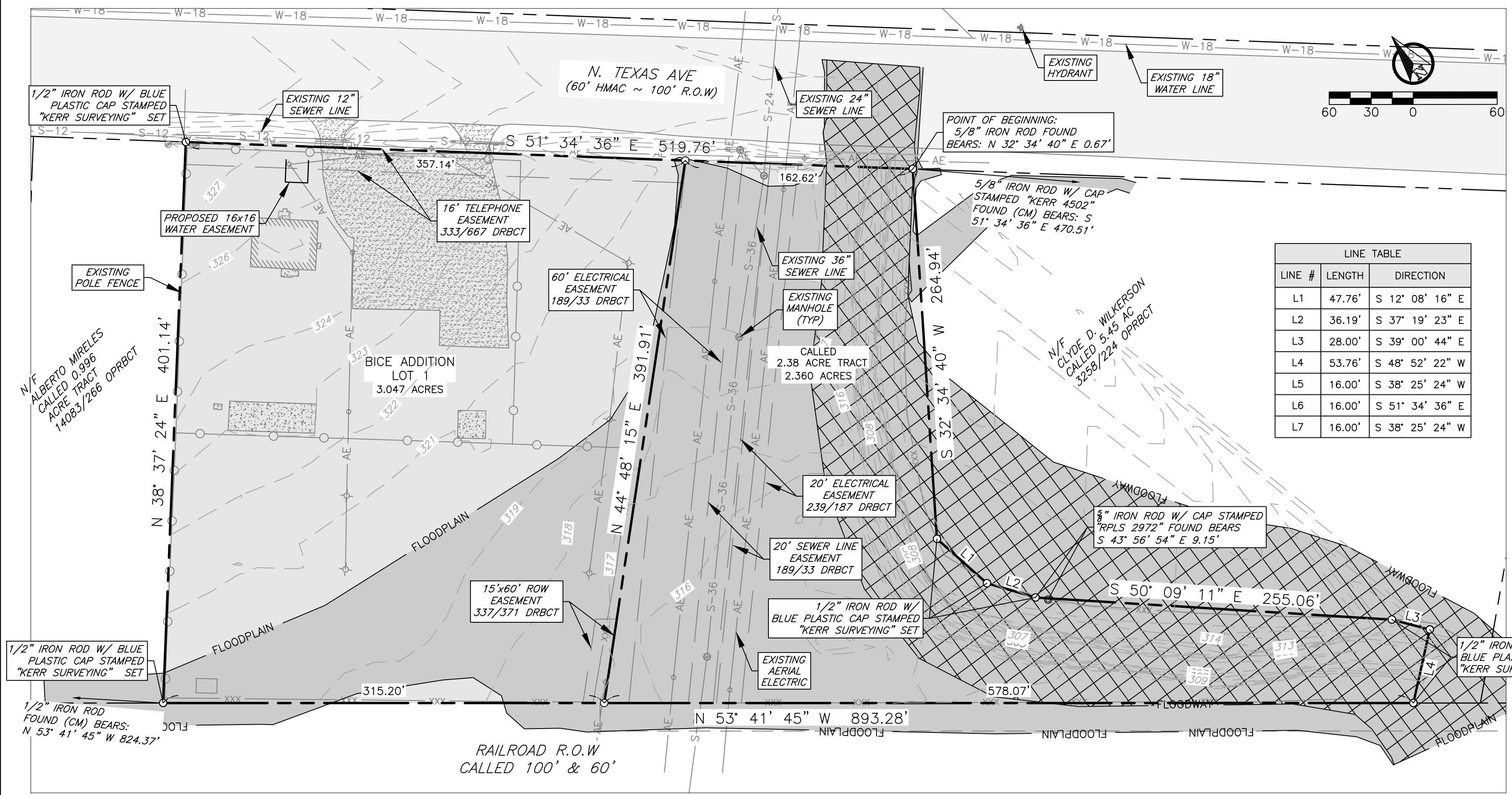


ORIGINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Managing Partner of 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 15204, Page 273, 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.

Managing Partner of Food Mart LLC,

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, _____, 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 ____ day of _____, 2022.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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.

Nathan Paul Kerr, R.P.L.S. No. 6834

APPROVAL OF THE CITY PLANNER

I, _____, 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 ____ day of _____, 2022.

City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, 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 ____ day of _____, 2022.

City Engineer, Bryan, Texas

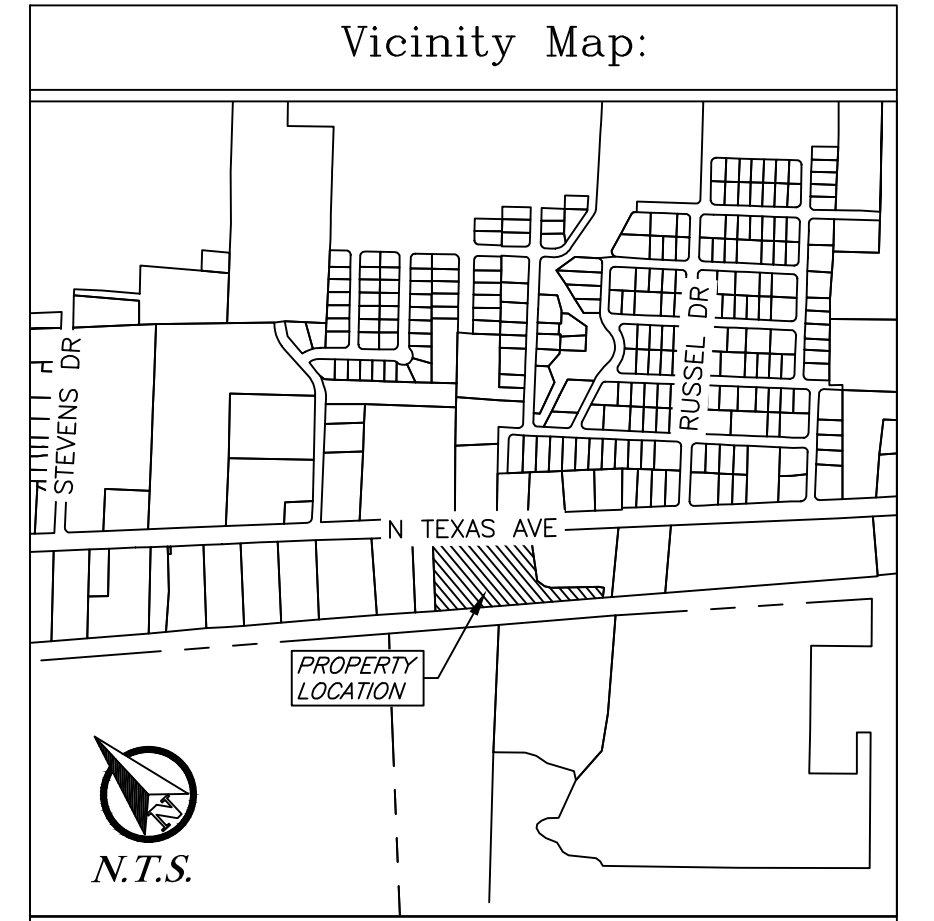
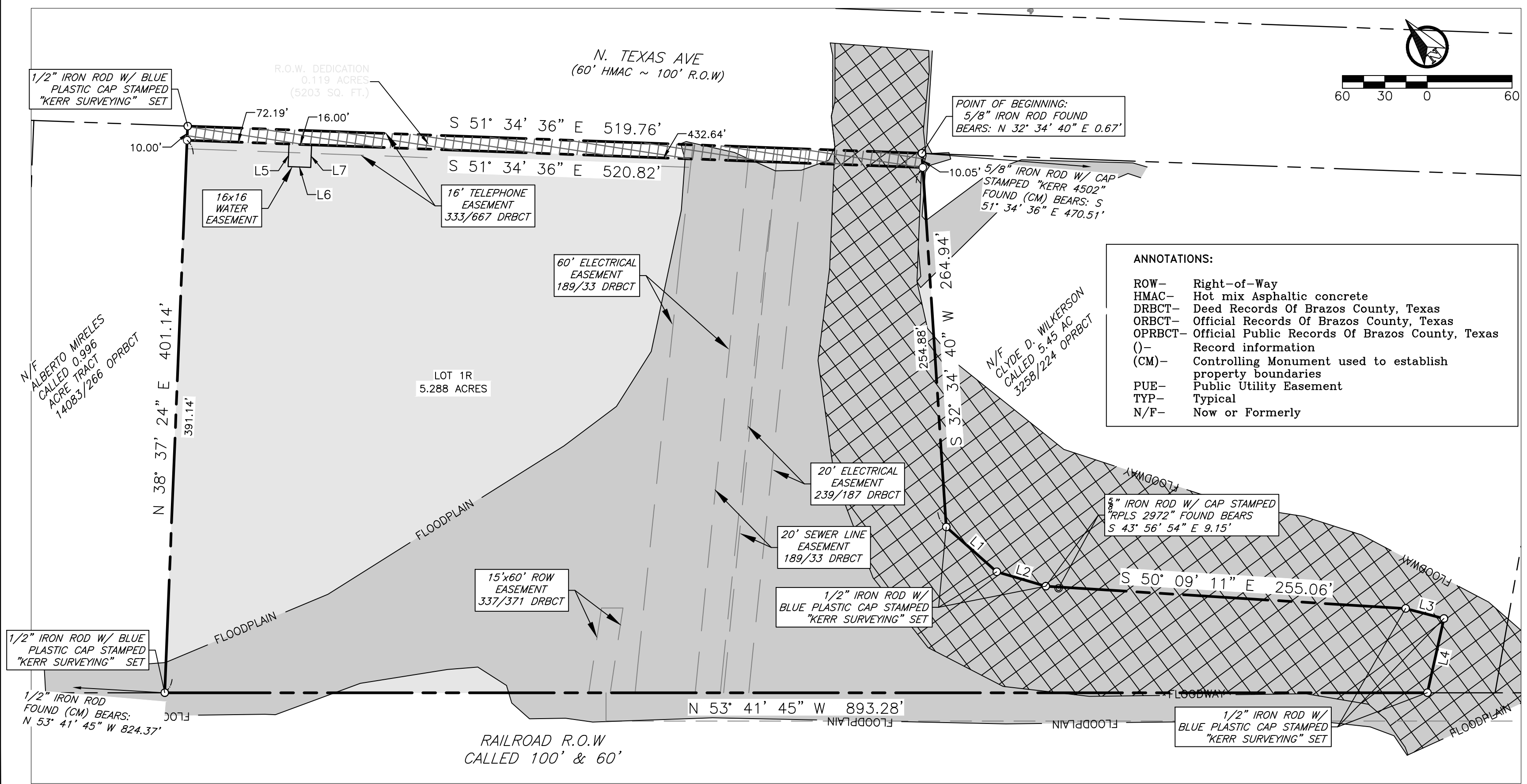
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 ____ day of _____, 2022, in the Official Public Records of Brazos County in Volume ____ Page ____.

County Clerk, Brazos County, Texas

REPLAT



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 Surface Distances unless otherwise noted. To obtain grid distances divide by a combined scale factor of 1.00011554461783 (Calculated using GEOID12B).
- 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: 08-16-2021. Items listed on schedule B are not survey items and/or are not addressed by this plat.
- Blanket Easement 171/457 does apply to this tract
- Easement to Southwestern Bell 80/27 may or may not apply to this tract
- Blanket Easement 100/234 does apply to this tract.
- Easement 7590/37 does not apply to this tract
- Blanket Easement in Judgment 12713/87 does apply to this tract.
- 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 OPRBT - 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
June 2022

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

Engineer:
14 Engineering
PO Box 5192
Bryan, TX 77805
979-739-4567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave
Bryan, TX 77803
TBPELS # 10018500
Job No. 21-586

J&E Project # 21-095
 Bice Addition - Replatting
 6/6/2022
 J&E Engineering