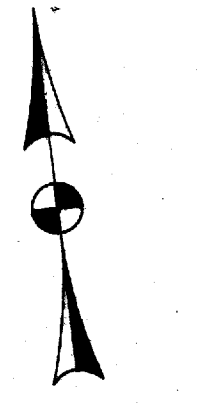


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SEP 20 PM 3:56
BRAZOS COUNTY CLERK'S OFFICE
BY: Chris Rowley
DEPUTY



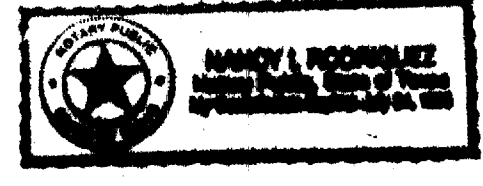
Farm to Market Road No. 158
Variable Width R.O.W.
40.5' PAVEMENT WIDTH
(Booneville Road)

OWNER'S ACKNOWLEDGMENTS 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.

RML'S
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 31 day of August 1995.



Mary I. Moore
Notary Public in and for the State of Texas
Printed Name:
My Commission Expires: 7-24-96

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

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

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 27 day of September 1995, in the Official Records of Brazos County, Texas, in Volume 4951, Page 49.

Mary Ward
Mary Ward, County Clerk, Brazos County

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

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 17th day of August 1995, and same was duly approved on the 27th day of September 1995.

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

McCoy's - Cole Subdivision
Phase 2 - 3.159 Acres
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 3.159 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, 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 Executors 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 northwest corner of Lot 1, Block 1, McCoy's-Cole Subdivision Phase 1 according to the plat recorded in Volume _____, Page _____ of the Official Records of Brazos County, Texas, said iron rod being in the south right-of-way line of Farm to Market Road No. 158;

THENCE along the west line of the beforementioned Lot 1, Block 1, McCoy's-Cole Phase 1 as follows:

- S 02° 51' 40" W 90.00 feet to a 1/2" iron rod found,
- S 21° 08' 48" W 503.45 feet to a 1/2" iron rod found marking the southwest corner of the said Lot 1, Block 1, said iron rod being in the northeast right-of-way line of State Highway No. 6 (East By-Pass);

THENCE along the northeast right-of-way line of State Highway No. 6 (East By-Pass) as follows:

- N 34° 59' 28" W 155.73 feet to a concrete right-of-way marker found,
- N 17° 43' 39" W 475.43 feet to a 1/2" iron rod found marking the northwest corner of the beforementioned 7.791 acre tract, same being at the intersection of the northeast right-of-way line of State Highway No. 6 (East By-Pass) with the south right-of-way line of Farm to Market Road No. 158;

THENCE S 87° 08' 20" E along the south right-of-way line of Farm to Market Road No. 158, for a distance of 420.71 feet to the PLACE OF BEGINNING, containing 3.159 acres of land, more or less.

- 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 PLAT FOR PECAN RIDGE, PHASE I, VOLUME 487, PAGE 231 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. 490082, BRAZOS COUNTY, TEXAS, EFFECTIVE DATE: JULY 2, 1992.
 - 3) ALL LOTS SHALL HAVE 5' SIDE AND REAR SETBACK (UNLESS OTHERWISE SHOWN HEREON).
 - 4) A NOTICE TO STATE THE SPECIAL FLOOD HAZARD AREA SHALL BE SUBMITTED TO THE COUNTY ENGINEER AND CITY PLANNER AT THE TIME OF THE SUBMITTAL OF THIS PLAT.
- REVISION: SEPTEMBER 6, 1995 - CHANGED UTILITY ESMTS. ADDED SIGNAL ESMT. ADDED 06/26/97 NOTE.

FINAL PLAT
OF
McCOY'S - COLE SUBDIVISION
PHASE II - LOTS 2 TO 4
BLOCK 1

3.159 ACRE TRACT

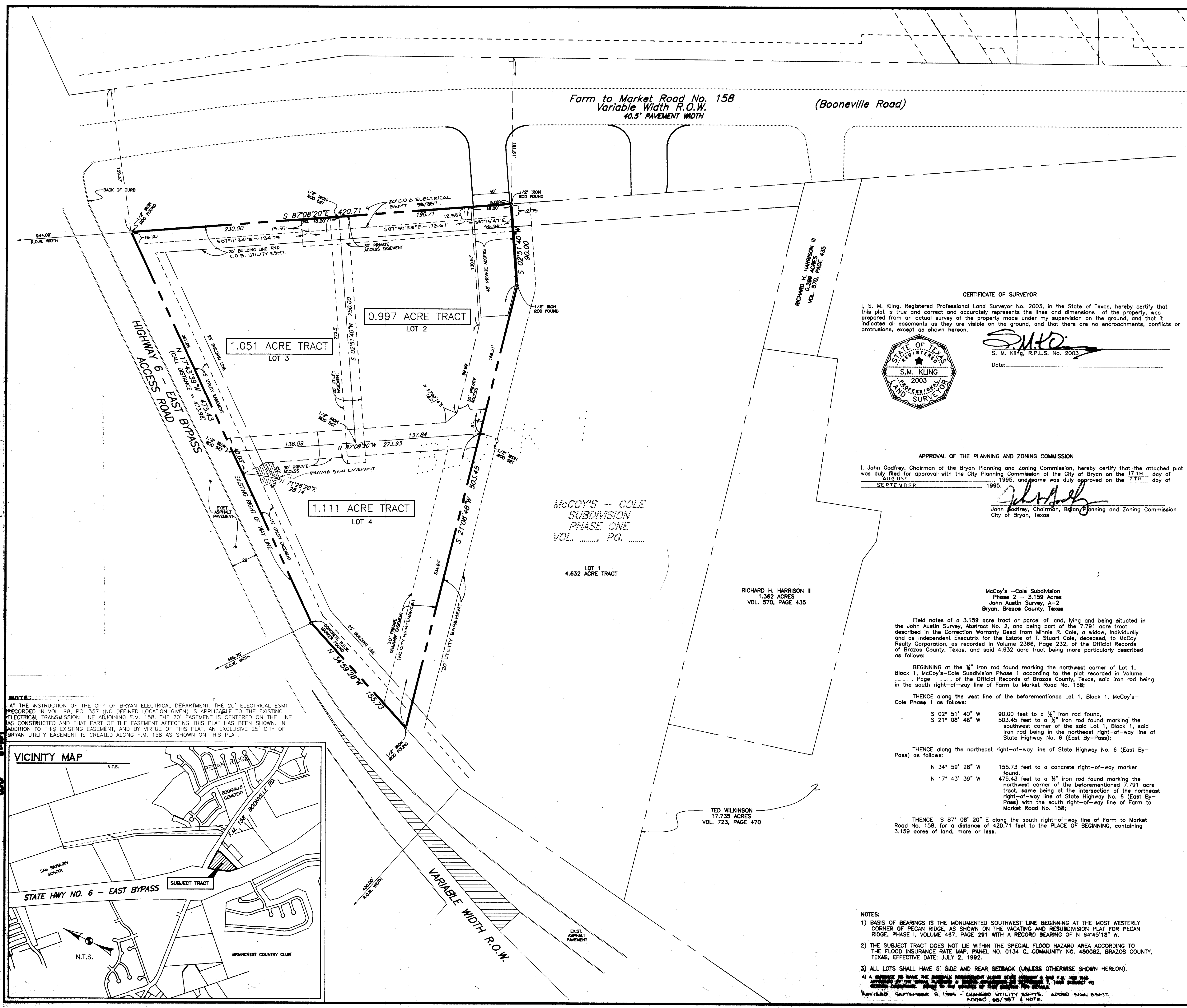
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
McCOY'S REALTY CORP.
P.O. Box 1028
SAN MARCOS, TEXAS 78666-1028

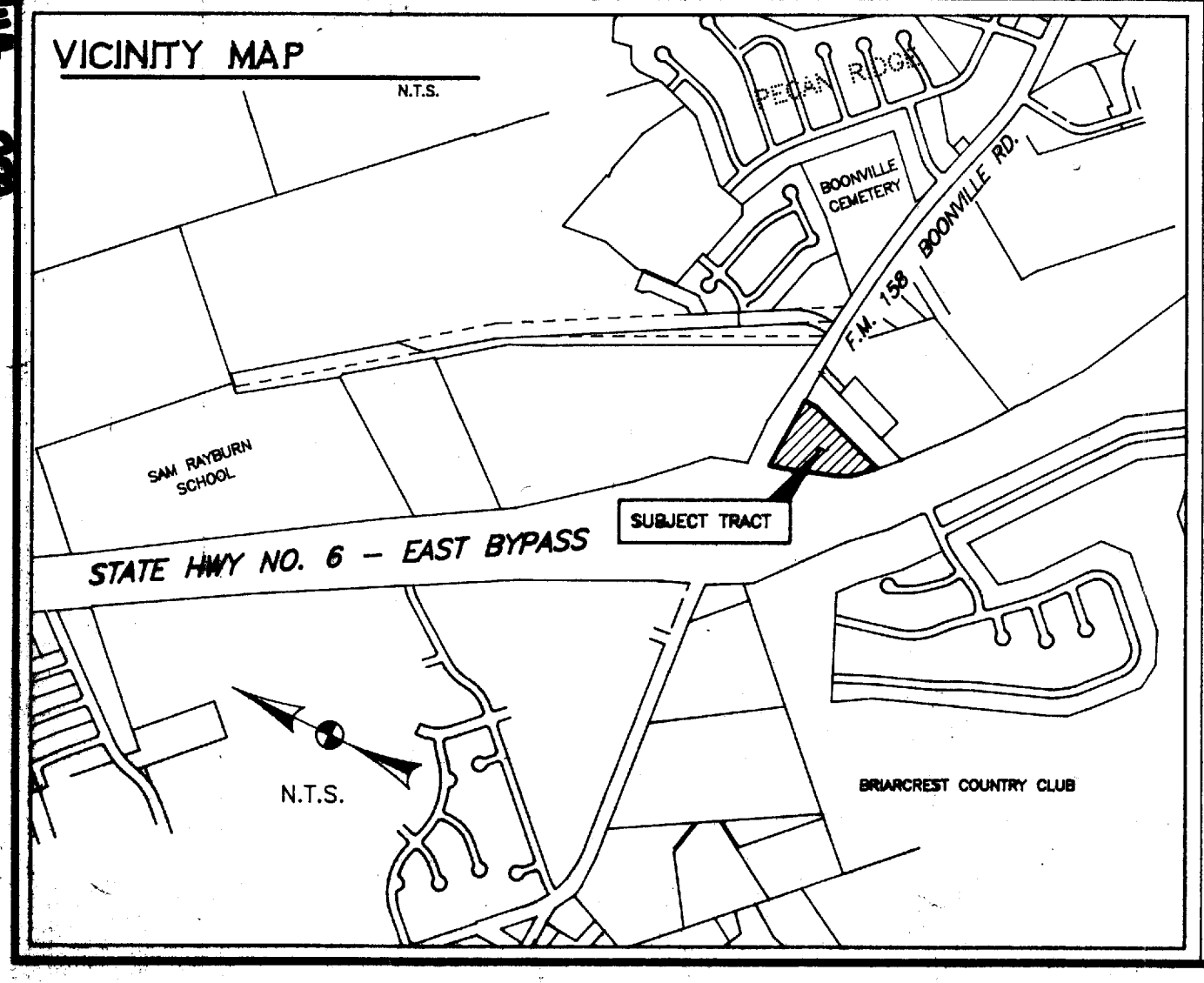
SCALE: 1" = 50' AUGUST, 1995

PREPARED BY:

KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-8212



NOTE:
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.



on base