

City of Bryan Brass Monument #21
Reference Bearing and Distance:
N 43°23'03" W - 188.49 Feet

Doc 00877907 Bk OR 6443 Pg 9

Filed for Record in:
BRAZOS COUNTY
On: Dec 22, 2004 at 10:26A
As a
Plats
Document Number: 00877907
Amount 58.00
Receipt Number - 257226
By:
Mary Garcia

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the state records of:
BRAZOS COUNTY
as stamped herein by me.
Dec 22, 2004

HONORABLE GAREN WOODRICK, COUNTY CLERK
BRAZOS COUNTY

CERTIFICATION OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I, Tommy Bice, owner and developer of the land shown
on this plat, being the tract of land as conveyed to me in
the Deed Records of Brazos County in Volume 3357,
and Page 64, and designated herein as the Final Plat of
Bice Addition, 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,
assessments, and public places thereon shown for the purpose and
consideration therein expressed.

Tommy Bice
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally
appeared Tommy Bice, known to me as the person whose name is
name is subscribed to the foregoing instrument, and acknowledged to me
that they executed the same for purpose and consideration therein stated.

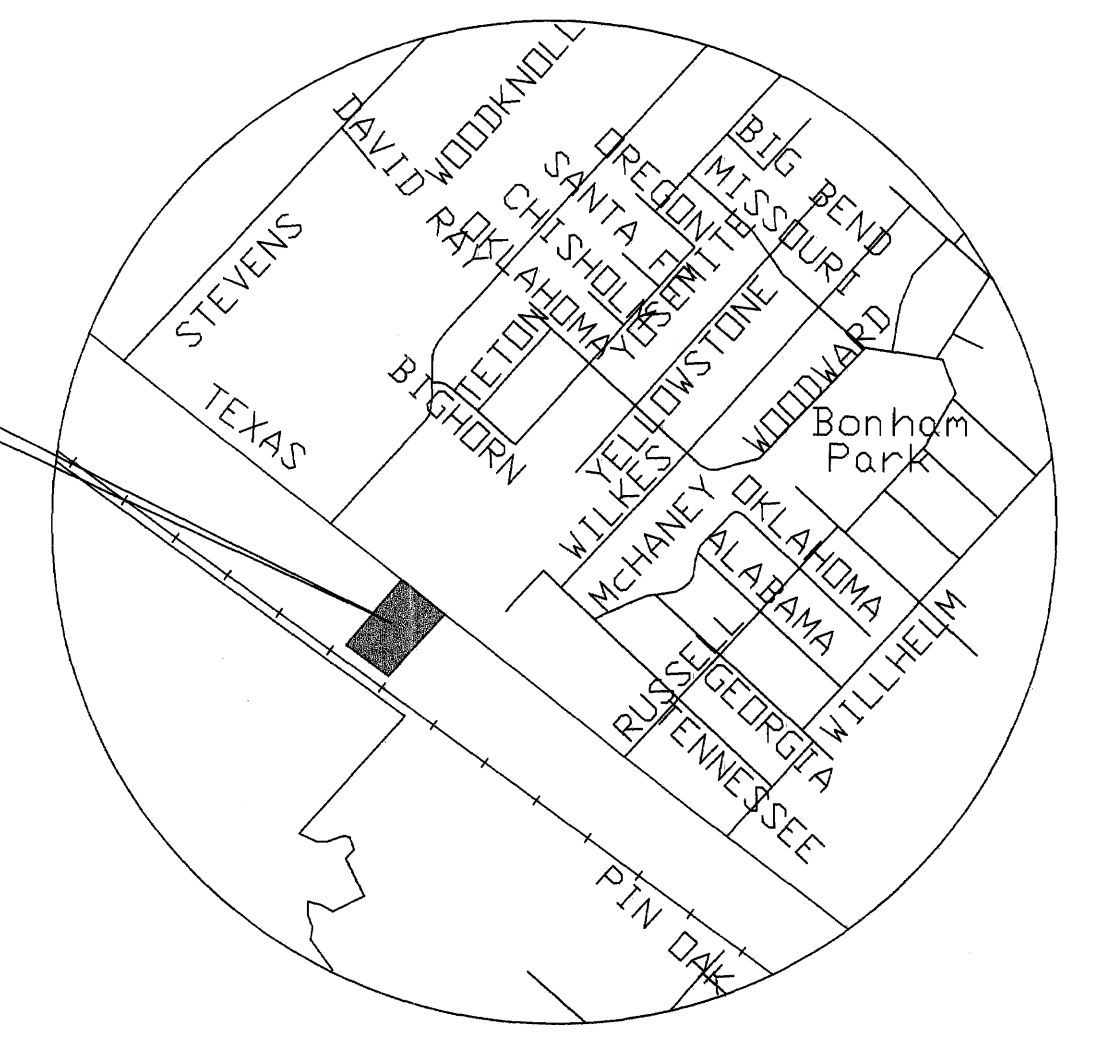
Given under my hand and seal on this 22nd
September, 2004.

Donald D. Garrett
Notary Public, State of Texas
DONALD GARRETT
Notary Public, State of Texas
My Commission Expires 9-20-08

APPROVAL OF THE PLANNING ADMINISTRATOR
I, JOEY DUNN, Planning
Administrator of the City of Bryan, hereby certify that the
attached plat is approved on the 24th day of
March, 2004.
Joey Dunn
Planning Administrator, Bryan, Texas

APPROVAL OF ENGINEERING SERVICES
I, the undersigned, Engineering Services 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.
Donald D. Garrett
Engineering Services, Bryan, Texas

STATE OF TEXAS COUNTY OF BRAZOS
I, Mary Ann Ward, County Clerk, in and for said County, do hereby
certify that this plat together with its certificates of authentication
was filed for record in my office the 22nd day of
December, 2004, in the Deed /Official Records of
Brazos County, Texas, in Volume 3357, Page 64.
Karen McQueen by Manuvaraa
County Clerk, Brazos County, Texas



PROJECT
LOCATION

VICINITY MAP
- Not to Scale -

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

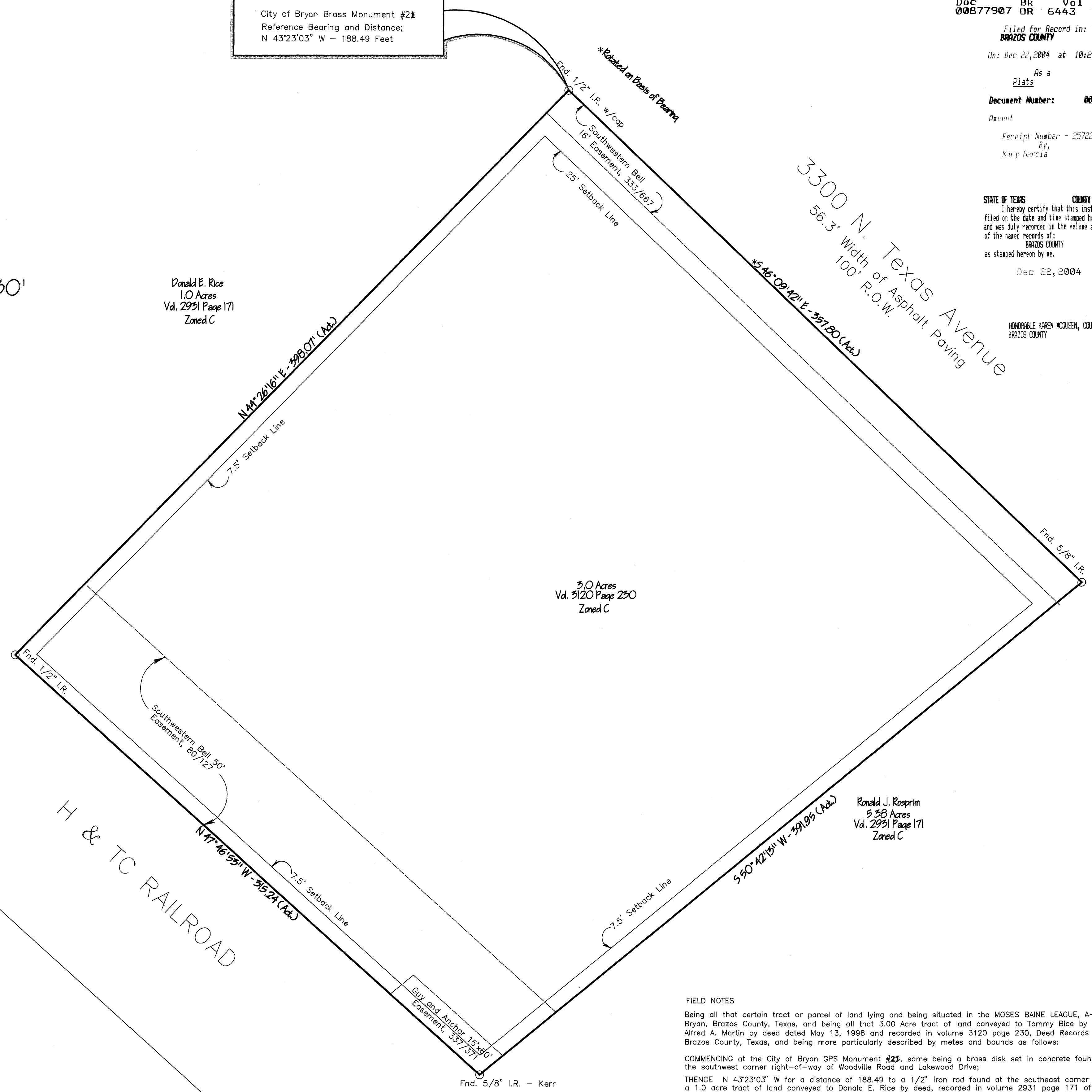
CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the
State of Texas, hereby certify that proper engineering consideration has
been given to this plat.
Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

FINAL PLAT
OF
BICE ADDITION
Lot 1
3.0 Acres
Vol. 3357 Page 64

MOSES BAINE LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 30' JUNE 2000

OWNER:
TOMMY BICE
3300 N. Texas Avenue
Bryan, Texas

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 100
Bryan, Texas 77802
Phone: 979 / 846 - 2888
D.O. 0000, BRAZOS COUNTY, TEXAS, 00-15779-000



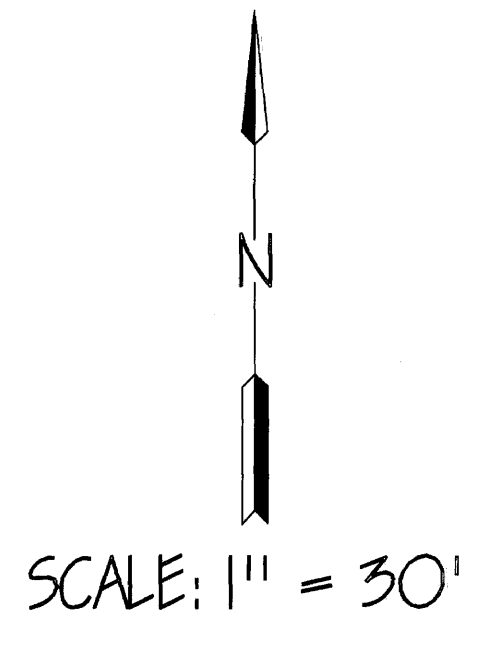
5.0 Acres
Vol. 3120 Page 230
Zoned C

Ronald J. Rosprim
5.38 Acres
Vol. 2931 Page 171
Zoned C

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MOSES BAINE LEAGUE, A- 3, Bryan, Brazos County, Texas, and being all that 3.00 Acre tract of land conveyed to Tommy Bice by Alfred A. Martin by deed dated May 13, 1998 and recorded in volume 3120 page 230, Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:
COMMENCING at the City of Bryan GPS Monument #21, same being a brass disk set in concrete found at the southwest corner right-of-way of Woodville Road and Lakewood Drive;
THENCE N 43°23'03" W for a distance of 188.49 to a 1/2" iron rod found at the southeast corner of a 1.0 acre tract of land conveyed to Donald E. Rice by deed, recorded in volume 2931 page 171 of the Deed Records of Brazos County, Texas, same corner being the northwest corner of said 3.00 acre tract of land and marking the Place of Beginning;
THENCE S 46°09'42" E along the north property line of said 3.00 acre tract, same property line being the west right-of-way line of State Highway No. 6 (Texas Avenue) for a distance of 357.80 feet to a 5/8 inch iron rod found marking the northeast corner of said 3.00 acre tract and the most northeasterly corner of a 5.45 acre tract deeded to Ronald J. Rosprim, volume 3258 page 224 of the Deed Records of Brazos County, Texas;
THENCE S 50°42'13" E along the west property line of said Ronald J. Rosprim, 5.45 acre tract, same line being the east property line for said 3.00 acre tract for a distance of 391.95 feet to a 5/8 inch diameter iron rod found marking the southeast corner of said 3.00 acre tract, same corner being in the northeast line of the H & TC Railroad right of way;
THENCE N 47°46'53" W along the northeast right of way line of said H & TC Railroad for a distance of 315.24 feet to a 1/2 inch iron rod found marking the southeast corner of a 1.0 acre tract conveyed to Donald E. Rice, Vol. 2326 page 21- Deed Records of Brazos County, Texas;
THENCE N 44°28'15" E along the southeast line of said Donald E. Rice, 1.0 acre tract to 1/2 inch iron rod set in the southwest right of way line of State Highway No. 6 (business route-Texas Avenue) for a distance of 398.07 feet to the point of BEGINNING, containing 3.00 acres of land, more or less.

- GENERAL NOTES:
- This property does lie in the 100 year flood plain according to Flood Insurance Rate Map No. 48041C0131 C, effective date July 2, 1992, as prepared by the Federal Emergency Management Agency.
 - Minimum finished floor elevation = 325.00
 - *Deed bearings used as basis of bearings.
 - All improvements shown are existing, unless otherwise noted.
 - City of Bryan - Blanket waterline easement, 100\254 - To Be Abandoned By The City Of Bryan, Via This Plat
 - City of Bryan - Blanket right-of-way easement, not to exceed 20' in width; 98\205 - To Be Abandoned By The City Of Bryan, Via This Plat.
 - City of Bryan - Blanket right-of-way easement, not to exceed 20' in width; 100\236 - To Be Abandoned By The City Of Bryan, Via This Plat.
 - The intended use of property is for the sales of automobiles.
 - Water service to the proposed development will come off of the existing service to the existing office building.



Donald E. Rice
1.0 Acres
Vol. 2931 Page 171
Zoned C