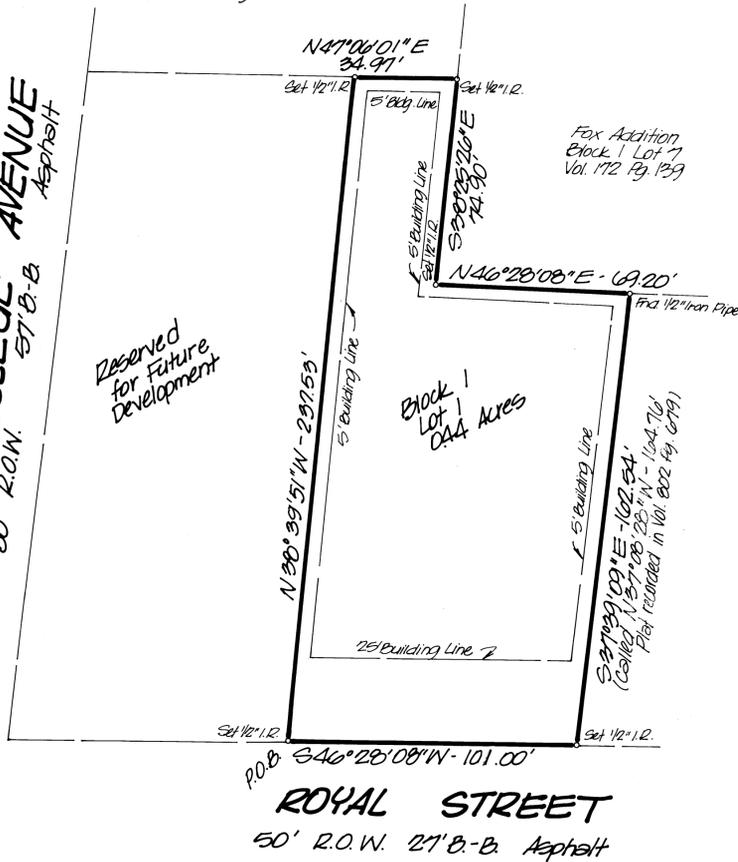


ON LAND BASE  
41401  
100

W. L. Beasley  
0.81 Acres  
Vol. 360 Pg. 445

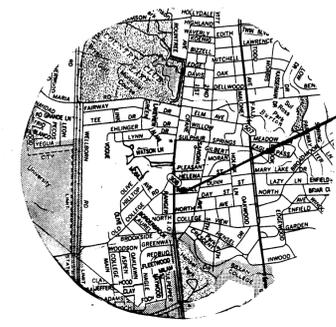
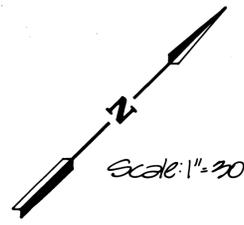
SOUTH COLLEGE AVENUE  
80' R.O.W. 27' B-B  
Asphalt



Reserved for Future Development

Block 1  
Lot 1  
0.44 Acres

Kinder Care Learning Center  
0.8466 Acres  
Vol. 802 Pg. 679



Project Location

Vicinity Map  
N.T.S.

Field Notes  
0.44 Acres

Being all of that certain tract or parcel of land lying and being situated in the J. E. SCOTT LEAGUE, A-50, Bryan, Brazos County, Texas and being a part of those two tracts of 0.97 acres of land conveyed to Howard N. Anderson by First National Bank, recorded in Volume 360 page 592, Deed Records of Brazos County, Texas and being a part of the Third Tract described in a Deed of Trust recorded in Volume 266 page 653, Deed of Trust Records of Brazos County, Texas and being described as follows:

COMMENCING; at a 3/8" iron rod found at the intersection of the northeast right-of-way line of South College Avenue and the northwest right-of-way line of Royal Street;

THENCE: N 46° 28' 08" E - 100.00 feet along said Royal Street line to a 1/2" iron rod set for the PLACE OF BEGINNING;

THENCE: N 38° 39' 51" W - 237.53 feet across said 0.97 acre tract of land to a 1/2" iron rod set for the northwest corner of this 0.44 acre tract; same being the southeast line of the W.L. Beasley 0.81 acre tract (360/445);

THENCE: N 47° 06' 01" E - 34.97 feet along the common line between said 0.44 acre tract and said Beasley tract to a 1/2" iron rod set for the most easterly common corner of said tracts, same being in the southwest line of Lot 7 Block 1 of Fox Addition (172/139);

THENCE: S 38° 25' 26" E - 74.90 feet along the common line between said 0.44 acre tract and said Lot 7 to a 1/2" iron rod set for the south corner of said Lot 7; same being an ell corner of said 0.44 acre tract;

THENCE: N 46° 28' 08" E - 69.20 feet continuing along said common line to a 1/2" iron pipe found for the most northerly common corner of said 0.44 acre tract and the KinderCare Learning Center 0.8466 acre tract (802/679);

THENCE: S 37° 39' 09" E - 162.54 feet along the common line between said 0.44 acre tract and said KinderCare Learning Center tract to a 1/2" iron rod set at the most southerly common corner of said tracts; same being in said Royal Street line;

THENCE: S 46° 28' 08" W - 101.00 feet along said Royal Street line to the PLACE OF BEGINNING; and containing 0.44 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 in June 1995.

Base of bearings is the Northeast R.O.W. line of South College Avenue.

FILED  
95 AUG -7 PM 2:22  
CLERK  
Brazos County, Texas  
C. J. ...  
DEPUTY

# FINAL PLAT OF ICE HOUSE SUBDIVISION LOT 1, BLOCK 1 0.44 ACRES J. E. SCOTT LEAGUE ABSTRACT NO. 50 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1" = 30' JULY 1995

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Howard Anderson  
owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me in the Deed Records of Brazos County in Volume 802 Page 679 and designated herein as the ICE HOUSE SUBDIVISION in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Howard Anderson  
Owner

CERTIFICATION OF THE CITY PLANNER  
I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the city master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Mark D. Smith for Robert Shover  
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION  
I, JOHN GODFREY, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 12th day of JULY, 1995 and same was duly approved on the 3rd day of AUGUST, 1995 by said commission.

John Godfrey  
Chairman of the Planning & Zoning Commission  
Bryan, Texas

APPROVAL OF THE CITY ENGINEER  
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

L. P. Keller  
Acting City Engineer, Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Howard Anderson, known to me to be the person whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 11th day of July, 1995.

Donald D. Garrett  
Notary Public, State of Texas

CERTIFICATE OF SURVEYOR  
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett  
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER  
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett  
Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS  
COUNTY OF BRAZOS  
CERTIFICATE OF THE COUNTY CLERK  
I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication were filed for record in my office the 11th day of July, 1995, in the Deed/Official Records of Brazos County, Texas, in Volume 2476, Page 127.

Mary Ann Ward by Barbara Johnson, Deputy Clerk  
County Clerk  
Brazos County, Texas

OWNER: Howard Anderson  
501 Guernsey  
College Station, TX 77840  
(409) 696-7908

GARRETT ENGINEERING  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 108  
Bryan, Texas 77802  
Phone: 409 / 846 - 2688

