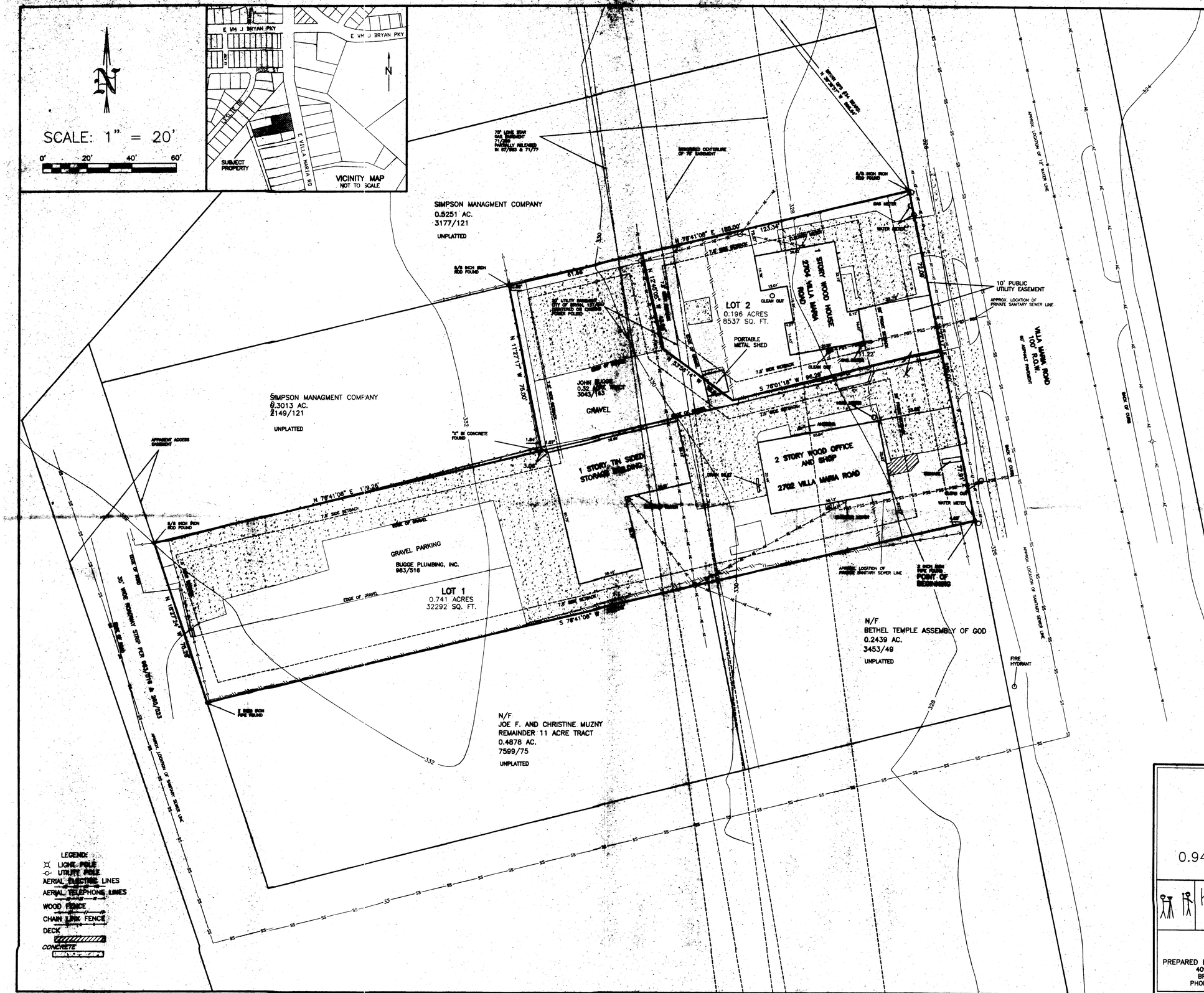

METES AND BOUNDS DESCRIPTION
OF A
0.94 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

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 SOUTHEAST 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 TRACT FOR A DISTANCE OF 358.08 FEET TO A 2 INCH IRON PIPE FOUND ON THE EAST LINE OF A 38.06 FOOT WIDE STRIP RESERVED AS A ROADWAY PER DEED 943/516 AND VOLUME 326, PAGE 523 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, A 5/8 INCH IRON ROD 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 38' ROADWAY, SAME BEING THE WEST LINE OF SAID BUGGE PLUMBING TRACT, FOR A DISTANCE OF 75.28 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 176.28 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 0.3261 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 180.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.94 OF AN ACRE OF LAND, MORE OR LES, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4602

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. 48041C0215E 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. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS.
6. CONTOURS SHOWN HEREON ARE SURVEY OVERLAY.
7. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING AND SHALL REMAIN ON PROPERTY AS SHOWN WITH THE EXCEPTION OF THE PORTABLE BUILDING.
8. A VARIANCE IS BEING REQUESTED FOR LOT 1 FOR LOT WIDTH.
9. A VARIANCE IS BEING REQUESTED FOR LOT 2 FOR LOT WIDTH, LOT DEPTH AND SQUARE FOOTAGE.
10. ALL PUBLIC INFRASTRUCTURE IS EXISTING FOR SUBJECT PROPERTY.

RECEIVED
JUL 1 0 2013
Development & Engineering Services

PRELIMINARY PLAN
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: 06-24-13

JOB NUMBER: 13-268
CAD NAME: 13-268
CRS 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