

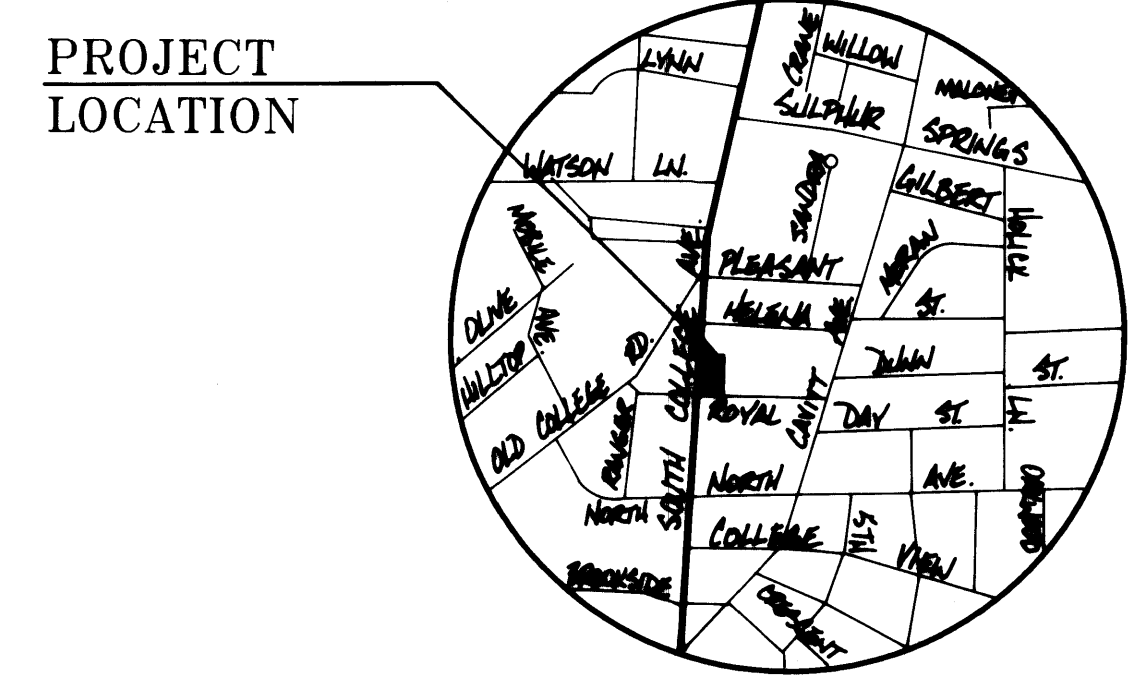
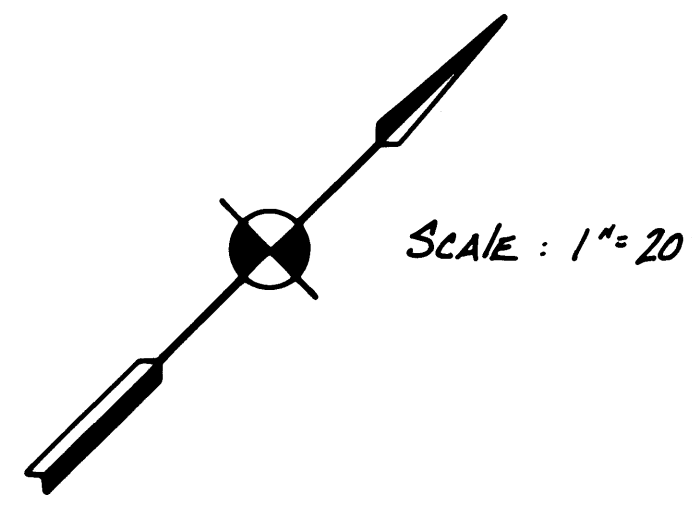
on house and
at 100

W.L. BEASLEY
0.81 ACRES
360 / 445

N 47°06'01" E - 5.00'
N 47°06'01" E - 90.02' Fnd. 1/2" I.R.

SOUTH COLLEGE AVENUE
50' R.O.W. (EXISTING) 40' R.O.W. (PROPOSED) 57' B.B. ASPHALT

BLOCK 1
LOT 2
0.50 ACRES



VICINITY MAP
n.t.s.

Right-of-Way Dedication
Field Notes
0.0257 Acres

Being all of that certain tract or parcel of land containing 0.0257 acres 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:

BEGINNING: 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 37°13'26" W - 121.09 feet along said line of South College Avenue to a 1/2" iron rod found for an angle point in this 0.0257 acre tract;

THENCE: N 37°46'24" W - 117.95 feet continuing along said line of South College Avenue to a 3/8" iron rod found for the most westerly corner of this 0.0257 acre tract; same being the most southerly corner of the W. L. Beasley 0.81 acre tract (360/445);

THENCE: N 47°06'01" E - 5.00 feet along the common line between this 0.0257 acre tract and said Beasley tract to a 1/2" iron rod set at the most northerly corner of this tract;

THENCE: S 37°29'37" E - 238.96 feet across this tract to a 1/2" iron rod set at the most easterly corner of this 0.0257 acre tract; same being in said Royal Street line;

THENCE: S 46°28'08" W - 5.00 feet along said Royal Street line to the PLACE OF BEGINNING; and containing 0.0257 acres of land, more or less.

P.O.B. FOR THE 5.00' R.O.W. DEDICATION

P.O.B. FOR THE 0.50 ACRE TRACT

ROYAL STREET
50' R.O.W. 27' B.B. ASPHALT

BASE OF BEARINGS IS THE
NORTHEAST R.O.W. LINE OF
SOUTH COLLEGE AVENUE.

ICEHOUSE SUBDIVISION
LOT 1, BLOCK 1
0.44 ACRES
2410 / 337

NOTE: THIS SUBDIVISION IS ZONED RETAIL.
A DRY CLEANERS IS TO BE
BUILT ON THIS LOT.

SIDEWALK DETAILS & ENGINEERS ESTIMATE
ARE TO BE DELIVERED WITH THE SITE PLAN.

Field Notes
0.50 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 - 5.00 feet along said Royal Street line to a 1/2" iron rod set for the PLACE OF BEGINNING; same being in the new right-of-way line of South College Avenue;

THENCE: N 37°29'37" W - 238.96 feet along said new line of South College Avenue to a 1/2" iron rod set for the west corner of this 0.50 acre tract; same being in the southern line of the W. L. Beasley 0.81 acre tract (360/445);

THENCE: N 47°06'01" E - 90.02 feet along the common line between this 0.50 acre tract and said Beasley tract to a 1/2" iron rod found at the most northerly common corner of this tract and the Icehouse Subdivision (2410/337);

THENCE: S 38°39'51" E - 237.53 feet along the common line between this tract and said Icehouse Subdivision to a 1/2" iron rod found at the most southerly common corner of said tracts; same being in said Royal Street line;

THENCE: S 46°28'08" W - 95.00 feet along said Royal Street line to the PLACE OF BEGINNING; and containing 0.50 acres of land, more or less.

STATE OF TEXAS
COUNTY OF BRAZOS
Ernie J. Anderson
owner
I, the undersigned authority, on this day personally appeared Ernie J. Anderson, 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 and consideration therein stated.

Ernie J. 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.
Marilyn Smith
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
Richard Perkins
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 27th day of October, 1996, and same was duly approved on the 27th day of October, 1996, by said commission.
Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER
I, the undersigned, Development 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.
Diana Gubbins Huff
Development Engineer, Bryan, Texas

61-7282
FILED
96 OCT 29 PM 5:38

Mary Ann Ward, CO. CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
Deputy

FINAL PLAT
OF
ICE HOUSE SUBDIVISION
LOT 2, BLOCK 1
0.50 ACRES

J. E. SCOTT LEAGUE ABSTRACT NO. 50
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 30'
JULY 1996

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Donald D. Garrett, 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 and consideration therein stated.

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
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 27th day of October, 1996, in the Deed / Official Records of Brazos County, Texas, in Volume 2414, Page 337.
Mary Ann Ward by Barbara Johnson
County Clerk
Brazos County, Texas

OWNER/DEVELOPER:
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 - 2888