

② ELEVATION OVERLAY
1" = 40'-0"

CUBE SMART BRYAN, TX
 PROPERTY OWNER:
 ROBERT L. MOORE
 13994 NEWBERG ROAD
 CAT SPRING, TX 78993
 LEGAL DESCRIPTION:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, IN BRYAN, BRAZOS COUNTY, TEXAS, AND BEING PART OF THAT 12.587 ACRE TRACT CONVEYED TO MRS. LOUIS LUZA MCDONOUGH BY JOE P. LUZA, ET-UX, BY A DEED RECORDED IN VOL. 226, PAGE 477, OF THE BRAZOS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT AN IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF EAST 29TH STREET; SAID IRON ROD ALSO BEING THE NORTH PROPERTY CORNER OF THE GROVE - PHASE TWO;
 THENCE: S 86°00'38" E - 256.99 FEET ALONG THE EAST 29TH STREET RIGHT-OF-WAY LINE TO AN IRON ROD FOR CORNER;
 THENCE: S 69°35'54" E - 51.80 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE EAST OF 29TH STREET TO AN IRON ROD FOR CORNER; SAID IRON ROD ALSO BEING IN THE NORTHWEST RIGHT-OF-WAY OF GOESSLER ROAD;
 THENCE: S 45°18'05" W - 742.76 FEET ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF GOESSLER ROAD TO AN IRON ROD FOR CORNER;
 THENCE: N 44°41'55" W - 240.00 FEET TO AN IRON ROD FOR CORNER;
 THENCE: N 45°18'05" E - 551.29 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 3.608 ACRES OF LAND, MORE OR LESS.

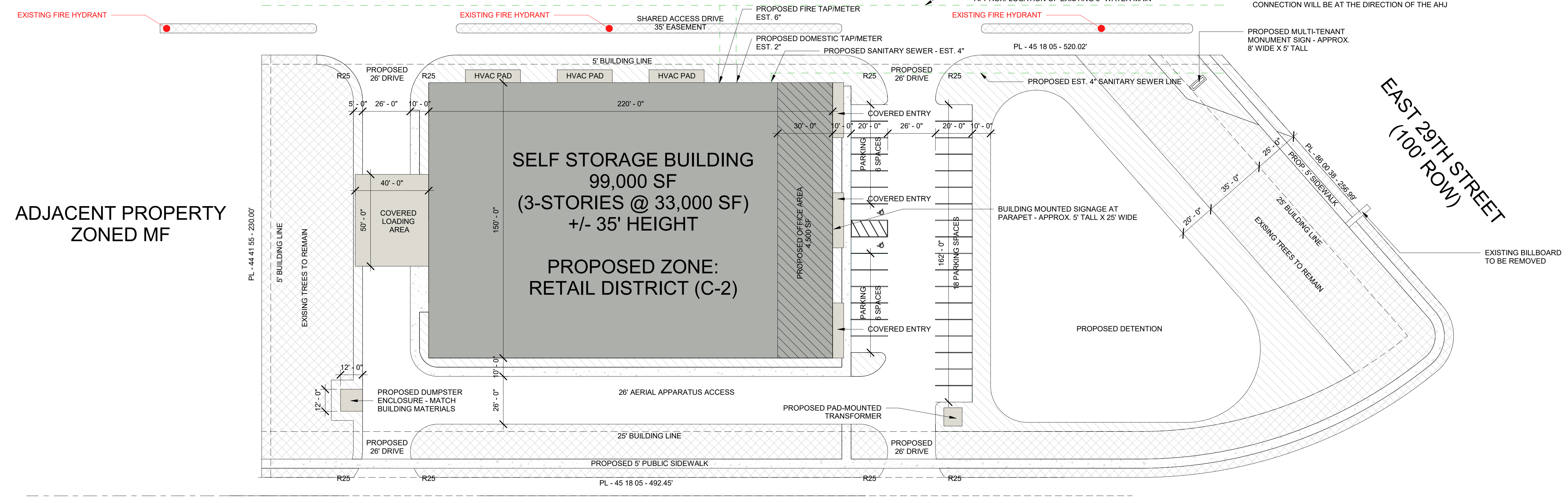


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NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
 SAMUEL HERO -
 TBAE LICENSE # 26387

PROPERTY
 NOTE:
 AREAS ARE APPROXIMATE BASED ON PROVIDED PDF SURVEY AND NOTED ROW DEDICATIONS. CAD SURVEY REQUIRED TO PROPERLY LOCATE THE PROPERTY LINES.

ADJACENT PROPERTY ZONED C-1
 PROPOSED EXISTING LANDSCAPING/TREES TO REMAIN
 PROPOSED NEW LANDSCAPING



ADJACENT PROPERTY ZONED MF

GOESSLER ROAD (50' ROW)

NOTE: SANITARY SEWER MAINS:
 8" MAIN APPROX. 300' TO THE WEST ALONG EAST 29TH STREET
 6" MAIN APPROX. 300' TO THE EAST ALONG EAST 29TH STREET
 CONNECTION WILL BE AT THE DIRECTION OF THE A/HJ

NOTE:
 WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE ACCESS ELECTRIC FACILITIES.

SITE

LOT SIZE:	3.6 ACRES (APPROXIMATE)
PROPOSED DETENTION AREA:	.43 ACRES
PROPOSED STRUCTURES	
SELF STORAGE:	94,500 SF
OFFICE :	4,500 SF
TOTAL BUILDING:	99,000 SF
PARKING:	30 SPACES

CUBE SMART, BRYAN, TX
 3168 E. 29TH STREET
 BRYAN, TX 77802

Wheless-DeSpain Interests, LLC

Project number 22021
 Date 07/04/2023

SCHEMATIC SITE PLAN

1.0

① SCHEMATIC SITE PLAN 4
1" = 30'-0"