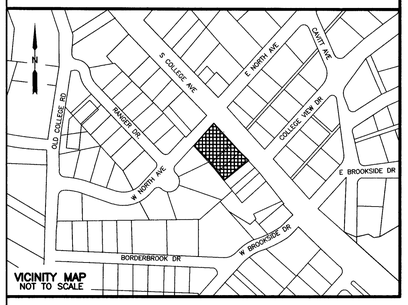
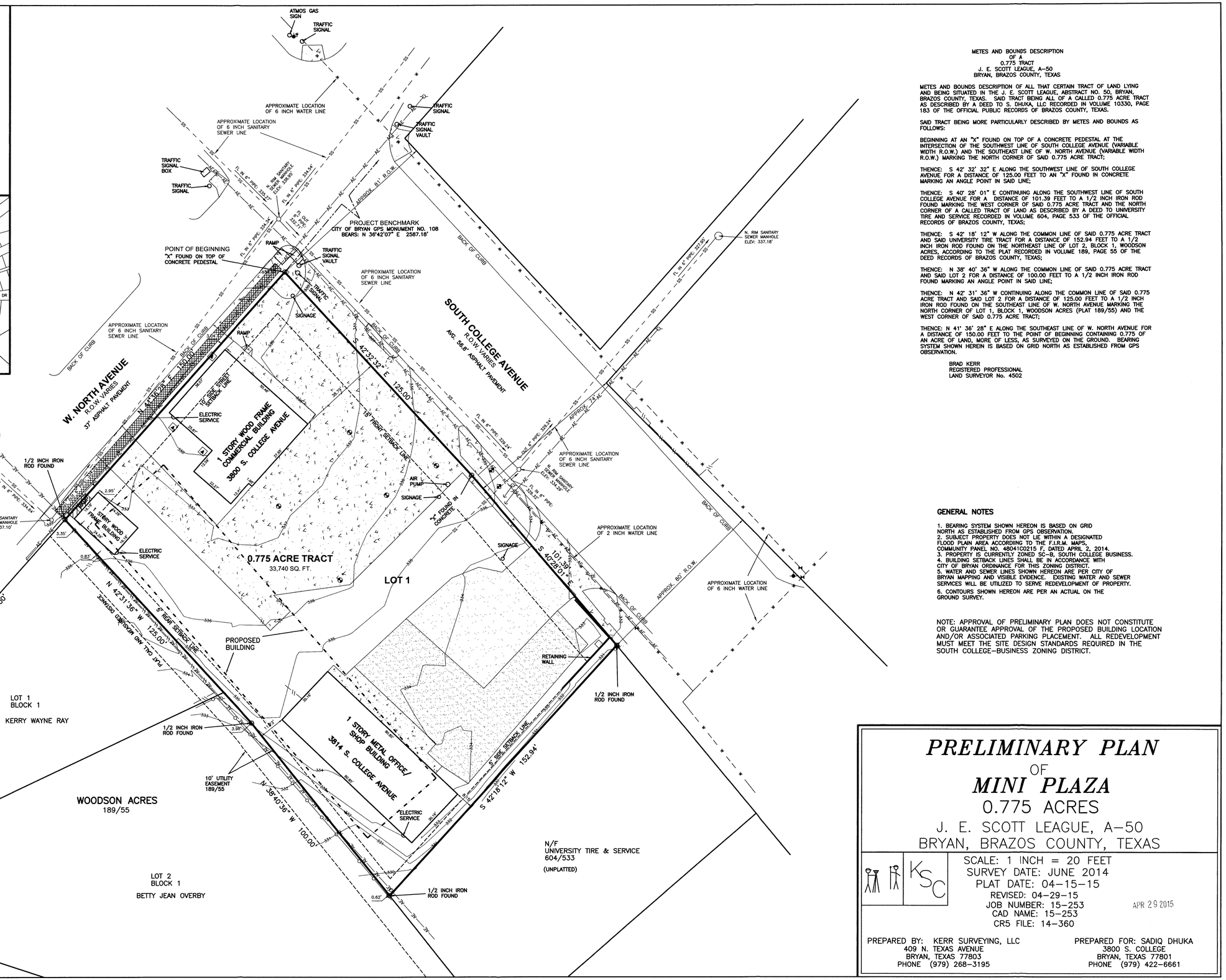
SCALE: 1" = 20'

20 0 20 40 60 Feet



VICINITY MAP
NOT TO SCALE



LEGEND:

- A/C
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MONITOR WELL
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- DECK
- CONCRETE
- ASPHALT
- GRAVEL
- PROPOSED SIDEWALK

METES AND BOUNDS DESCRIPTION
OF A
0.775 TRACT
J. E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. E. SCOTT LEAGUE, ABSTRACT NO. 50, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 0.775 ACRE TRACT AS DESCRIBED BY A DEED TO S. DHUKA, LLC RECORDED IN VOLUME 10330, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT AN "X" FOUND ON TOP OF A CONCRETE PEDESTAL AT THE INTERSECTION OF THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE (VARIABLE WIDTH R.O.W.) AND THE SOUTHEAST LINE OF W. NORTH AVENUE (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF SAID 0.775 ACRE TRACT;

THENCE: S 42° 32' 32" E ALONG THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 125.00 FEET TO AN "X" FOUND IN CONCRETE MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 40° 28' 01" E CONTINUING ALONG THE SOUTHWEST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 101.39 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.775 ACRE TRACT AND THE NORTH CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO UNIVERSITY TIRE AND SERVICE RECORDED IN VOLUME 604, PAGE 533 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 18' 12" W ALONG THE COMMON LINE OF SAID 0.775 ACRE TRACT AND SAID UNIVERSITY TIRE TRACT FOR A DISTANCE OF 152.94 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF LOT 2, BLOCK 1, WOODSON ACRES, ACCORDING TO THE PLAT RECORDED IN VOLUME 189, PAGE 55 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 38° 40' 36" W ALONG THE COMMON LINE OF SAID 0.775 ACRE TRACT AND SAID LOT 2 FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 42° 31' 36" W CONTINUING ALONG THE COMMON LINE OF SAID 0.775 ACRE TRACT AND SAID LOT 2 FOR A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. NORTH AVENUE MARKING THE NORTH CORNER OF LOT 1, BLOCK 1, WOODSON ACRES (PLAT 189/55) AND THE WEST CORNER OF SAID 0.775 ACRE TRACT;

THENCE: N 41° 36' 28" E ALONG THE SOUTHEAST LINE OF W. NORTH AVENUE FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.775 OF AN ACRE OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDIING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215 F, DATED APRIL 2, 2014.
3. PROPERTY IS CURRENTLY ZONED SC-B, SOUTH COLLEGE BUSINESS.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE FOR THIS ZONING DISTRICT.
5. WATER AND SEWER LINES SHOWN HEREON ARE PER CITY OF BRYAN MAPPING AND VISIBLE EVIDENCE. EXISTING WATER AND SEWER SERVICES WILL BE UTILIZED TO SERVE REDEVELOPMENT OF PROPERTY.
6. CONTOURS SHOWN HEREON ARE PER AN ACTUAL ON THE GROUND SURVEY.

NOTE: APPROVAL OF PRELIMINARY PLAN DOES NOT CONSTITUTE OR GUARANTEE APPROVAL OF THE PROPOSED BUILDING LOCATION AND/OR ASSOCIATED PARKING PLACEMENT. ALL REDEVELOPMENT MUST MEET THE SITE DESIGN STANDARDS REQUIRED IN THE SOUTH COLLEGE-BUSINESS ZONING DISTRICT.

PRELIMINARY PLAN
OF
MINI PLAZA
0.775 ACRES
J. E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: JUNE 2014
PLAT DATE: 04-15-15
REVISED: 04-29-15
JOB NUMBER: 15-253
CAD NAME: 15-253
CR5 FILE: 14-360

APR 29 2015

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: SADIQ DHUKA
3800 S. COLLEGE
BRYAN, TEXAS 77801
PHONE (979) 422-6661