

Copyright © 2022, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reprinted, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER CONSULTANTS**



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

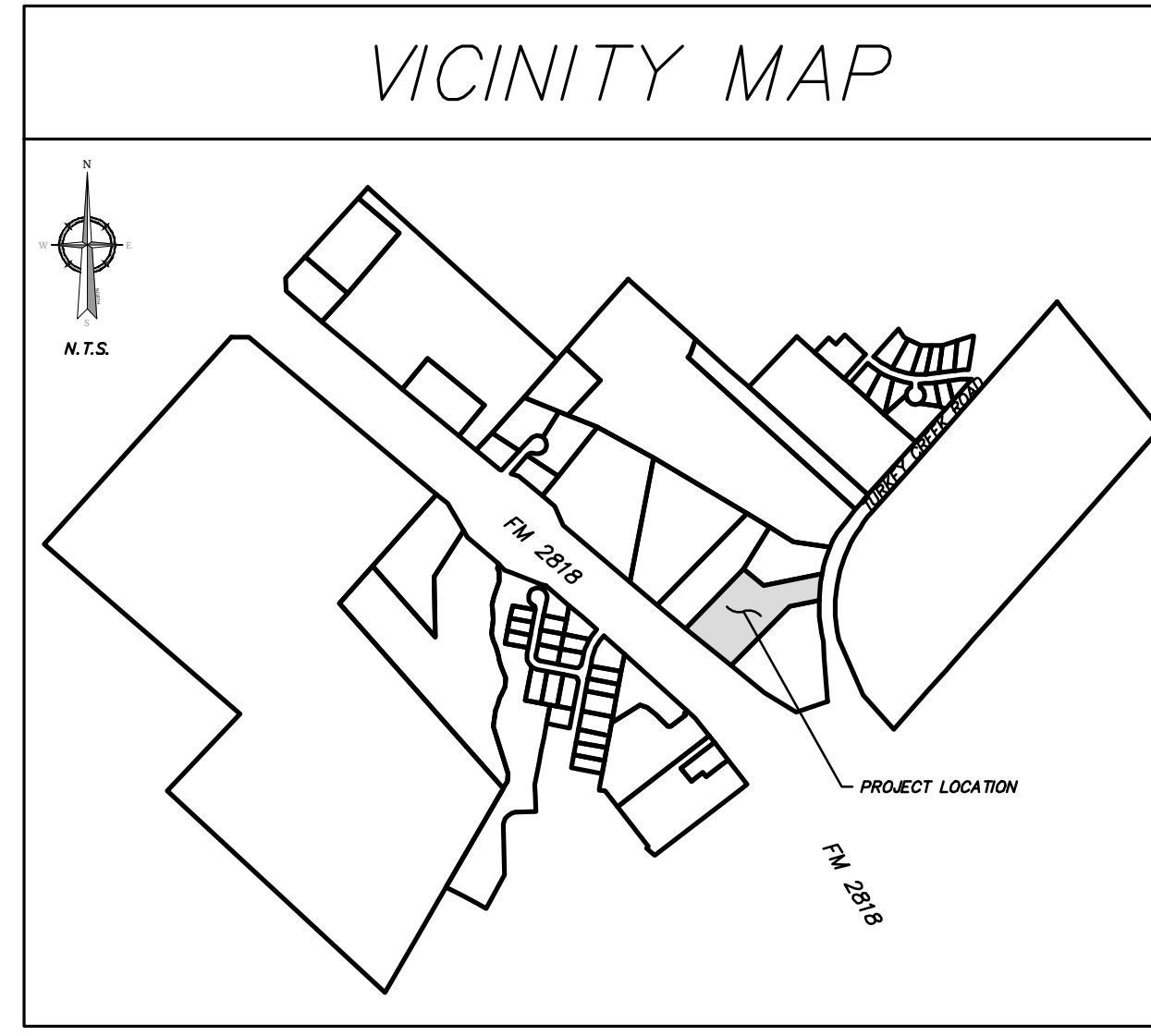
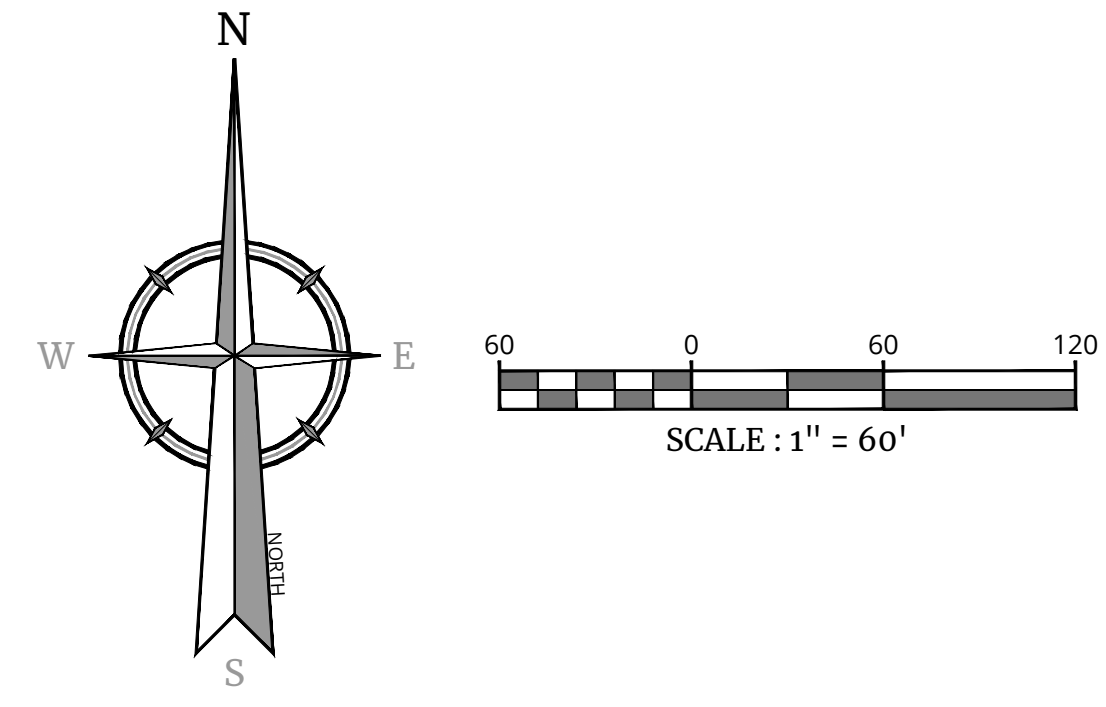
Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

LEGEND

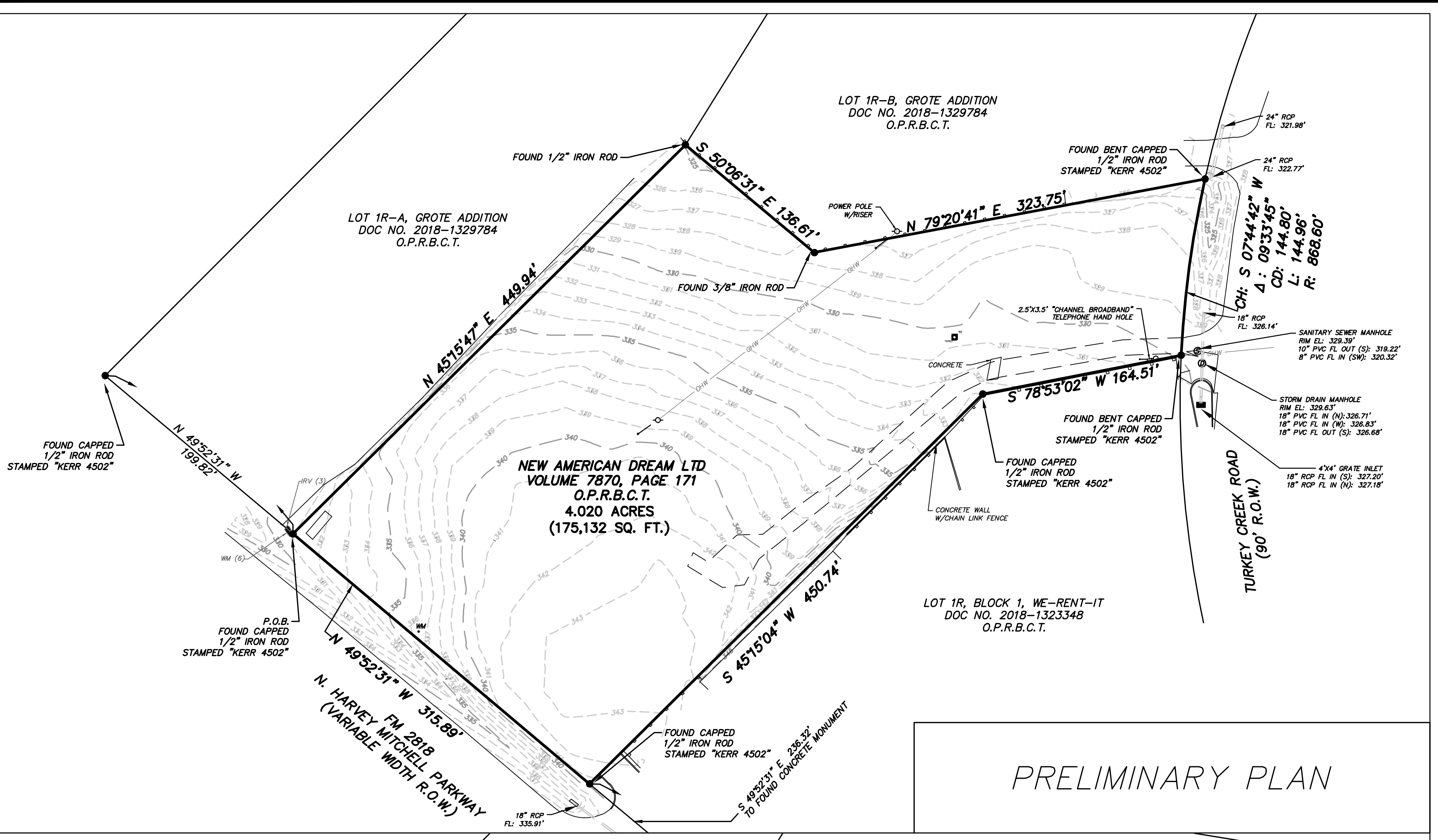
PROPERTY LINE
FACE CURB LINE
BACK CURB LINE
CHAIN LINK FENCE
SANITARY MANHOLE
DRAINAGE MANHOLE
MAJOR CONTOUR
MINOR CONTOUR
OVERHEAD WIRE
SAN. SEWER LATERAL
SAN. SEWER MAIN
STORM PIPE

UTILITY POLE
GUY WIRE
FIRE HYDRANT
WATER VALVE
MONUMENT FOUND
TYPED TELEPHONE PEDESTAL
TELEPHONE MARKER

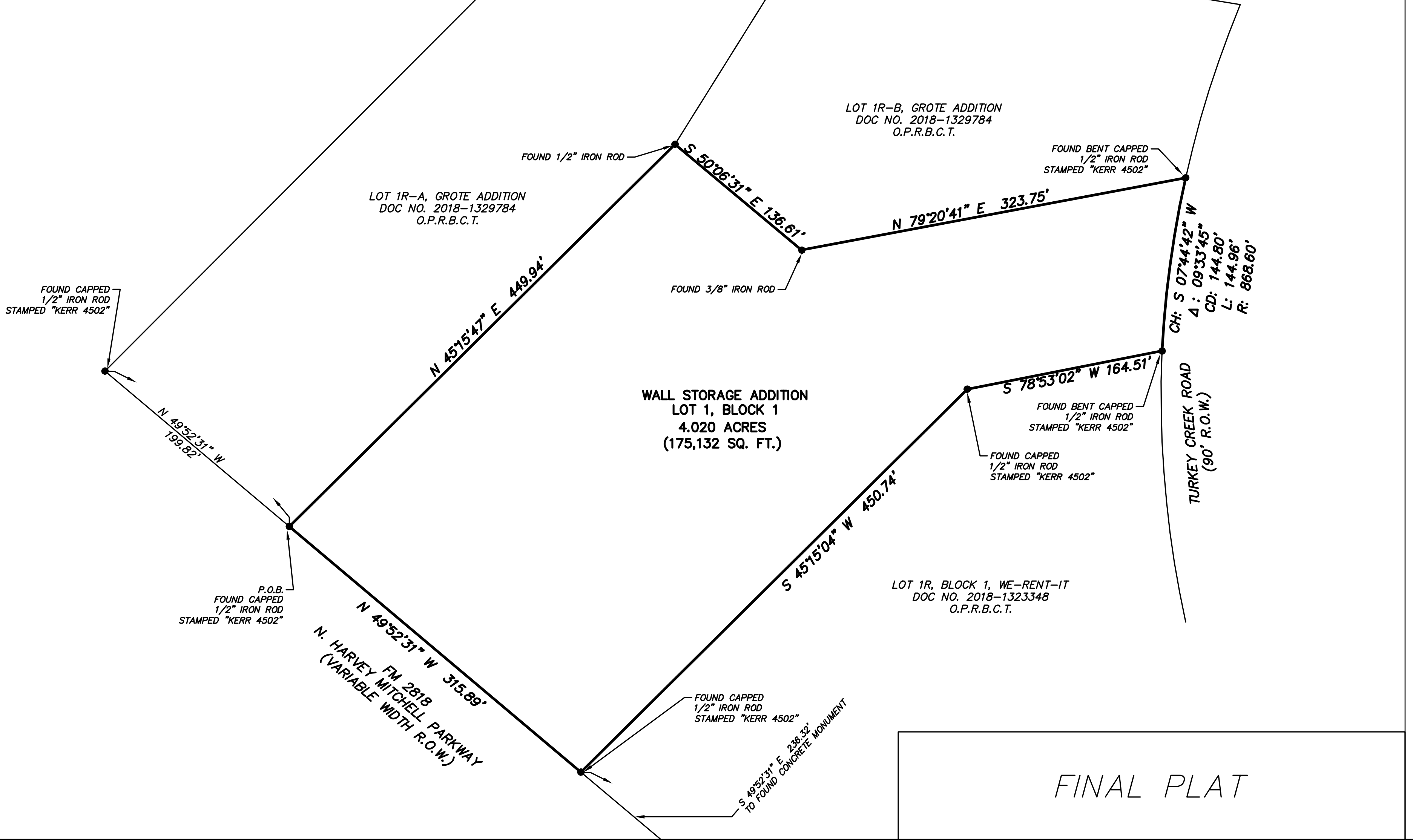
ABBREVIATIONS
DOC. NO. = DOCUMENT NUMBER
IRV = IRRIGATION VALVE
P.O.B. = POINT OF BEGINNING
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY TEXAS
R.O.W. = RIGHT OF WAY
WM = WATER METER



REV.	DATE	DRAWN BY	DESCRIPTION



PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



FINAL PLAT

WALL STORAGE ADDITION LOT 1, BLOCK 1

ZENO PHILLIPS LEAGUE, A-45
CITY OF BRYAN BRAZOS COUNTY TEXAS

Colliers
Engineering & Design
DALLAS
4500 Ratliff Lane, Suite 113
Addicks, TX 75001
Phone: 214.613.1204
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE: 1" = 60'	DATE: 02/10/22	DRAWN BY: JPG	CHECKED BY: CAG
--------------------	-------------------	------------------	--------------------

PROJECT NUMBER:
22001691A

SHEET TITLE:
DRAWING NAME:
22001691A_PLAT

SHEET NUMBER:
1 of 2

OWNER/DEVELOPER
NEW AMERICAN DREAM, LTD.
8702 ADAMS LANE
TEMPLE, TX 76502
254-721-6179

SURVEYOR/ENGINEER
COLLIERS ENGINEERING & DESIGN
T.B.P.E.L.S. FIRM NO. 10194550
4500 RATLIFF LANE, SUITE #113
214-613-1204

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (WE), _____, THE OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

OWNER

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHAD A. GULICK, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH SUITABLE MONUMENTS SET WITH THE HEAD FLUSH WITH THE GROUND OR SIDEWALKS; AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

CHAD A. GULICK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6021
TEXAS SURVEY FIRM NO. 10194550

CERTIFICATION BY THE COUNTY CLERK

I, _____, COUNTY CLERK OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED ON THE _____ DAY OF _____, 20__, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS,

BRAZOS COUNTY CLERK BRAZOS COUNTY, TEXAS.

APPROVAL OF THE 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 FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 20__ BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION BRYAN, 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 _____ DAY OF _____, 20__.

CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED 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 _____, 20__.

CITY PLANNER, BRYAN, TEXAS

LEGAL DESCRIPTION

BEING a 4.020 acre (175,132 square foot) tract of land contained within the Zeno Phillips League, Abstract No. 45, City of Bryan, Brazos County, Texas, and being all of that certain tract of land described in a Warranty Deed to New American Dream, Ltd. as recorded in Volume 7870, Page 171 of the Official Public Records of Brazos County, Texas, said 4.020 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "KERR 4502" found in the northeasterly right-of-way line of FM 2818, also known as North Harvey Mitchell Parkway (a variable width right-of-way) at the most westerly corner of said New American Dream, Ltd. tract, said point also being the south corner of Lot 1R-A of Grote Addition, an addition to the City of Bryan, Brazos County, Texas as recorded in Document No. 2018-1329784 of the Official Public Records of Brazos County, Texas;

THENCE N 45°15'47" E, departing the northeasterly right-of-way line of said FM 2818 and along the southeasterly line of said Lot 1R-A, a distance of 449.94 feet to a 1/2-inch iron rod found for the most westerly corner of Lot 1R-B of said Grote Addition;

THENCE S 50°06'31" E, departing the southeasterly line of said Lot 1R-A and along the southerly line of said Lot 1R-B, a distance of 136.61 feet to a 3/8-inch iron rod found for corner;

THENCE N 79°20'41" E, continuing along the southerly line of said Lot 1R-B, a distance of 323.75 feet to a 1/2-inch iron rod with cap stamped "KERR 4502" found for corner in the westerly right-of-way line of Turkey Creek Road (a 90-foot wide right-of-way) at the southeast corner of said Lot 1R-B, said point being the beginning of a non-tangent curve to the left;

THENCE Southerly along said curve, having a central angle of 09°33'45", a radius of 868.60 feet, a chord bearing and distance of S 07°44'42" W, 144.80 feet, and an arc distance of 144.96 feet to a 1/2-inch iron rod with cap stamped "KERR 4502" found for the northeast corner of Lot 1R, Block 1 of We-Rent-It, an addition to the City of Bryan, Brazos County, Texas as recorded in Document No. 2018-1323348 of the Official Public Records of Brazos County, Texas;

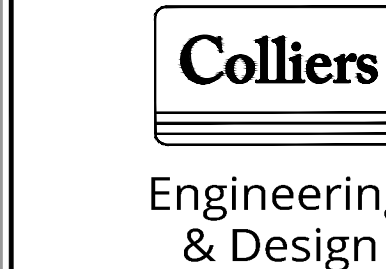
THENCE S 78°53'02" W, departing the westerly right-of-way line of said Turkey Creek Road and along the north line of said Lot 1R, a distance of 164.51 feet to a 1/2-inch iron rod with cap stamped "KERR 4502" found for corner;

THENCE S 45°15'04" W, along the northwesterly line of said Lot 1R, a distance of 450.74 feet to a 1/2-inch iron rod with cap stamped "KERR 4502" found for corner in the northeasterly right-of-way line of said FM 2818, said point being the west corner of said Lot 1R;

THENCE N 49°52'31" W, along the northeasterly right-of-way line of said FM 2818, a distance of 315.89 feet to the POINT OF BEGINNING, containing 4.020 acres (175,132 square feet) of land, more or less.

GENERAL NOTES

- All bearings are based on the Texas State Plane Coordinate System, Central Zone (4202), NAD83(2011), Epoch 2010.00. Elevations are referenced to NAVD88 and computed using GEOID 12B.
- Elevation and contour data shown hereon is based on an on-the-ground survey performed by Colliers Engineering & Design on 02/10/2022.
- All utilities shown are based on above ground visible features observed at the time of survey. No additional research for easements or encumbrances was performed by Colliers Engineering & Design.
- According to the National Flood Insurance Program Flood Insurance Rate map for Brazos County, Texas, Map number 48041C0195E, Panel 0285E, dated May 16, 2012, all of this property is located within unshaded Zone "X", areas of minimal flood hazard.
- This property is Zoned Industrial District (I).
- Building setback lines per City of Bryan Ordinances.



www.colliersengineering.com

Copyright © 2022, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is confided. This drawing may not be copied, reprinted, disassembled, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER CONSULTING**



REV.	DATE	DRAWN BY	DESCRIPTION

FINAL PLAT

WALL STORAGE
ADDITION
LOT 1, BLOCK 1

ZENO PHILLIPS LEAGUE,
A-45
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

Colliers **DALLAS**
Engineering & Design 4500 Ratliff Lane,
Suite 113
Addicks, TX 75001
Phone: 214.613.1204
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: 1" = 60'	DATE: 02/10/22	DRAWN BY: JPG	CHECKED BY: CAG
PROJECT NUMBER: 22001691A	DRAWING NAME: 22001691A_PLAT		

SHEET TITLE:

SHEET NUMBER:
2 of 2

OWNER/DEVELOPER
NEW AMERICAN DREAM, LTD.
8702 ADAMS LANE
TEMPLE, TX 76502
254-721-6179

SURVEYOR/ENGINEER
COLLIERS ENGINEERING & DESIGN
T.B.P.E.L.S. FIRM NO. 10194550
4500 RATLIFF LANE, SUITE #113
214-613-1204

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

109\A\Survey\DWG\22001691A_PLAT.dwg (1/13/22) By: JAG/TM/A