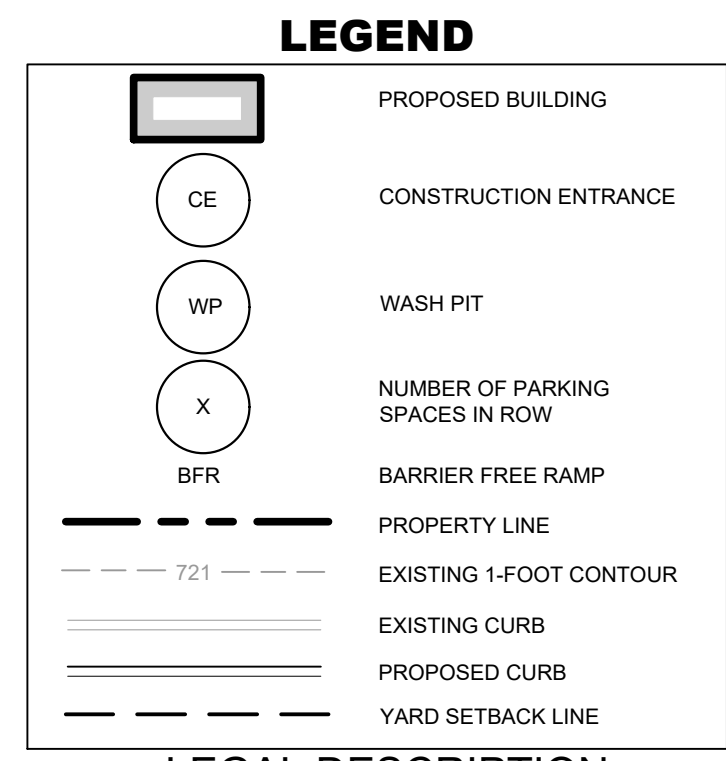
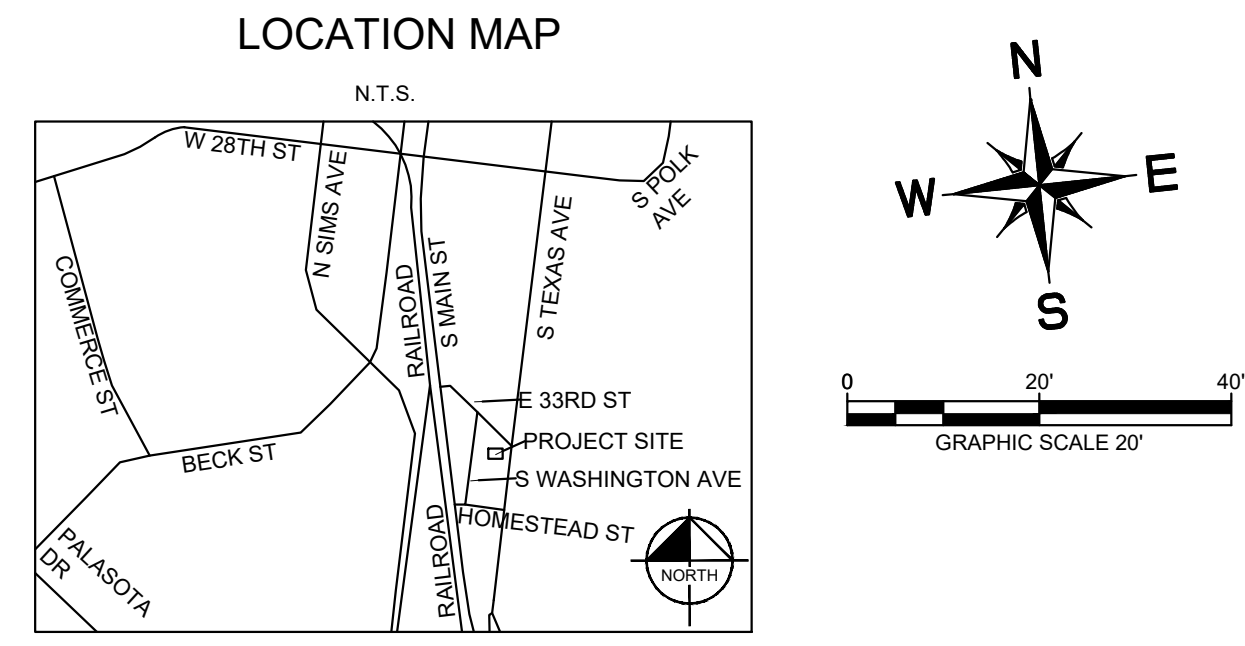
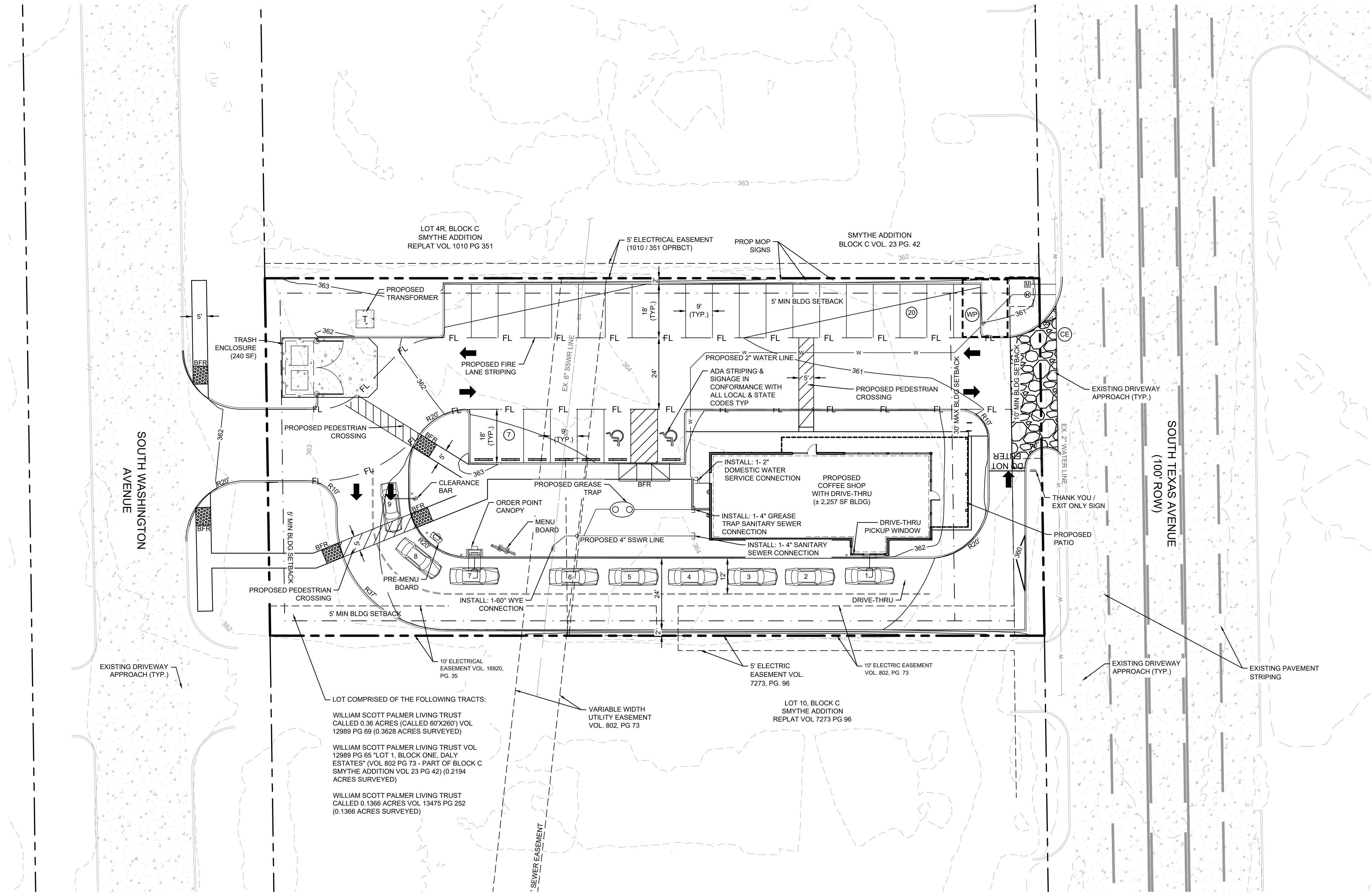


DATE: 02/07/2023
 TIME: 10:00 AM
 DRAWN BY: JACOB SCHER
 CHECKED BY: JONATHAN KERBY
 PROJECT: S TEXAS AVE RETAIL ADDITION

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGAL DESCRIPTION

A FIELD NOTES DESCRIPTION OF 0.717 ACRES IN THE ZENO PHILLIPS LEAGUE NO. 7 SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.7188 ACRE TRACT CONVEYED TO ASHER BRYAN, LLC IN VOLUME 18272, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT), SAID 0.7188 ACRE TRACT BEING ALL OF LOT ONE OF THE DALY ESTATES IN VOLUME 802, PAGE 76 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) AND CONVEYED TO WILLIAM SCOTT PALMER IN VOLUME 12989, PAGE 65 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT), A CALLED 0.36 ACRE TRACT CONVEYED TO WILLIAM SCOTT PALMER IN VOLUME 12989, PAGE 69 (OPRBT), AND ALL OF A CALLED 0.1366 ACRE TRACT OF LAND CONVEYED TO WILLIAM SCOTT PALMER IN VOLUME 13475, PAGE 252, SAID 0.717 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET ON THE EAST LINE OF WASHINGTON AVENUE (80' RIGHT-OF-WAY, 802/76 OPRBT) FOR THE NORTHWEST CORNER OF SAID 0.36 ACRE TRACT, THE SOUTHWEST CORNER OF A LOT 4-R, BLOCK C OF THE SMYTHE ADDITION (1010/351 OPRBT), CONVEYED TO WHATABURGER REAL ESTATE, LLC, IN VOLUME 15117, PAGE 248 (OPRBT), AND THE NORTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 84° 02' 15" W, A DISTANCE OF 17.12 FEET;

THENCE, WITH THE COMMON LINE OF THE WHATABURGER TRACT AND SAID 0.36 ACRE TRACT, S 84° 02' 15" E FOR A DISTANCE OF 260.06 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET ON THE WEST LINE OF TEXAS AVENUE (79' WIDE RIGHT-OF-WAY, 802/76 (OPRBT), FOR THE SOUTHWEST CORNER OF SAID WHATABURGER TRACT, THE NORTHEAST CORNER OF SAID 0.36 ACRE TRACT, AND THE NORTHEAST CORNER HEREOF;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF TEXAS AVENUE, S 05° 07' 05" W, PASSING A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT A DISTANCE OF 60.47 FEET, FOR THE COMMON EAST CORNER OF SAID LOT 1 AND SAID 0.36 ACRE TRACT, CONTINUING WITH SAID RIGHT-OF-WAY LINE FOR A TOTAL DISTANCE OF 120.02 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE NORTHEAST CORNER OF A CALLED 0.386 ACRE TRACT CONVEYED TO WATFORD-LEWIS, LLC, IN VOLUME 7148, PAGE 177 (OPRBT), THE SOUTHWEST CORNER OF SAID LOT 1, AND THE SOUTHWEST CORNER HEREOF, FROM WHICH AN 'X' FOUND IN CONCRETE BEARS S 05° 07' 05" W, A DISTANCE OF 323.86 FEET, FROM WHICH ANOTHER 'X' IN CONCRETE FOUND BEARS S 05° 07' 05" W, A DISTANCE OF 503.76 FEET;

THENCE, WITH THE COMMON LINE OF SAID 0.386 ACRE TRACT AND THE SOUTH LINES OF SAID LOT 1 AND SAID 0.1366 ACRE TRACTS, N 84° 02' 15" W, PASSING A 1/2 INCH IRON ROD FOUND AT A DISTANCE OF 177.49 FEET, CONTINUING ON FOR A TOTAL DISTANCE OF 260.06 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET ON THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE, FOR THE NORTHWEST CORNER OF SAID 0.386 ACRE TRACT, THE SOUTHWEST CORNER OF 0.1366 ACRE TRACT, AND THE SOUTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 84° 02' 15" W, A DISTANCE OF 17.29 FEET, ALSO FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 84° 02' 15" E A DISTANCE OF 82.77 FEET; ALSO FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-114 BEARS S 29° 11' 55" W A DISTANCE OF 1,234.90 FEET;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE, N 05° 07' 05" E, PASSING A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT A DISTANCE OF 59.55 FEET FOR THE COMMON WEST CORNER OF SAID 0.1366 ACRE TRACT AND SAID 0.36 ACRE TRACT, FROM WHICH AN 'X' FOUND IN CONCRETE FOUND BEARS N 84° 02' 15" W A DISTANCE OF 17.31 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 120.02 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 0.717 ACRES OF LAND, MORE OR LESS.

General Site Data	
Existing Zoning	MT-C (Midtown Corridor)
Proposed Zoning	MT-C (Midtown Corridor)
Proposed Use	Restaurant Use
Area (Acres)	0.7170
Area (SF)	31,233
Building Area (SF)	± 2,257
Parking Required	8, Plus 1 per 50 SF of Seating Area (19) = 27
Parking Provided	27 Total, 2 ADA
Setbacks	5' Min. Side, 10' Min. Front, 5' Min. Rear, 10' Min. Street

PROJECT NUMBER
 #SP2023-XX
SITE PLAN
 SMYTHE ADDITION, BLOCK C, LOT 7R
 BEING A REPLAT OF 0.717 ACRES
 BEING ALL OF A TRACT CALLED TO BE 0.7188 ACRES
 VOLUME 18272, PAGE 50, OPRBT
 City of Bryan, Brazos County, Texas
 02/07/2023

Owner:
 Asher Bryan, LLC
 16475 Dallas Pkwy, Suite 200
 Addison, Texas 75001
 Contact: Jacob Scher
 Phone: (731)-420-3833

Architect:
 MSpire Design
 Contact: Melissa Haba
 Phone: (979)-574-8959

Engineer:
 Kimley-Horn and Associates, Inc.
 13455 Noel Rd
 Two Galleria Office Tower, Ste 700
 Dallas, Texas 75240
 Contact: Jonathan Kerby, P.E.
 Phone: (972) 770-1370

BY _____ DATE _____

REVISIONS _____

No. _____

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL RD, TWO GALLERIA OFFICE TOWER SUITE 700
 DALLAS, TX 75240
 PHONE: (972) 770-1370
 WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 064606800
 DATE FEBRUARY 2023
 SCALE AS SHOWN
 DESIGNED BY LEH
 DRAWN BY LEH
 CHECKED BY CBU

**S TEXAS AVE
 RETAIL ADDITION**
 S TEXAS AVE AND
 E 33RD ST
 BRYAN, TX

SITE PLAN

SHEET NUMBER
SP-01