

530028

McCoy Realty Corporation
4.632 Acre Tract
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 4.632 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 the 7.791 acre tract described in the Correction Warranty Deed from Minnie R. Cole, a widow, individually and as independent executrix for the Estate of T. Stuart Cole, deceased, to McCoy Realty Corporation, as recorded in Volume 2366, Page 232, of the Official Records of Brazos County, Texas, and said 4.632 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the northeast corner of the aforementioned 7.791 acre tract in the south right-of-way line of Farm to Market Road No. 158 (Booneville Road);

THENCE S 21° 08' 48" W along the east line of the aforementioned 7.791 acre tract for a distance of 817.42 feet to a 1/2" iron rod set at the south or southeast corner of the 7.791 acre tract in the northeast right-of-way line of State Hwy No. 6 (East By-Pass), same being the southwest corner of the called 17,735 acre tract described in Volume 470, of the Official Records of Brazos County, Texas;

THENCE along the northeasterly right-of-way line of the aforementioned Hwy No. 6 (East By-Pass) and along the southeasterly lines of the aforementioned 7.791 acre tract as follows:

N 48° 18' 57" W for a distance of 220.57 feet to a 1/2" iron rod set
N 34° 59' 28" W for a distance of 88.45 feet to a 1/2" iron rod set at the west corner of this description;

THENCE through the interior of the aforementioned 7.791 acre tract, as follows:

N 21° 08' 48" E for a distance of 503.45 feet to a 1/2" iron rod set for angle point corner,
N 02° 51' 40" E for a distance of 80.00 feet to a 1/2" iron rod set in the north line of the 7.791 acre tract, same being in the south right-of-way line of the aforementioned F.M. No. 158;

THENCE S 87° 08' 20" E along the south right-of-way line of F.M. No. 158 for a distance of 324.63 feet to the PLACE OF BEGINNING, containing 4.632 acres of land, more or less.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

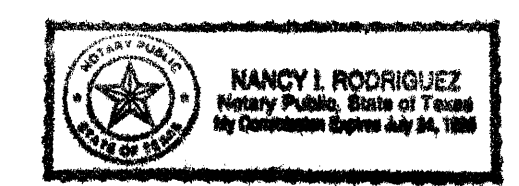
STATE OF TEXAS
COUNTY OF BRAZOS

I, Brian McCoy - Secretary, McCoy Realty, owner and developer of a 7.791 acre tract as recorded in Volume 2366, Page 232 of the Deed Records of Brazos County, Texas, and designated herein as Lots 1 of McCoy's-Cole Subdivision, 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 thereon shown for the purpose and consideration therein expressed.

R. McCoy
Brian McCoy - Secretary, McCoy Realty

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Brian McCoy, 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 purposes and considerations therein stated. Given under my hand and seal this 28th day of July, 1995.



Nancy J. Rodriguez
Notary Public in and for the State of Texas
Printed Name: Nancy J. Rodriguez
My Commission Expires: 7-24-98

APPROVAL OF THE CITY ENGINEER

I, Bruce Karr, P.E., 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.

Bruce Karr
Bruce Karr, P.E. - City Engineer
City of Bryan, Texas

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary 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 28th day of July, 1995, in the Official Records of Brazos County, Texas, in Volume 4475, Page 123.

Witness my hand and official seal, at my office in Bryan, Texas.
Mary Ward
Mary Ward, County Clerk, Brazos County
Deputy Clerk

CERTIFICATE OF CITY PLANNER

I, Rafeek Shanaa, Ph.D., 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.

Rafeek Shanaa
Rafeek Shanaa, Ph.D., City Planner
City of Bryan, Texas

FINAL PLAT
OF
McCOY'S - COLE SUBDIVISION
PHASE I - LOT 1 BLOCK 1

4.632 ACRE TRACT

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

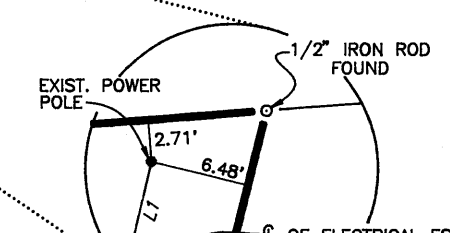
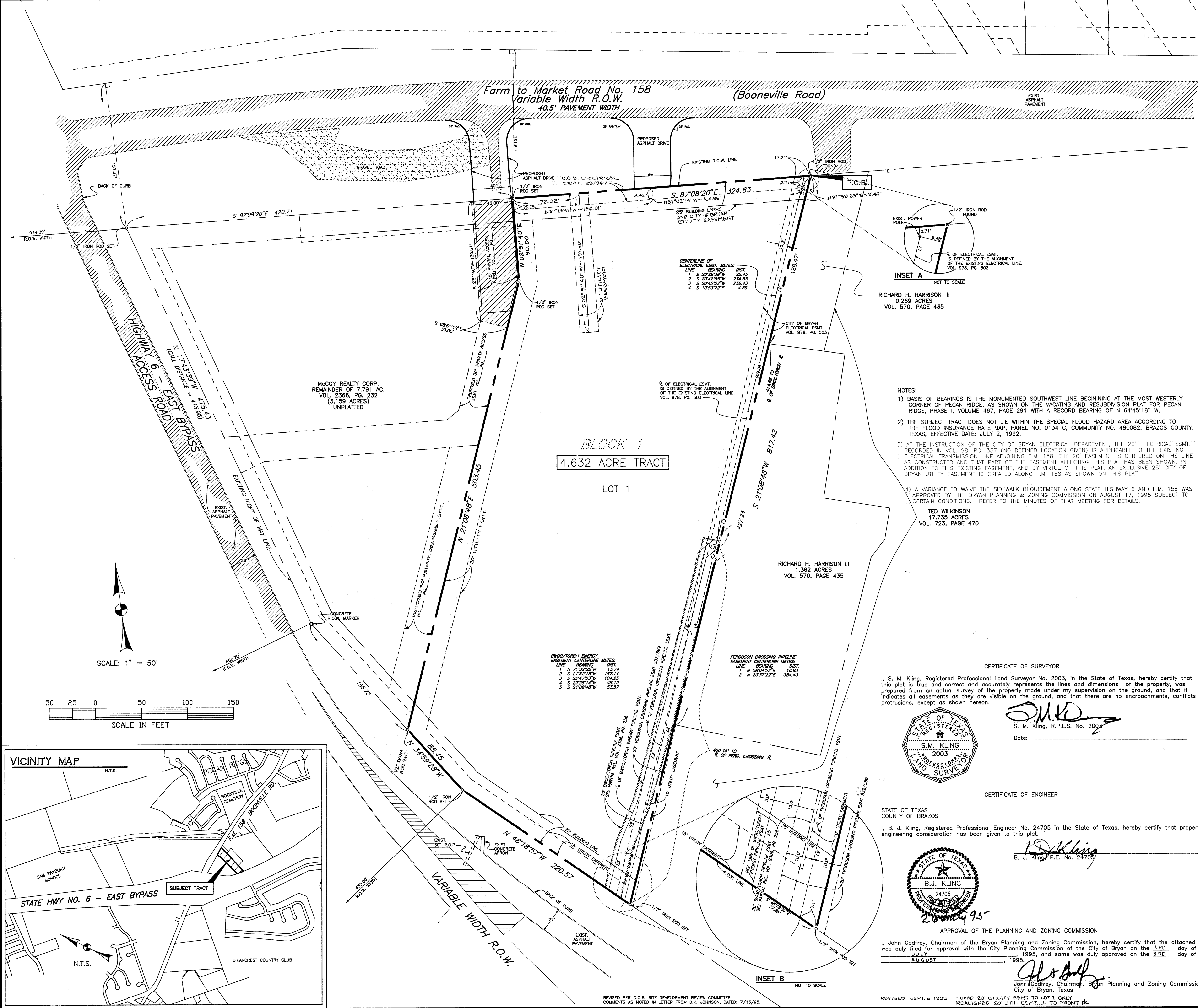
OWNED AND DEVELOPED BY:
McCoy's Realty Corp.

P.O. Box 1028
SAN MARCOS, TEXAS 78666-1028

SCALE: 1" = 50' JUNE, 1995

PREPARED BY:

KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212



RICHARD H. HARRISON III
0.269 ACRES
VOL. 570, PAGE 435

NOTES:

- 1) BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE BEGINNING AT THE MOST WESTERLY CORNER OF PECAN RIDGE, AS SHOWN ON THE VACATING AND RESUBDIVISION PLAN FOR PECAN RIDGE, PHASE I, VOLUME 467, PAGE 291 WITH A RECORD BEARING OF N 64°45'18" W.
- 2) THE SUBJECT TRACT DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NO. 0134 C, COMMUNITY NO. 480082, BRAZOS COUNTY, TEXAS, EFFECTIVE DATE: JULY 2, 1992.
- 3) AT THE INSTRUCTION OF THE CITY OF BRYAN ELECTRICAL DEPARTMENT, THE 20' ELECTRICAL ESMT. RECORDED IN VOL. 98, PG. 357 (NO DEFINED LOCATION GIVEN) IS APPLICABLE TO THE EXISTING ELECTRICAL TRANSMISSION LINE ADJOINING F.M. 158. THE 20' EASEMENT IS CENTERED ON THE LINE AS CONSTRUCTED AND THAT PART OF THE EASEMENT AFFECTING THIS PLAT HAS BEEN SHOWN. IN ADDITION TO THIS EXISTING EASEMENT, AND BY VIRTUE OF THIS PLAT, AN EXCLUSIVE 25' CITY OF BRYAN UTILITY EASEMENT IS CREATED ALONG F.M. 158 AS SHOWN ON THIS PLAT.
- 4) A VARIANCE TO WAIVE THE SIDEWALK REQUIREMENT ALONG STATE HIGHWAY 6 AND F.M. 158 WAS APPROVED BY THE BRYAN PLANNING & ZONING COMMISSION ON AUGUST 17, 1995 SUBJECT TO CERTAIN CONDITIONS. REFER TO THE MINUTES OF THAT MEETING FOR DETAILS.

TED WILKINSON
17,735 ACRES
VOL. 723, PAGE 470

RICHARD H. HARRISON III
1.362 ACRES
VOL. 570, PAGE 435

ENERGY EASEMENT CENTERLINE METERS

LINE	BEARING	DIST.
1	N 70°32'32"W	13.74
2	N 21°02'57"W	187.14
3	S 22°47'33"W	104.25
4	S 29°27'13"W	48.19
5	S 27°08'48"W	53.57

FERROUS CROSSING PIPELINE CENTERLINE METERS

LINE	BEARING	DIST.
1	N 80°54'22"E	16.93
2	N 20°37'22"E	384.43

CERTIFICATE OF 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 accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.

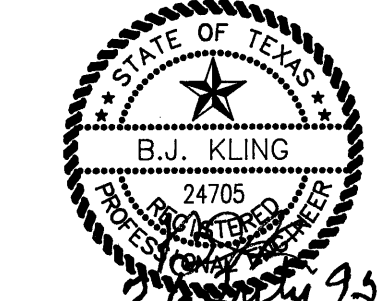
S.M. Kling
S. M. Kling, R.P.L.S. No. 2003
Date:



CERTIFICATE OF ENGINEER

I, B. J. Kling, Registered Professional Engineer No. 24705 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

B.J. Kling
B. J. Kling, P.E. No. 24705

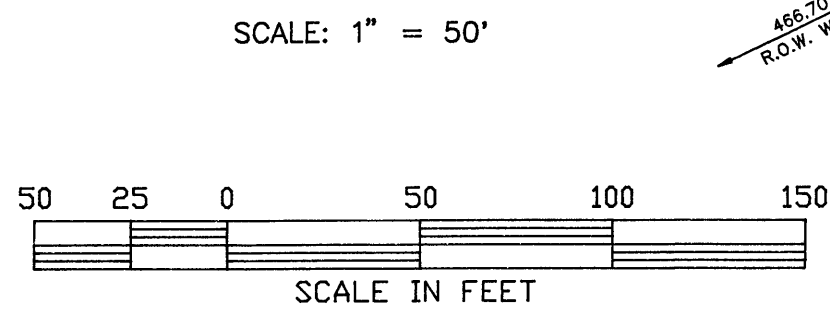
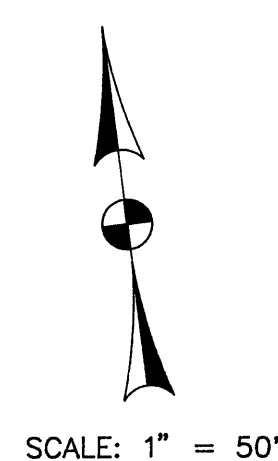
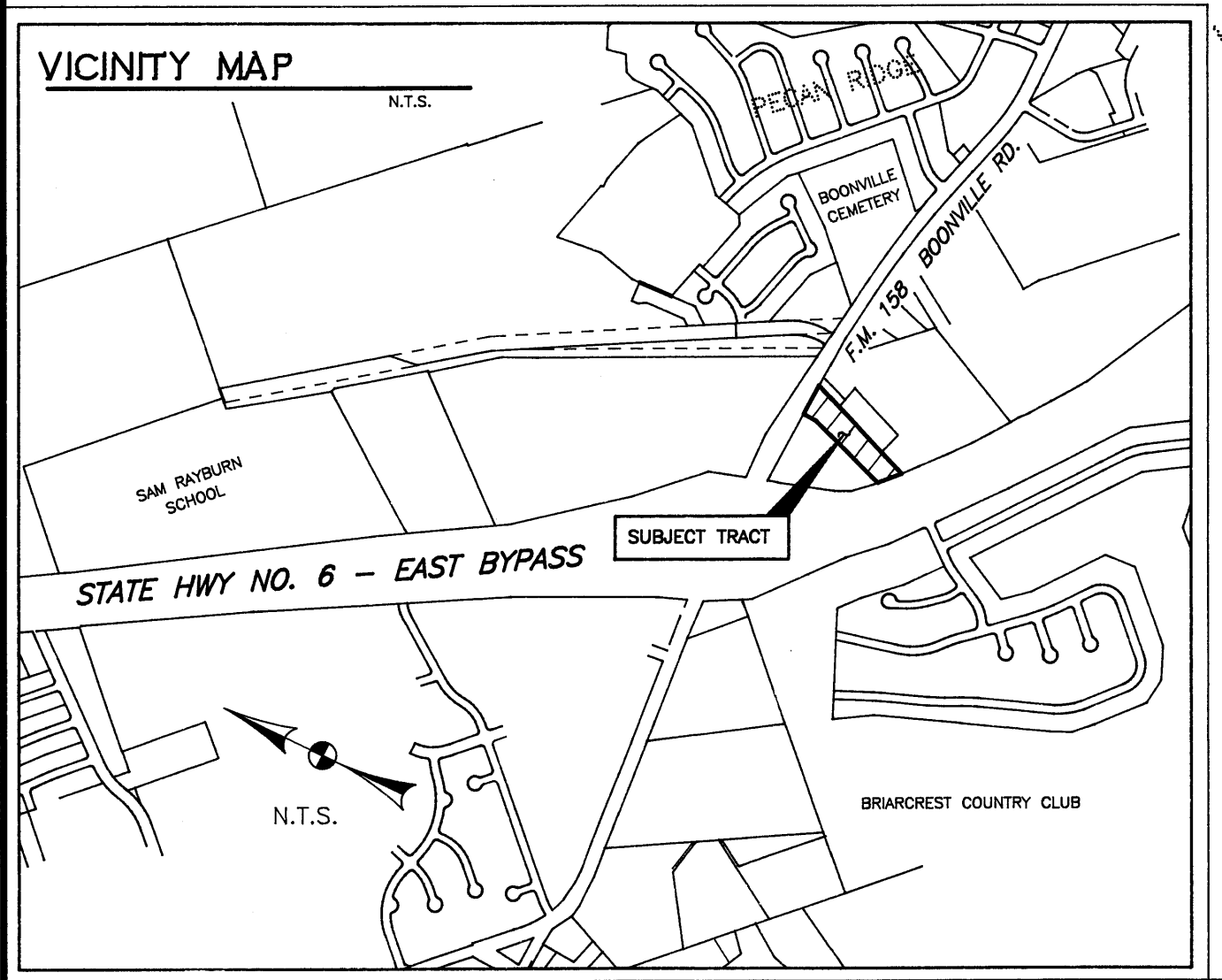


APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, John Godfrey, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 3rd day of July, 1995, and same was duly approved on the 3rd day of August, 1995.

John Godfrey
John Godfrey, Chairman, Bryan Planning and Zoning Commission
City of Bryan, Texas

REVISED PER C.O.B. SITE DEVELOPMENT REVIEW COMMITTEE COMMENTS AS NOTED IN LETTER FROM D.K. JOHNSON, DATED: 7/13/95.
REVISED 9/6/95 - MOVED 20' UTILITY ESMT. TO LOT 1 ONLY. REALIGNED 20' UTIL. ESMT. TO FRONT E.



on landscape photos