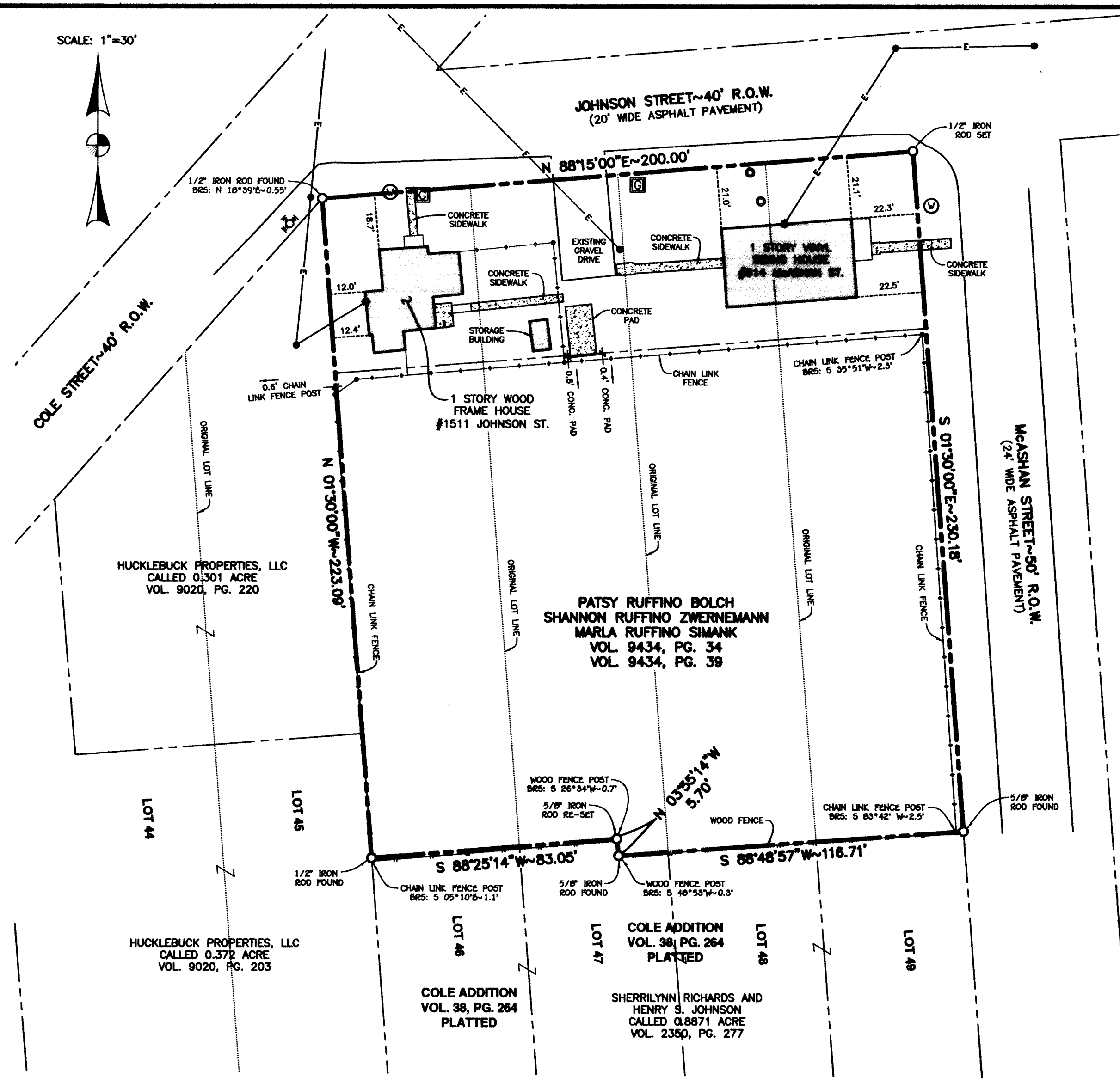


SCALE: 1"=30'



Part of Lots 46, 47, 48 and 49
Cole Addition
Volume 38, Page 264
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 1.04 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of Lots 46, 47, 48 and 49, Cole Addition, according to the plat recorded in Volume 38, Page 264, of the Deed Records of Brazos County, Texas, and further being described as Tract One and Tract Two of the Distribution Deed from Patsy Ruffino Bolch - Trustee of the Louis Ruffino Family Trust, to Patsy Ruffino Bolch, Shannon Ruffino Zweremmann and Marla Ruffino Symank, recorded in Volume 9434, Page 34, of the Official Records of Brazos County, Texas, and said 1.04 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the northeast corner of the aforementioned Lot 49, same being the intersection of the south right-of-way line of Johnson Street - 40' wide right-of-way, with the west right-of-way line of McAshan Street - 50' wide right-of-way, said corner also being the northeast corner of the aforementioned Tract One;

THENCE S 01° 30' 00" E along the west right-of-way line of McAshan Street, for a distance of 230.18 feet to a 5/8" iron rod found marking the common corner between the aforementioned Tract Two and the 0.8871 acre tract described in the deed to Sherrilyn Richards and Henry S. Johnson, recorded in Volume 2350, Page 277, of the Official Records of Brazos County, Texas, a chain link fence corner bears S 83° 42' W - 2.5 feet;

THENCE along the common line between the aforementioned Tract Two and the 0.8871 acre tract, adjacent to a wood fence, as follows:

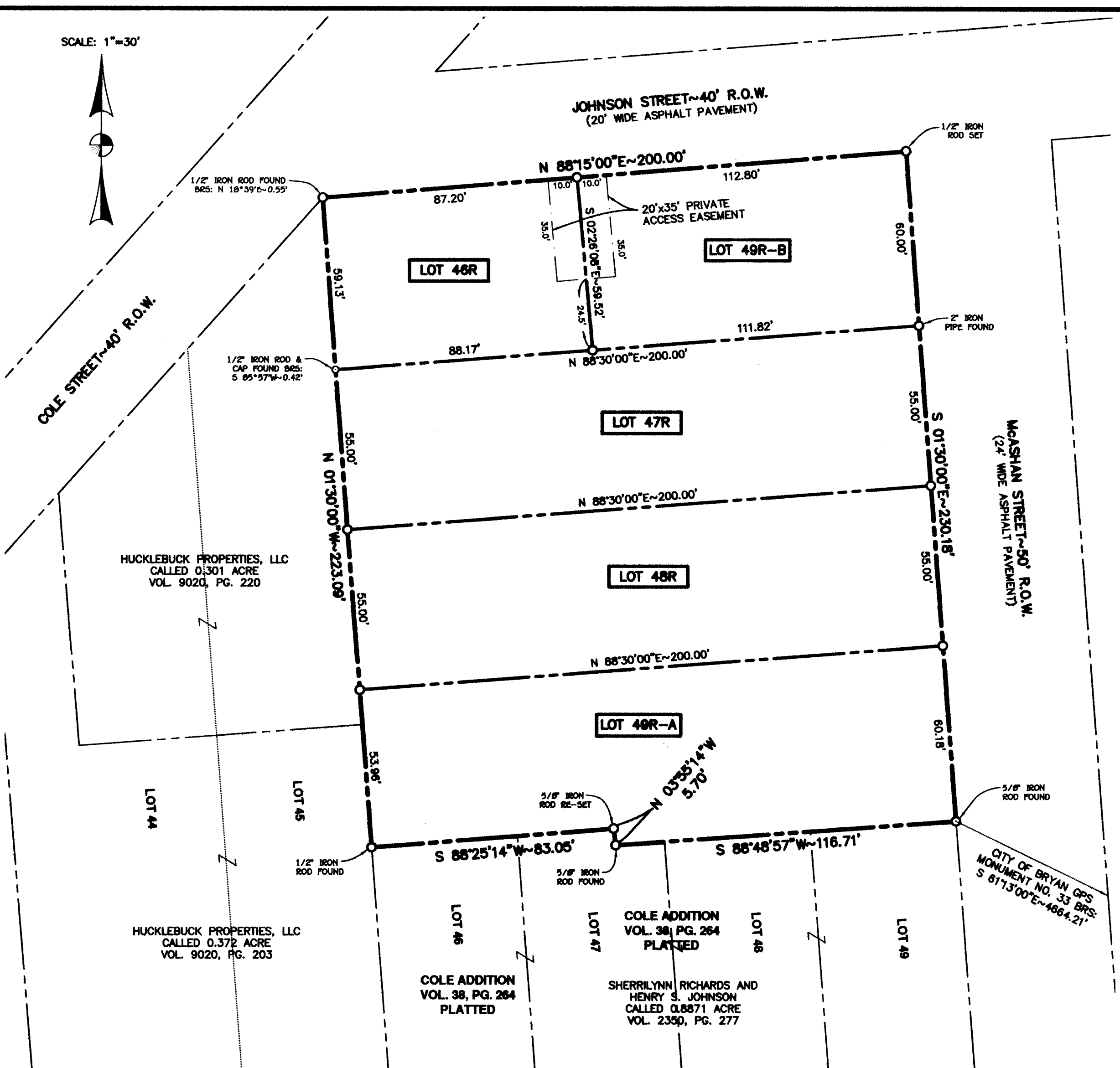
- S 88° 48' 57" W for a distance of 116.71 feet to a 5/8" iron rod found,
- N 03° 55' 14" W for a distance of 5.7 feet to a 1/2" iron rod re-set,
- S 88° 25' 14" W for a distance of 83.05 feet to a 1/2" iron rod found in the common line between Lot 45 and Lot 46, same being the east line of a 0.372 acre tract described in the deed to Hucklebuck Properties, LLC, recorded in Volume 9020, Page 203, of the Official Records of Brazos County, Texas;

THENCE N 01° 30' 00" W along the common line between the following two tracts lying to the east: the aforementioned Tract One and Tract Two, and the following two tracts lying to the west: the aforementioned 0.372 acre tract, and the 0.301 acre tract described in the deed to Hucklebuck Properties, LLC, recorded in Volume 9020, Page 220, of the Official Records of Brazos County, Texas, for a distance of 223.09 feet to the common corner between the said Tract One and the 0.301 acre tract, said corner also being in the south right-of-way line of Johnson Street, a 1/2" iron rod found bears N 18° 39' E - 0.55 feet;

THENCE N 88° 15' 00" E along the south right-of-way line of Johnson Street, for a distance of 200.00 feet to the **PLACE OF BEGINNING**, containing 1.04 acres of land, more or less.

- NOTES:
1. BASIS OF BEARINGS IS THE MONUMENTED WEST LINE OF McASHAN STREET ACCORDING TO THE PLAT OF COLE ADDITION RECORDED IN VOL. 38, PG. 264 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 01°30'00"E.
 2. CURRENT TITLE APPEARS VESTED IN SHANNON ZWEREMANN, MARLA SIMANK AND PATSY BOLCH BY VIRTUE OF THE DEEDS RECORDED IN VOL. 9434, PG. 34 & VOL. 9434, PG. 39, BOTH OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0133C, MAP NO. 480410133C. EFFECTIVE DATE: JULY 2, 1992.
 4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO RESEARCH WAS DONE TO DETERMINE APPLICABLE EASEMENTS. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.
 5. CURRENT ZONING: RD-5 (RESIDENTIAL DISTRICT 500)
 6. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF BRYAN REGULATIONS AND ORDINANCES.
 7. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

SCALE: 1"=30'



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Shannon Zweremmann, the 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 9434, Page 34 & Volume 9434, Page 39, 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.

Shannon Zweremmann, Owner

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 28th day of July, 2010.

Kurti Russell
City Planner, City of Bryan, Texas.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Marla Simank, the 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 9434, Page 34 & Volume 9434, Page 39, 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.

Marla Simank, Owner

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Michael Bevanoff, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 28th day of July, 2010 and same was duly approved on the 28th day of July, 2010 by said Commission.

Michael Bevanoff
Chair, Planning & Zoning Commission
City of Bryan, Texas.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Patsy Bolch, the 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 9434, Page 34 & Volume 9434, Page 39, 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.

Patsy Bolch, Owner

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 1st day of August, 2010.

W. Paul Vesper
City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, 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 16th day of August, 2010, in the Official Records of Brazos County, Texas, in Volume 9434, Page 105.

Karen McQueen
County Clerk, Brazos County, Texas.

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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 metes and bounds describing said subdivision will describe closed geometric form.

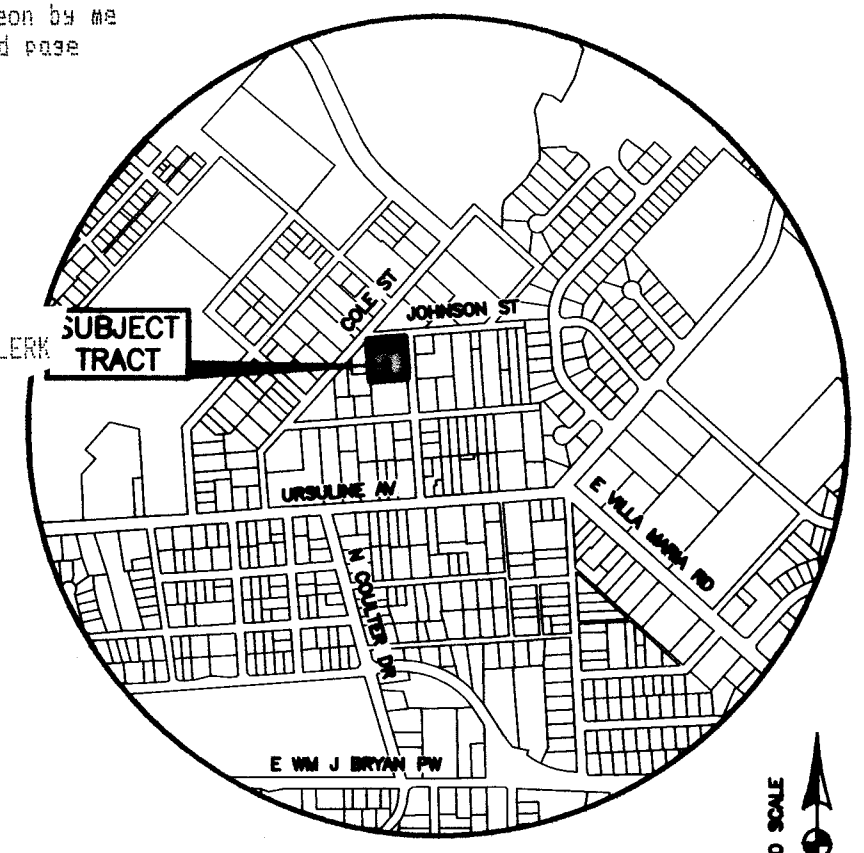
S. M. Kling, R.P.L.S. No. 2003

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY
as stamped hereon by me.
Aug 16, 2010

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY



VICINITY MAP
NOT TO SCALE

LEGEND

| | |
|-----------------------------|-----|
| SANITARY SEWER MANHOLE | ⊙ |
| SANITARY SEWER LINE | —S— |
| CLEAN OUT | —C— |
| GAS METER | ⊕ |
| TELEPHONE PEDESTAL | ⊖ |
| WATER METER | ⊙ |
| WATER VALVE | ⊕ |
| FIRE HYDRANT | ⊕ |
| OVERHEAD ELECT. LINE | —E— |
| POWER POLE | ⊕ |
| LIGHT POLE | ⊙ |
| WOOD FENCE (& FENCE CORNER) | —W— |
| CHAIN LINK FENCE | —C— |
| BARBED WIRE FENCE | —B— |

Filed for Record in
BRAZOS COUNTY

On: Aug 16, 2010 at 10:30A

As a
Plate

Doc Bk Vol Pg
01069274 OR 9778 105

Document Number: 01069274
Amount: \$3.00
Receipt Number: 396263
By: Cynthia Rincon

REPLAT
SCALE: 1"=30'

**REPLAT OF
OF
A PORTION OF
LOTS 46, 47, 48 & 49
INTO
LOTS 46R, 49R-B,
47R, 48R, AND 49R-A
OF THE
COLE ADDITION
1.04 ACRE TRACT**

**JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS**

OWNED AND DEVELOPED BY:

| | | |
|--|--|--|
| SHANNON ZWEREMANN 3666 MANCUSO ROAD BRYAN, TEXAS 77808 (979) 218-6692 | MARLA SIMANK 1600 REED LANE BRYAN, TEXAS 77808 (979) 595-5188 | PATSY BOLCH 103 N. BREWER BRYAN, TEXAS 77803 (979) 775-8868 |
|--|--|--|

SCALE: 1"=30' JULY, 2010
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

H:\Land Projects\2010\John Austin A-2\Cole Addition\Map38\Map38.dwg 7/20/2010 11:41:06 PM GDT