONTAGE.
3. BUILDINGS WILL BE PRE-FABRICATED ENGINEERED METAL BUILDINGS WITH ARCHITECTURAL SIDING THAT MEET THE CITY OF BRYAN ARCHITECTURAL STANDARDS.
4. OWNER SHALL MAINATAIN/PRESERVE ALL EXISTING TREES AND NATURAL VEGETATION IN CONJUNCTION WITH DEVELOPMENT.
5. SITE DEVELOPMENT SHALL MEET CITY OF BRYAN DEVELOPMENT STANDARDS FOR WATER, SANITARY SEWER, STORM SEWER, PARKING AND STREET/PAVEMENT DESIGN.
6. PROJECT SHALL PROVIDE AN ON-SITE STORM WATER DETENTION FACILITY FOR ALL STORM WATER RUN-OFF PRODUCED FROM THIS SITE (IF NECESSARY).
7. PROPOSED DEVELOPMENT IS IN THE RETAIL DISTRICT (ZONED C-2) AND SHALL ADHERE TO THOSE DEVELOPMENT STANDARDS.
8. PROJECT WILL DEVELOPED IN PHASES WITH THE SELF STORAGE FACILITY BEING PHASE 1. PHASE 2 WILL CONSIST OF THE REMAINING OFFICE BUILDINGS SHOWN.
9. BUILDING SIZES SHOWN ARE SUBJECT TO CHANGE DUE TO UNKNOWN DESIGN CONSTRAINTS POSSIBLY ENCOUNTERED DURING DESIGN PROCESS.
10. PROJECT WILL UTILIZE AN ON-SITE SEWAGE FACILITY FOR SANITARY SEWER NEEDS UNTIL PUBLIC SANITARY SEWER IS AVAILABLE AT THE PROJECT SITE.
11. PROJECT WILL UTILIZE AN ON-SITE SEWAGE FACILITY (O.S.S.F.) FOR SANITARY SEWER NEEDS UNTIL PUBLIC SANITARY SEWER IS AVAILABLE AT THE PROJECT SITE.
12. A PUBLIC WATER SYSTEM IS PRESENT ON SITE AND WILL USED FOR DOMESTIC WATER PURPOSES.

METES AND BOUNDS DESCRIPTION
OF A
10.349 ACRE TRACT
MARIA KEGANS SURVEY, A-28
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MARIA KEGANS SURVEY, ABSTRACT NO. 28, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 10.84 ACRE TRACT AS DESCRIBED BY A DEED TO ALTA KATHERINE THANE RECORDED IN VOLUME 600, PAGE 476 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF STATE HIGHWAY NO. 30 (VARIABLE WIDTH R.O.W.) MARKING THE SOUTHEAST CORNER OF A CALLED 0.661 ACRE TRACT DESCRIBED AS TRACT ONE BY A DEED TO CAROL HUFF RECORDED IN VOLUME 11672, PAGE 129 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF SAID REMAINDER OF 10.84 ACRE TRACT;

THENCE: N 38° 43' 51" E ALONG THE COMMON LINE OF SAID REMAINDER OF 10.84 ACRE TRACT AND SAID 0.661 ACRE TRACT FOR A DISTANCE OF 367.09 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF A CALLED 1.00 ACRE TRACT DESCRIBED AS TRACT TWO BY SAID HUFF DEED (11672/129);

THENCE: N 58° 38' 14" W ALONG THE COMMON LINE OF SAID REMAINDER OF 10.84 ACRE TRACT AND SAID 1.00 ACRE TRACT FOR A DISTANCE OF 158.33 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 13.08 ACRE TRACT AS DESCRIBED BY A DEED TO TEXAS KJ INVESTMENTS, LLC, RECORDED IN VOLUME 12213, PAGE 112 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID 1.00 ACRE TRACT;

THENCE: N 51° 13' 48" E ALONG THE COMMON LINE OF SAID REMAINDER OF 10.84 ACRE TRACT AND SAID 13.08 ACRE TRACT FOR A DISTANCE OF 562.69 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF HUNTER'S CREEK, ACCORDING TO THE PLAT RECORDED IN VOLUME 4490, PAGE 38 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 69° 48' 10" E ALONG THE COMMON LINE OF SAID REMAINDER OF 10.84 ACRE TRACT AND HUNTER'S CREEK, AT 95.93 FEET PASS A 1/2 INCH IRON ROD FOUND, AT 240.91 FEET A 1/2 INCH IRON ROD FOUND BEARS: S 20° 11' 50" W FOR A DISTANCE OF 0.20 FEET, CONTINUE ON FOR A TOTAL DISTANCE OF 373.63 FEET TO THE NORTHWEST CORNER OF AGGIELAND GOLF ACADEMY SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 10883, PAGE 264 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 69° 48' 10" E FOR A DISTANCE OF 40.59 FEET;

THENCE: S 23° 45' 29" W ALONG THE COMMON LINE OF SAID REMAINDER OF 10.84 ACRE TRACT AND AGGIELAND GOLF ACADEMY SUBDIVISION, AT 0.90 FEET PASS A 3/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 884.78 FEET TO THE NORTHEAST LINE OF STATE HIGHWAY 30 MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1145.94 FEET, FOR REFERENCE A 3/8 INCH IRON ROD FOUND BEARS: S 23° 45' 29" W FOR A DISTANCE OF 0.66 FEET;

THENCE: ALONG THE NORTHEAST LINE OF STATE HIGHWAY 30 FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 46' 21" FOR AN ARC DISTANCE OF 235.45 FEET (CHORD BEARS: N 69° 18' 54" W - 235.04 FEET) TO THE END OF SAID CURVE;

N 75° 12' 04" W FOR A DISTANCE OF 43.32 FEET TO THE REMAINS OF A CONCRETE RIGHT-OF-WAY MARKER FOUND;

N 65° 02' 58" W FOR A DISTANCE OF 292.96 FEET TO THE **POINT OF BEGINNING** CONTAINING 10.349 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

08/13/2015

STATE OF TEXAS
JOE I. GATTIS
90964
LICENSED
PROFESSIONAL ENGINEER

APPROVED FOR BIDDING & CONSTRUCTION

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BRAZOS MOVING & STORAGE #3
10.349 ACRE TRACT
MARIA KEGANS SURVEY, A-28
BRYAN, BRAZOS COUNTY, TEXAS
AUGUST 13, 2015

CONDITIONAL USE PERMIT PLAN SHEET

REVISIONS	
1	

DRAWN BY:	JOE G.
DATE:	AUGUST 2015
SCALE:	NOTED
PROJECT #:	GE028003

CP-1