

GENERAL NOTES:

- PROPERTY IS CURRENTLY ZONED RETAIL DISTRICT C-2, AND IS LOCATED IN THE F.M. 158 CORRIDOR OVERLAY DISTRICT.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP NUMBER 48041C0220-F, EFFECTIVE DATE APRIL 2, 2017.
- LOT SUBDIVISION & BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN CITY OF BRYAN ZONING ORDINANCE AND SITE DEVELOPMENT REVIEW ORDINANCE.
- UNLESS NOTED OTHERWISE, ALL LOT CORNERS SHALL BE MARKED WITH 1/2" IRON RODS WITH CAPS.
- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT C894-242 AND ESTABLISHED BY GPS OBSERVATION.
- THE METES AND BOUNDS DESCRIPTION AND ALL SHOWN EASEMENTS HEREIN WERE PROVIDED BY KERR SURVEYING, JANUARY 2017.
- ALL ON SITE SEWAGE FACILITIES WILL BE REMOVED UPON CONNECTION TO MUNICIPAL SANITARY SEWER.

CONDITIONAL USE ACTION REQUIREMENTS

THIS PROJECT WAS APPROVED BY THE CITY OF BRYAN PLANNING AND ZONING ON SEPTEMBER 17, 2015, FOR SELF-STORAGE, TRUCK RENTAL, OFFICE AND RETAIL (C-2) BASED ON 3 REQUIRED ACTIONS LISTED BELOW.

- THE DISPLAY OF RENTAL TRUCK OR TRAILER UNITS SHALL NOT BE PERMITTED WITHIN SIGHT OF S.H. 30.
- A SITE PLAN GENERALLY IN COMPLIANCE WITH THE SUBMITTED CONCEPTUAL PLAN FULFILLING ALL THE TECHNICAL REQUIREMENTS FOR DEVELOPMENT OF A MINI-WAREHOUSE / SELF-STORAGE FACILITY AND TRUCK/TRAILER RENTAL BUSINESS ON THE SUBJECT PROPERTY SHALL BE APPROVED BY THE CITY OF BRYAN'S SITE DEVELOPMENT REVIEW COMMITTEE, BEFORE ANY NEW BUILDING PERMITS ARE ISSUED.
- A SITE PLAN GENERALLY IN COMPLIANCE WITH THE SUBMITTED CONCEPTUAL PLAN FULFILLING ALL THE TECHNICAL REQUIREMENTS FOR DEVELOPMENT OF A MINI-WAREHOUSE / SELF-STORAGE FACILITY AND TRUCK/TRAILER RENTAL BUSINESS ON THE SUBJECT PROPERTY SHALL BE APPROVED BY THE CITY OF BRYAN'S SITE DEVELOPMENT REVIEW COMMITTEE, BEFORE ANY NEW BUILDING PERMITS ARE ISSUED.

13.09 ACRE TRACT
TEXAS KJ INVESTMENTS, LLC
12213/112

LOT 1, BLOCK 1
7.130 ACRES

HWY 30 DEVELOPMENTS, LLC
10.349 ACRE TRACT
(V 12905, P 166)

LOT 1, BLOCK 1
7.130 ACRES

LOT 2, BLOCK 1
3.219 ACRES

CAROL HUFF
11672/129
0.661 ACRE TRACT
TRACT ONE

CAROL HUFF
11672/129
1.00 ACRE TRACT
TRACT TWO

PLAT MAP
SCALE: 1" = 50'

LINE & CURVE TABLE

L1:	N 65°02'58" W	292.96'
L2:	N 75°12'04" W	43.32'
CURVE 1		
R=	1145.94'	D=11°46'21"
ARC=	235.45'	T=118.14'
CHORD=	235.04'	BRG=N 69°18'54" W

CERTIFICATION OF OWNERSHIP & DEDICATION:
(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

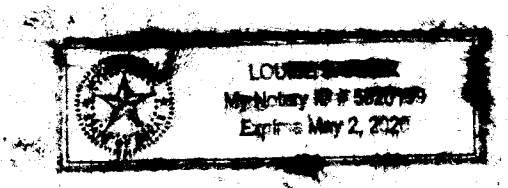
I, Cody Hall of Hwy 30 Developments LLC, the owner(s) and developer(s) of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 12905, Page 166, and whose name is subscribed hereto, hereby, dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Cody Hall
Cody Hall, Owner

NOTARY PUBLIC CERTIFICATION
(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared *Cody Hall*, known to me to be the person(s) whose name(s) was subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 27 day of Dec, 2017



Louise Baker
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER:

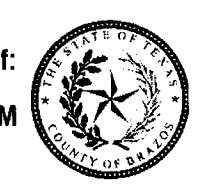
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 25 day of January, 2017.

Paul Kaplan
City Engineer, Bryan, Texas

CERTIFICA
(THE STATE OF
(COUNTY OF BR

I, _____
plat together v _____

Filed for Record
in the Official Records Of:
Brazos County Clerk
On: 1/9/2018 10:04:08 AM
In the PLAT Records



Doc Number: 2018-1318150
Number of Pages: 1
Amount: 75.00
Order #: 20180109000024
By: KG

I certify that this _____ day of _____, 2017.

Karen McQueen
County Clerk, Brazos County, Texas
By *Michelle Deur*

APPROVAL OF THE CITY PLANNER:

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 14 day of January, 2017.

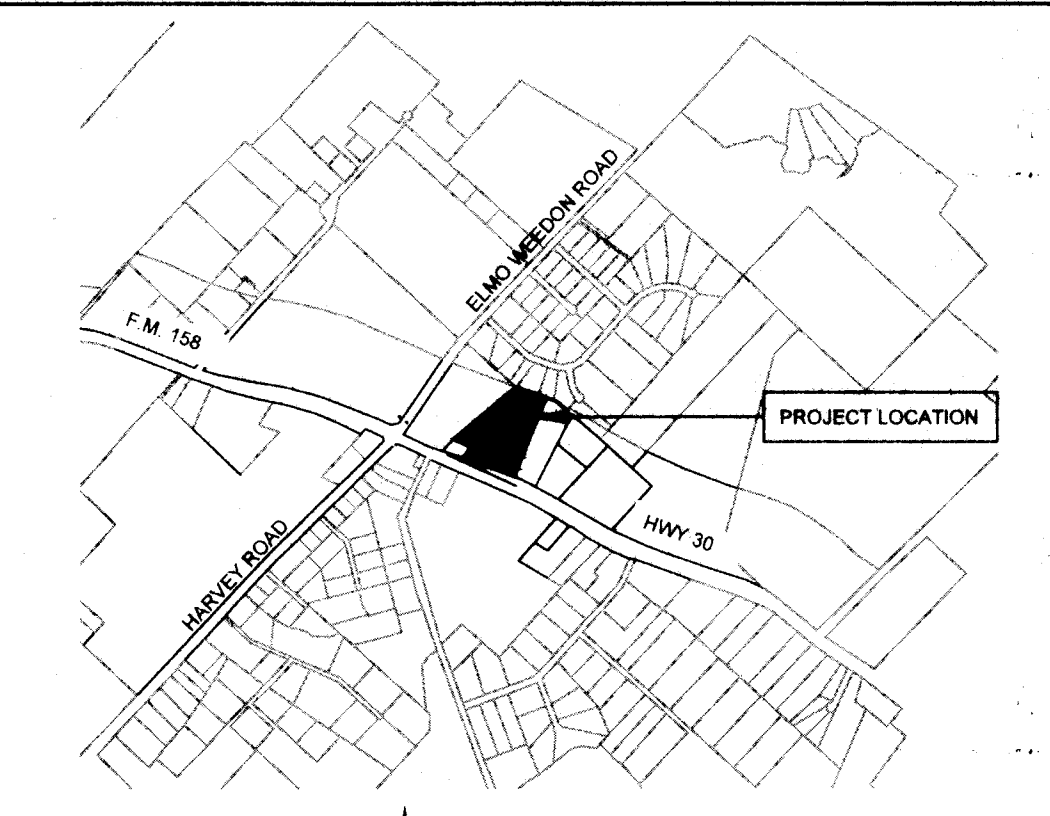
[Signature]
City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR
(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, BRAD KERR, Registered Public Surveyor No. 4502 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.



Brad Kerr
Registered Public Land Surveyor



LOCATION MAP
SCALE: 1" = 2,000'

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 28° 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 SOUTHERLY 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 HUNTERS 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 HUNTERS 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.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

FINAL PLAT
C-HALL #3 SUBDIVISION
LOTS 1 & 2, BLOCK 1
BEING 10.349 ACRES
MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
DECEMBER 27, 2017

LEGEND

- PROPERTY LINES
- R.O.W. LINES
- EASEMENT LINE
- PUBLIC UTILITY EASEMENT
- PROPERTY CORNER

OWNER / DEVELOPER

CODY HALL, HWY 30 DEVELOPMENTS
PO BOX 10716
COLLEGE STATION, TEXAS 77845
979-324-3336

SURVEYOR

KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
979-268-3195

GATTISEENGINEERING
ENGINEERS + CONSULTANTS
FIRM #F-7698 * 2010 Moses Creek Ct. * College Station, Texas 77845 * (979) 575-5022
INFO@GATTISEENGINEERING.COM