

2 ELEVATION OVERLAY
1" = 40'-0"

CUBE SMART BRYAN, TX

PROPERTY OWNER:

ROBERT L. MOORE
13994 NEWBERG ROAD
CAT SPRING, TX 78993

LEGAL DESCRIPTION:

THE GROVE - PHASE 2, BLOCK 1, LOT 4

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;

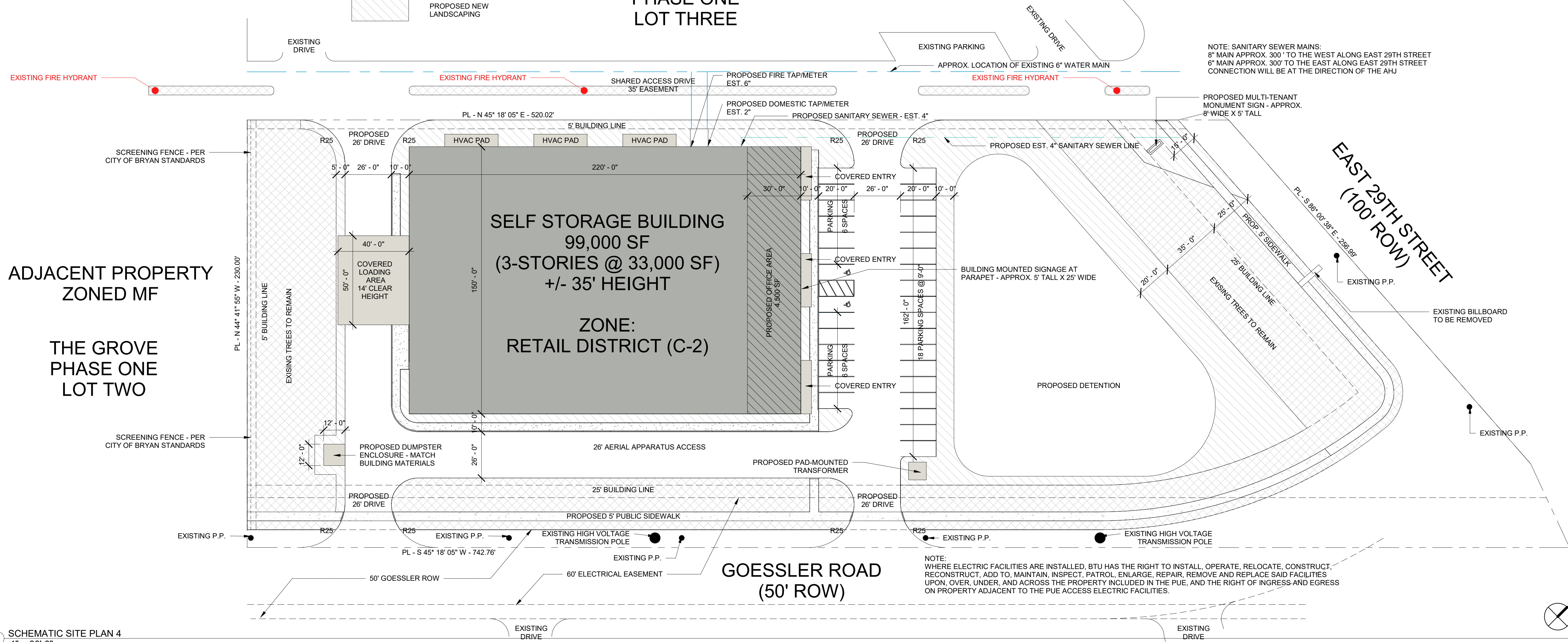
THENCE: N 44°41'55" W - 240.00 FEET TO AN IRON ROD FOR CORNER;

THENCE: N 45°18'05" E - 551.29 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 3.608 ACRES OF LAND, MORE OR LESS.

ADJACENT PROPERTY
ZONED C-1

THE GROVE
PHASE ONE
LOT THREE

- PROPOSED EXISTING LANDSCAPING/TREES TO REMAIN
- PROPOSED NEW LANDSCAPING



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

ADJACENT PROPERTY
ZONED MF

THE GROVE
PHASE ONE
LOT TWO

1 SCHEMATIC SITE PLAN 4
1" = 30'-0"

NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION

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

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:
LAND USE:
OFFICE/MINI STORAGE
1/300SF OFFICE
4,500 SF OFFICE/300 =
REQUIRED - 15 SPACES
PROVIDED - 30 SPACES

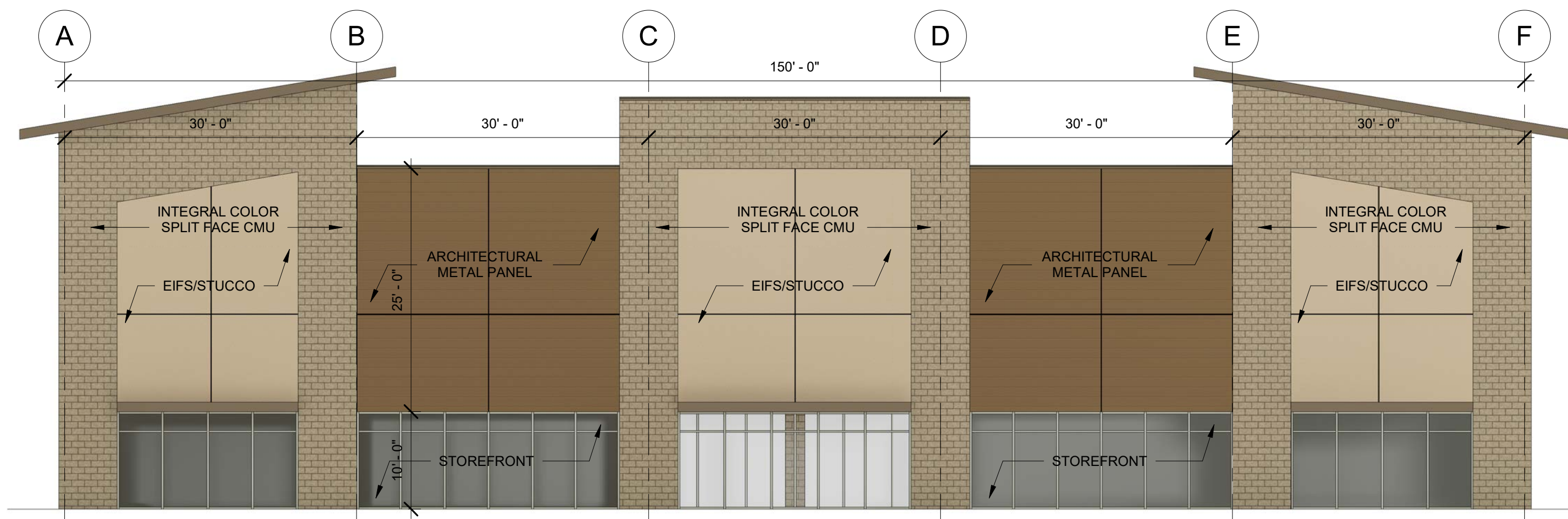
CUBE SMART,
BRYAN, TX
3168 E. 29TH STREET
BRYAN, TX 77802

Wheless-DeSpain
Interests, LLC

Project number 22021
Date 07/04/2023

SCHEMATIC
SITE PLAN

1.0

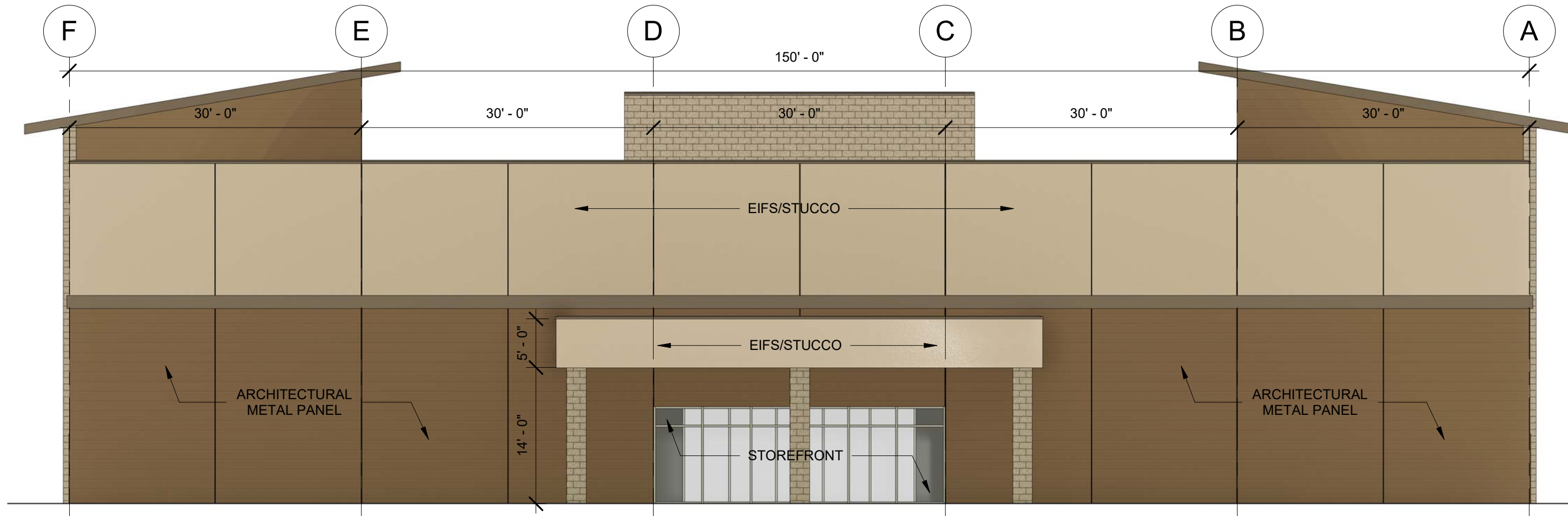


4 EAST ELEVATION
3/32" = 1'-0"

ARCHITECTURAL METAL PANEL: 1360 SF
SPLIT FACE CMU: 1960 SF
EIFS: 1462 SF
STOREFRONT: 1152 SF

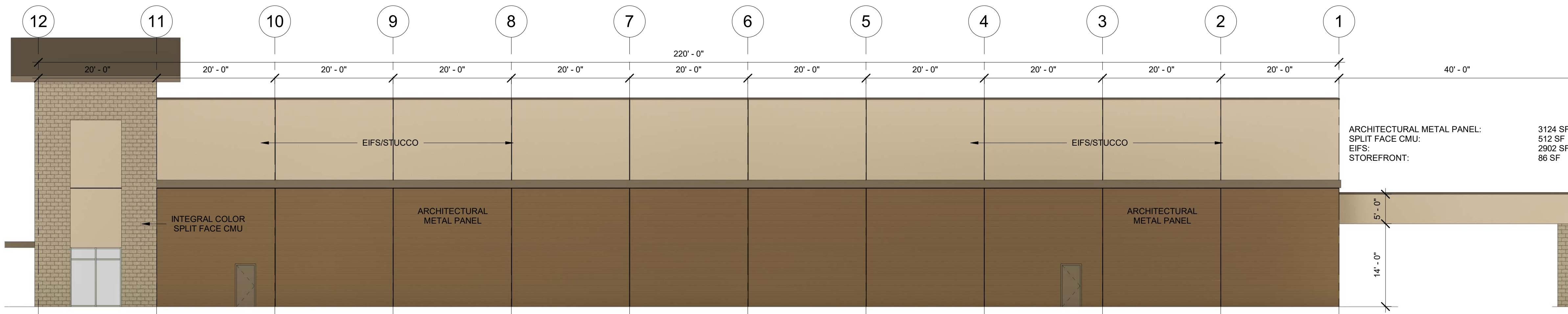
MATERIAL SF TOTALS:

ARCHITECTURAL METAL PANEL:	12,840 SF	48%
SPLIT FACE CMU:	2,984 SF	11%
EIFS:	9,554 SF	35%
STOREFRONT:	1,624 SF	6%
TOTAL:	27,002 SF	



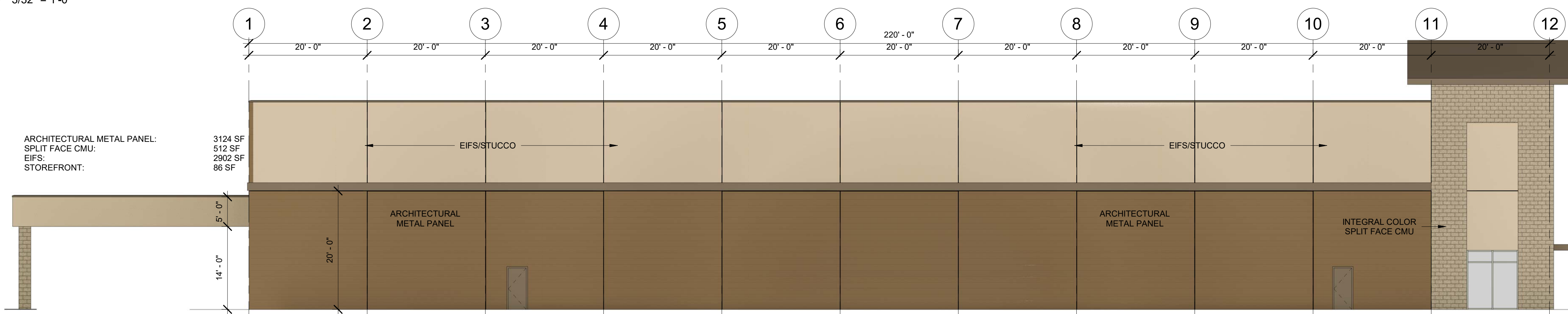
3 WEST ELEVATION
3/32" = 1'-0"

ARCHITECTURAL METAL PANEL: 2920 SF
SPLIT FACE CMU: 0 SF
EIFS: 2288 SF
STOREFRONT: 300 SF



2 NORTH ELEVATION
3/32" = 1'-0"

ARCHITECTURAL METAL PANEL: 3124 SF
SPLIT FACE CMU: 512 SF
EIFS: 2902 SF
STOREFRONT: 86 SF



1 SOUTH ELEVATION
3/32" = 1'-0"

ARCHITECTURAL METAL PANEL: 3124 SF
SPLIT FACE CMU: 512 SF
EIFS: 2902 SF
STOREFRONT: 86 SF



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281.206.4004

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CONSTRUCTION

SAMUEL HERO -
TBAE LICENSE # 26387

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BRYAN, TX**

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BRYAN, TX 77802

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**ELEVATIONS -
OPTION 2**

1.2



② REAR FACADE



① FRONT ENTRY FACADE

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3D VIEWS

1.3