

**METES AND BOUNDS DESCRIPTION**  
OF  
0.94 ACRE TRACT  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS; SAID TRACT BEING ALL OF A CALLED 0.32 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN BUGGE RECORDED IN VOLUME 3043, PAGE 143 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED TRACT OF LAND DESCRIBED AS TWO TRACTS BY A DEED TO BUGGE PLUMBING, INC. RECORDED IN VOLUME 983, PAGE 516 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2 INCH IRON PIPE FOUND ON THE WEST LINE OF VILLA MARIA ROAD (100' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID BUGGE PLUMBING TRACT AND THE NORTHEAST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO BETHEL TEMPLE ASSEMBLY OF GOD RECORDED IN VOLUME 3453, PAGE 49 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 76° 41' 08" W ALONG THE COMMON LINE OF SAID BUGGE PLUMBING TRACT AND SAID BETHEL TEMPLE ASSEMBLY OF GOD TRACT FOR A DISTANCE OF 355.08 FEET TO A 2 INCH IRON PIPE FOUND ON THE EAST LINE OF A 35.00 FOOT WIDE STRIP RESERVED AS A ROADWAY PER DEED 983/516 AND VOLUME 285, PAGE 523 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID BUGGE PLUMBING TRACT AND THE NORTHWEST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO JOE. F. AND CHRISTINE MUZNY RECORDED IN VOLUME 7599, PAGE 75 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 18° 27' 24" W ALONG THE EAST LINE OF SAID 35' ROADWAY, SAME BEING THE WEST LINE OF SAID BUGGE PLUMBING TRACT, FOR A DISTANCE OF 75.26 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 0.3013 ACRE TRACT AS DESCRIBED BY A DEED TO SIMPSON MANAGEMENT COMPANY RECORDED IN VOLUME 2149, PAGE 121 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 76° 41' 08" E ALONG THE COMMON LINE OF SAID BUGGE PLUMBING TRACT AND SAID 0.3013 ACRE TRACT FOR A DISTANCE OF 179.26 FEET TO AN "X" FOUND IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID 0.32 ACRE TRACT (JOHN BUGGE 3043/143);

THENCE: N 11° 27' 17" W ALONG THE COMMON LINE OF SAID 0.32 ACRE TRACT AND SAID 0.3013 ACRE TRACT FOR A DISTANCE OF 75.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF A CALLED 0.5251 ACRE TRACT AS DESCRIBED BY A DEED TO SIMPSON MANAGEMENT COMPANY RECORDED IN VOLUME 3177, PAGE 121 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 76° 41' 08" E ALONG THE COMMON LINE OF SAID 0.32 ACRE TRACT AND SAID 0.5251 ACRE TRACT FOR A DISTANCE OF 185.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF VILLA MARIA ROAD MARKING THE NORTHEAST CORNER OF SAID 0.32 ACRE TRACT;

THENCE: S 11° 27' 17" E ALONG THE WEST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.94 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED BY THE GROUND, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100215E DATED MAY 16, 2012.
3. SUBJECT PROPERTY IS CURRENTLY ZONE C-3 - COMMERCIAL.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

**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 on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk  
Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, JOHN BUGGE (BUGGE PLUMBING), owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 983 & 3043, Page 516 & 143, 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 shown hereon for the purposes identified.

Owner(s)

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 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.

Brad Kerr, R.P.L.S. No. 4502

**CERTIFICATION OF CITY PLANNER**

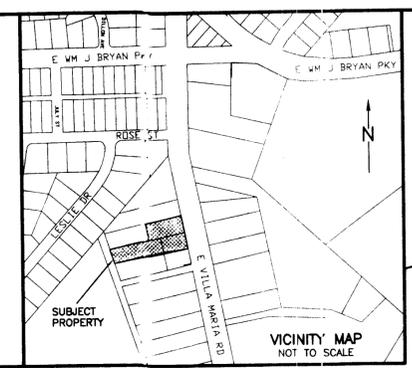
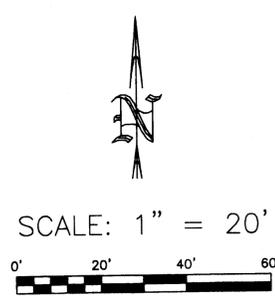
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, City of Bryan

**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 \_\_\_\_\_, 20\_\_\_\_.

City Engineer, City of Bryan



**FINAL PLAT**  
OF  
**LOTS 1 & 2**  
**BUGGE ADDITION**  
0.94 ACRES, JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET  
SURVEY DATE: MAY 2013  
PLAT DATE: 09-20-13

JOB NUMBER: 13-268  
CAD NAME: 13-268  
CR5 FILE: MARIA (cont); 13-268 (job)

PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

PREPARED FOR: JOHN BUGGE  
P.O. BOX 510  
LULING, TEXAS 78648  
PHONE (979) 777-1581