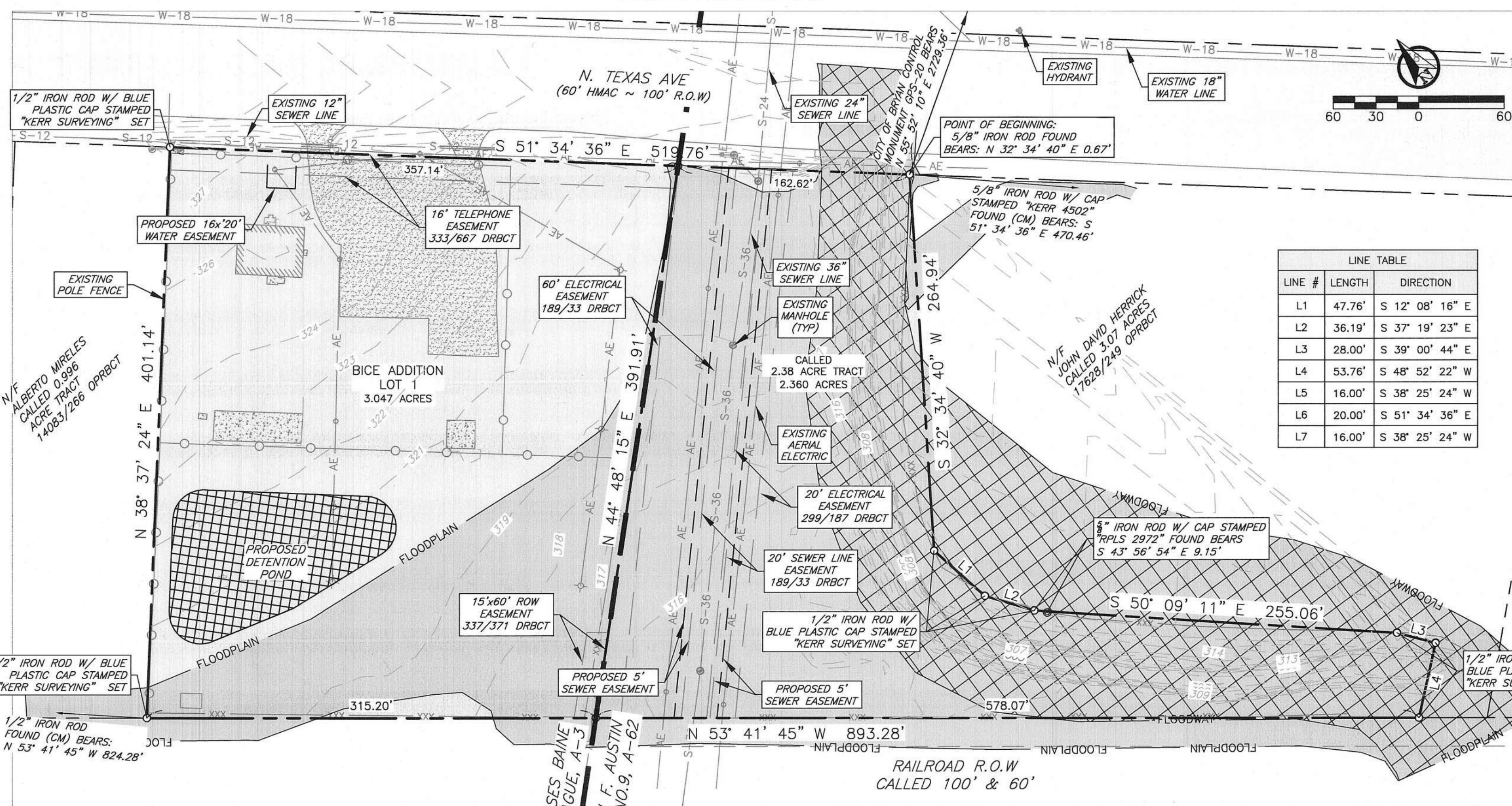


ORIGINAL PLAT



LINE #	LENGTH	DIRECTION
L1	47.76'	S 12° 08' 16\" E
L2	36.19'	S 37° 19' 23\" E
L3	28.00'	S 39° 00' 44\" E
L4	53.76'	S 48° 52' 22\" W
L5	16.00'	S 38° 25' 24\" W
L6	20.00'	S 51° 34' 36\" E
L7	16.00'	S 38° 25' 24\" W

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
MAHEND MOHAMMAD CHAROLIA
 Managing Partner of Brazos Food Mart LLC, the owner of the 5.41 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 17501, Page 49, and designated herein as Bice Addition, Lot 1R, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

W. J. Dillon Means
MAHEND MOHAMMAD CHAROLIA
 Managing Partner of Brazos Food Mart LLC.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared, **Maahend Mohammad Charolia**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
 Given under my hand and seal on this 14 day of April, 2022.

Brittany Gomez
 Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, **J. Dillon Means**, Registered Professional Land Surveyor No. 6770, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

J. Dillon Means
 J. Dillon Means, R.P.L.S. No. 6770



APPROVAL OF THE CITY PLANNER

I, **Matth Zimmernann**, 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 28 day of April, 2022.

Matth Zimmernann
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, **W. J. Dillon Means**, 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 28 day of April, 2022.

W. J. Dillon Means
 City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 4/28/2023 12:22:00 PM
 In the PLAT Records



Doc Number: 2023-1500884
 Volume - Page: 18596-224
 Number of Pages: 1
 Amount: 73.00
 Order#: 20230428000072
 By: *Karen McQueen*
Anna Chidwell

County Clerk, do hereby certify that this plat together with its certificates of authentication was filed 2022 in the Official Public Records of Brazos County in Volume 2023 Page 2023.

FIELD NOTES DESCRIPTION
 OF A
 5.41 ACRE TRACT
 STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT 62,
 MOSES BAINE LEAGUE, ABSTRACT 3
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 5.41 ACRES IN THE STEPHEN F. AUSTIN LEAGUE, NO. 9, ABSTRACT 62, AND THE MOSES BAINE LEAGUE, ABSTRACT 3, BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 5.41 ACRE TRACT CONVEYED TO BRAZOS FOOD MART, LLC IN VOLUME 17501, PAGE 49 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC), BEING ALL OF A CALLED 2.38 ACRE TRACT CONVEYED TO CLIFFORD GRENSHAW IN VOLUME 15204, PAGE 273 (OPRBC) AND ALL OF LOT 1, BICE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6443, PAGE 9 (OPRBC) [ALSO CONVEYED TO CLIFFORD GRENSHAW IN 15204/273 OPRBC]; SAID 5.41 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST LINE OF N. TEXAS AVENUE (100' R.O.W. PER TxDOT PLANS) MARKING THE NORTHEAST CORNER OF SAID 2.38 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 3.07 ACRE TRACT CONVEYED TO JOHN DAVID HERRICK IN VOLUME 17628, PAGE 249 (OPRBC); FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-20 BEARS N 55° 52' 10\" E A DISTANCE OF 2,729.36 FEET; ALSO FOR REFERENCE A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED \"KERR 4502\" FOUND ON THE SOUTHWEST LINE OF N. TEXAS AVENUE MARKING THE EAST CORNER OF SAID REMAINDER OF 5.45 ACRE TRACT BEARS S 51° 34' 36\" E A DISTANCE OF 470.46 FEET, AND FOR FURTHER REFERENCE A 5/8 INCH IRON ROD FOUND BEARS N 32° 34' 40\" E A DISTANCE OF 0.67 FEET;

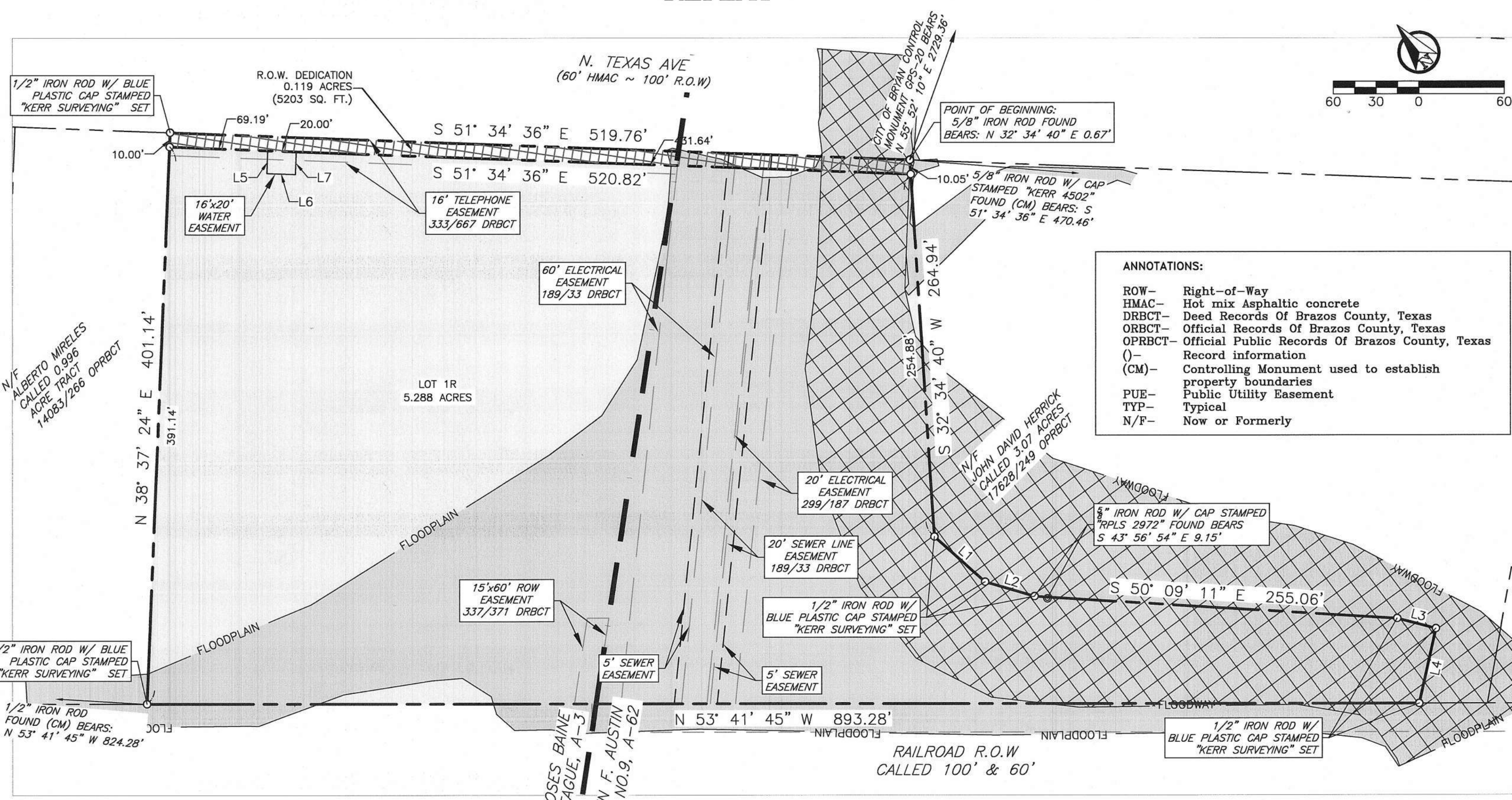
THENCE, ALONG THE EASTERLY LINES OF SAID 2.38 ACRE TRACT FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES:
 1) S 32° 34' 40\" W, A DISTANCE OF 264.94 FEET TO A 1/2 INCH IRON ROD WITH BLUE CAP STAMPED \"KERR SURVEYING\" SET;
 2) S 12° 08' 16\" E, A DISTANCE OF 47.76 FEET TO A 1/2 INCH IRON ROD WITH BLUE CAP STAMPED \"KERR SURVEYING\" SET;
 3) S 37° 19' 23\" E, A DISTANCE OF 36.19 FEET TO A 1/2 INCH IRON ROD WITH BLUE CAP STAMPED \"KERR SURVEYING\" SET, FOR REFERENCE A 5/8 INCH IRON ROD WITH CAP STAMPED \"RPLS 2972\" FOUND BEARS S 43° 56' 54\" E, A DISTANCE OF 9.15 FEET;
 4) S 50° 09' 11\" E, A DISTANCE OF 255.06 FEET TO A 1/2 INCH IRON ROD WITH BLUE CAP STAMPED \"KERR SURVEYING\" SET;
 5) S 39° 00' 44\" E, A DISTANCE OF 28.00 FEET TO A POINT;
 6) S 48° 52' 22\" W, A DISTANCE OF 53.76 FEET TO A 1/2 INCH IRON ROD WITH BLUE CAP STAMPED \"KERR SURVEYING\" SET ON THE NORTHEAST LINE OF AN EXISTING RAILROAD RIGHT-OF-WAY MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHWEST LINE OF SAID RAILROAD, N 53° 41' 45\" W, A DISTANCE OF 893.28 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED \"KERR SURVEYING\" SET MARKING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF A CALLED 0.996 ACRE TRACT CONVEYED TO ALBERTO MIRELES IN VOLUME 14083, PAGE 266 (OPRBC) AND FURTHER BEING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID RAILROAD BEARS N 53° 41' 45\" W A DISTANCE OF 824.28 FEET;

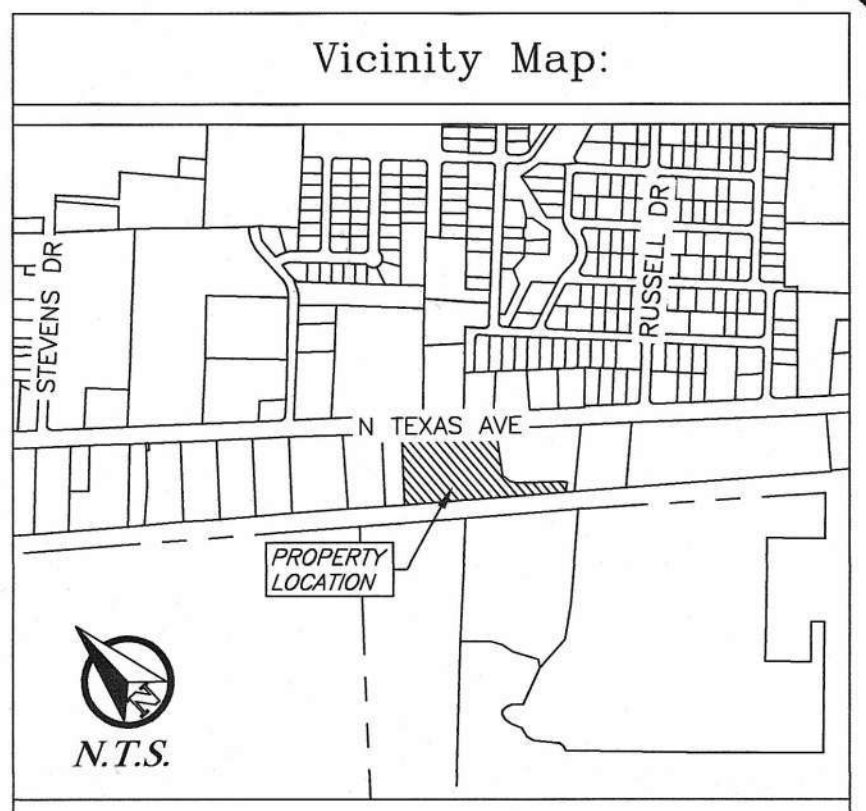
THENCE, WITH THE COMMON BOUNDARY OF SAID LOT 1 AND SAID 0.996 ACRE TRACT, N 38° 37' 24\" E, A DISTANCE OF 401.14 FEET TO A 1/2 INCH IRON ROD WITH BLUE CAP STAMPED \"KERR SURVEYING\" SET ON THE SOUTHWEST LINE OF N. TEXAS AVENUE MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHWEST LINE OF N. TEXAS AVENUE, S 51° 34' 36\" E A DISTANCE OF 519.76 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 5.41 ACRES, MORE OR LESS.
 SURVEYED ON THE GROUND AUGUST 2021 UNDER MY SUPERVISION.

REPLAT



ANNOTATIONS:
 ROW - Right-of-Way
 HMAAC - Hot mix Asphaltic concrete
 DRBCT - Deed Records of Brazos County, Texas
 OPRBC - Official Records of Brazos County, Texas
 OPRBCT - Official Public Records of Brazos County, Texas
 (I) - Record information
 (CM) - Controlling Monument used to establish property boundaries
 PUE - Public Utility Easement
 TYP - Typical
 N/F - Now or Formerly



General Notes:

- Coordinates and Bearing System shown hereon are based the Texas State Plane Central Zone Grid North as established from GPS observation using LEICA Smartnet NAD83 (NA2011) Epoch 2010 Multi-Year CORS Solution 2 (MYCS2).
- Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00011554461783 (Calculated using GSD01D12B).
- 1/2\" iron rods with blue plastic caps stamped \"Kerr Surveying\" will be set at all angle points and lot corners, unless stated otherwise.
- This lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0185E, effective May 9, 2014.
- Building setback lines Per City of Bryan Ordinance.
- The topography shown is from Surveyed data.
- This property is zoned Commercial District (C-3).
- All utilities shown hereon are approximate located by City of Bryan GIS data. Additional utilities may exist not shown.
- 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 the property adjacent to the PUE to access electric facilities.
- This survey plat was prepared to reflect the title commitment prepared by University Title Company, GF NO. 212935, effective Date: Aug 16, 2021. Items listed on schedule B are addressed by this plat.
 - Blanket Easement 171/457 does apply to this tract; not plottable so therefore not shown hereon
 - Easement 333/667 does apply as shown hereon
 - Easement 337/371 does apply as shown hereon
 - Easement to Southwestern Bell 80/27 may or may not apply to this tract; unable to verify parent 164 acre tract
 - Blanket Easement 100/234 does apply to this tract; not plottable so therefore not shown hereon
 - Easement 189/33 does apply as shown hereon
 - Easement 299/187 does apply as shown hereon
 - Easement 7590/37 does not apply to this tract
 - Easement in Judgment 12713/87 does apply to this tract; blanket in nature so therefore not shown hereon
- All other items are not survey items and/or are not addressed by this plat.

Final Plat

**Bice Addition,
 Lot 1R & R.O.W. Dedication**

*Being a Replat of
 Bice Addition, Lot 1
 Volume 6443, Page 9 OPRBCT -3.05 Acres
 & The Adjoining Called 2.38 Acre Tract
 M. Baine League, A-3 &
 S.F. Austin League No.9, A-62
 Bryan, Brazos County, Texas
 Sept 2022*

Owner: Brazos Food Mart LLC
 530 Jupiter Hill Ct.
 College Station, TX 77845

Engineer: **JA Engineering**
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE F-9951

Surveyor: Kerr Surveying, LLC
 409 N. Texas Ave
 Bryan, TX 77803
 TBPELS # 10018300
 Job No. 21-586