

McCoy Realty Corporation
5.03 Acre Tract
Lot 1, Block 1, McCoy Subdivision
Platted - Volume 608, Page 573
Richard Carter Survey, A-8
Bryan, Brazos County, Texas

Field notes of a 5.03 acre tract, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being all of Lot 1, Block 1, of McCoy Subdivision according to the plat recorded in Volume 608, Page 573, of the Official Records of Brazos County, Texas, and same being all of the called 5.00 acre tract described in the deed from Viking Land & Cattle Company, Inc. to McCoy Realty Corporation of San Marcos, as recorded in Volume 495, Page 685, of the Deed Records of Brazos County, Texas, and said 5.03 acre tract being more particularly described as follows:

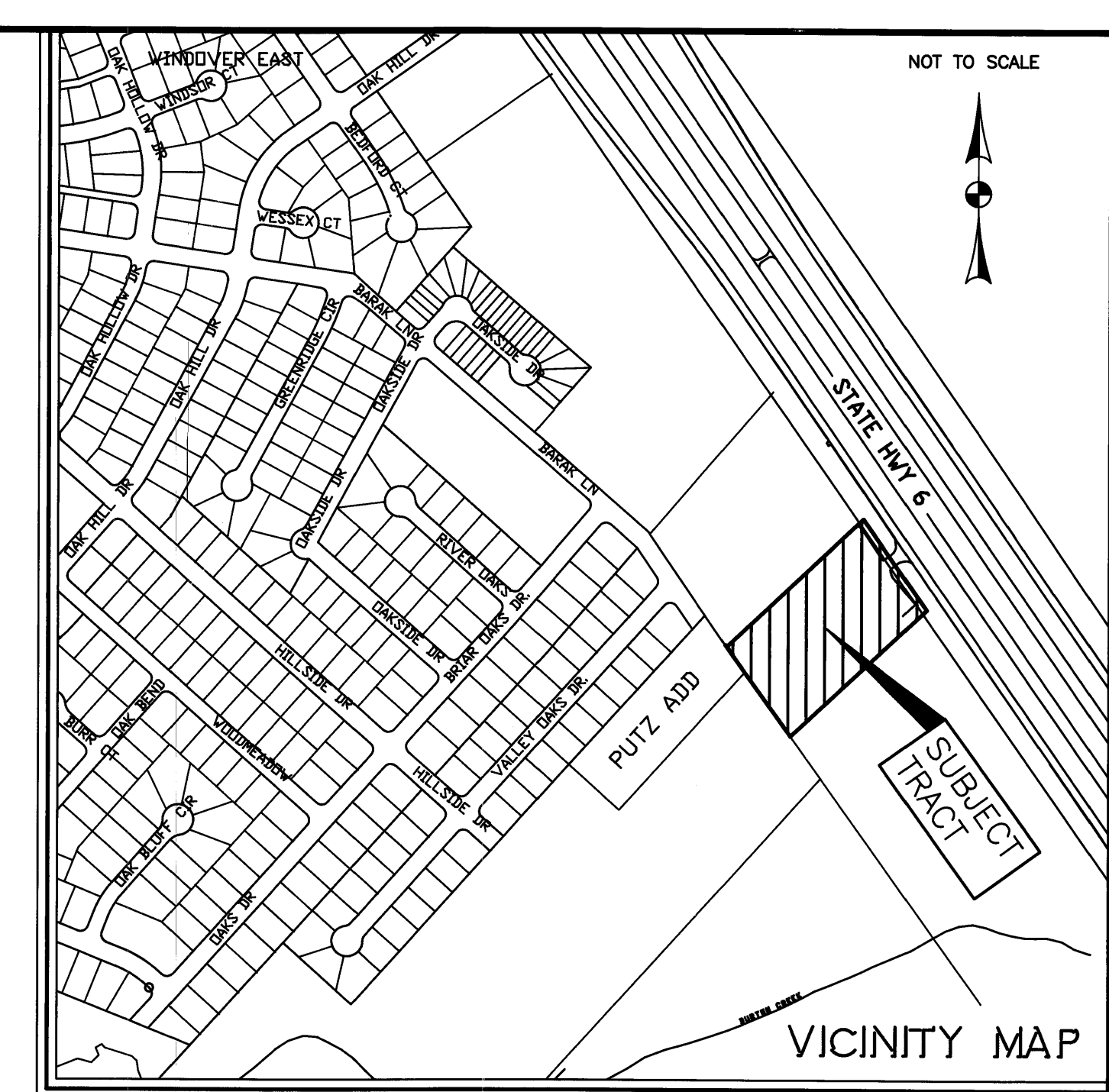
BEGINNING at the 1/2" iron rod found marking the north corner of the beforementioned 5.00 acre tract, same being the east corner of the 6.32 acre tract described in the deed to William B. Roman, Jr., Trustee, as recorded in Volume 465, Page 271, of the Deed Records of Brazos County, Texas, in the southwest right-of-way line of State Highway No. 6 - East Bypass, a 6" creosote post fence corner bears N 76° 01' 39" W - 0.8 feet, and the platted north corner of the beforementioned Lot 1, Block 1, bears S 26° 44' 47" W - 2.47 feet;

THENCE S 34° 57' 01" E along the southwest right-of-way line of the beforementioned East Bypass (no fence), approximately 2.5 feet northeast of the platted northeast line of the beforementioned Lot 1, Block 1, for a distance of 361.60 feet to a 1/2" iron rod set at the east corner of the beforementioned 5.00 acre tract, from which a concrete right-of-way marker bears S 34° 57' 01" E - 1884.50 feet;

THENCE S 46° 53' 36" W along the southeast line of the beforementioned 5.00 acre tract (no fence), at a distance of 2.81 feet, pass a 1/2" iron rod found marking the east corner of the beforementioned Lot 1, Block 1 - McCoy Subdivision, continue on for a total distance of 610.34 feet to a 1/2" iron rod set at the south corner of the 5.00 acre tract and the beforementioned Lot 1, Block 1;

THENCE N 35° 35' 39" W along the southwest line of the beforementioned 5.00 acre tract and the beforementioned Lot 1, Block 1, adjacent to a fence, for a distance of 360.18 feet to a 1/2" iron rod found at a 4" cedar post fence corner marking the west corner of the 5.00 acre tract and Lot 1, Block 1, same being the south corner of the beforementioned 6.32 acre tract, and same being in the northeast line of Putz Addition according to the recorded in Volume 486, Page 849, of the Deed Records of Brazos County, Texas;

THENCE N 46° 48' 51" E along the southeast line of the beforementioned 6.32 acre tract, adjacent to a fence, for a distance of 614.55 feet to the PLACE OF BEGINNING, containing 5.03 acres of land, more or less.



- NOTES:
- TITLE APPEARS TO BE VESTED IN McCOY REALTY CORP. BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 495, PG. 685. McCOY SUBDIVISION FINAL PLAT IS FILED IN VOL. 508, PG. 573. THE 5.00 ACRE DESCRIPTION IN VOL. 495, PG. 685 IS CONSISTENT WITH THE FINAL PLAT.
 - THE BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE OF LOT 1, BLOCK 1 McCOY SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOL. 508, PG. 573 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING = S 46°53'36"W.
 - THE MAJORITY OF THIS TRACT IS 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. 0142 C, MAP NO. 48041C0142 C, EFFECTIVE DATE: JULY 2, 1992.
 - THE BASIS OF ELEVATIONS IS A SQUARE FOUND IN CONCRETE @ THE NORTHEAST CORNER OF VALLEY OAKS DRIVE AND HILLSIDE DRIVE. ELEVATION: 270.16 DATUM=F.E.M.A. ON-SITE BENCHMARK: SQUARE MARKED ON CONCRETE 10' FROM EAST CORNER OF MAIN BUILDING. ELEVATION: 269.11'
 - THIS SURVEY HAS BEEN CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE CO. OF # 961679, EFFECTIVE DATE AUGUST 7, 1996 TO WIT THE FOLLOWING COMMENTS:
 - LONE STAR GAS EASEMENT - VOLUME 289, PAGE 511, HAVING NO DEFINED WIDTH OR LOCATION. THIS EASEMENT IS SHOWN AS 50' WIDE ON THE PLAT OF McCOY SUBDIVISION, VOLUME 508, PAGE 573. IT IS RECOMMENDED THAT LEGAL COUNSEL BE SOUGHT AS TO THE ADVISABILITY OF RELEASING THIS BLANKET EASEMENT IN FAVOR OF A DEFINED WIDTH AND LOCATION. THIS EASEMENT IS SHOWN HEREON.
 - 3' WIDE FERGUSON CROSSING PIPELINE CO. EASEMENT - VOLUME 576, PAGE 189, HAVING A DEFINED LOCATION AND WIDTH. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN ON THIS SURVEY ADJACENT TO THE NORTHWEST LINE.
 - 25' PRIVATE DRAINAGE EASEMENT - VOLUME 495, PAGE 688, HAVING A DEFINED LOCATION AND WIDTH. THIS EASEMENT BEGINS AT THE SOUTH CORNER OF THE SUBJECT TRACT AND EXTENDS SOUTHEASTERLY 898'. THIS EASEMENT IS SHOWN HEREON.
 - THE NORTHWEST LINE OF SUBJECT TRACT HAS BEEN RE-ESTABLISHED BY HONORING THE IRON RODS FOUND AT EACH END OF SAID LINE. THESE RODS MARK THE SOUTHWEST LINE OF THE 6.32 ACRE TRACT WHICH ADJOINS TO THE NORTHWEST. THE PLATTED LOT LINE OF LOT 1, BLOCK 1 - McCOY SUBDIVISION LIES TO THE SOUTHWEST OF THIS LINE FROM 0.00' AT THE WEST CORNER OF LOT 1 TO 0.9 FEET AT THE NORTH CORNER OF LOT 1.
 - THE NORTHEAST LINE OF SUBJECT TRACT (SOUTHWEST R.O.W. LINE OF EAST BY-PASS) WAS ESTABLISHED BY USING A T.H.D. CONCRETE RIGHT-OF-WAY MARKER WHICH LIES N 34°57'01"W ~479.47 FEET FROM THE NORTH CORNER OF SUBJECT TRACT AND ANOTHER CONCRETE RIGHT-OF-WAY MARKER WHICH LIES S 34°57'01"E ~1884.50 FEET FROM THE EAST CORNER OF SUBJECT TRACT. THIS LINE LIES 2.2 FEET NORTHEAST OF THE PLATTED NORTH CORNER OF LOT 1, BLOCK 1 AND 2.8 FEET NORTHEAST OF THE PLATTED EAST CORNER OF LOT 1, BLOCK 1.
 - THE PURPOSE OF THE AMENDING PLAT IS TO CORRECT THE POSITION OF THE NORTHWEST AND NORTHEAST LINES OF LOT 1, BLOCK 1 McCOY SUBDIVISION.

CERTIFICATE OF CITY PLANNER
I, Mark L. Smith, 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.

Mark L. Smith
City Planner, City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Richard Perkins, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the 11th day of NOVEMBER, 1996.

Richard Perkins
Chairman of the Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER
I, Linda Huff, Development 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.

Linda Huff
Development Engineer
City of Bryan, Texas

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: 10/16/96



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 3 day of NOVEMBER, 1996, in the Official Records of Brazos County, Texas, in Volume 508, Page 573.

Mary Ward by Barbara Johnson
Mary Ward, County Clerk, Brazos County
Deputy Clerk

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS
STATE OF TEXAS
COUNTY OF BRAZOS
I, Brian McCoy - Secretary, McCoy Realty, owner and developer of a 5.03 acre tract as recorded in Volume 508, Page 573 of the Deed Records of Brazos County, Texas, and designated herein as Lot 1, Block 1, McCoy 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.

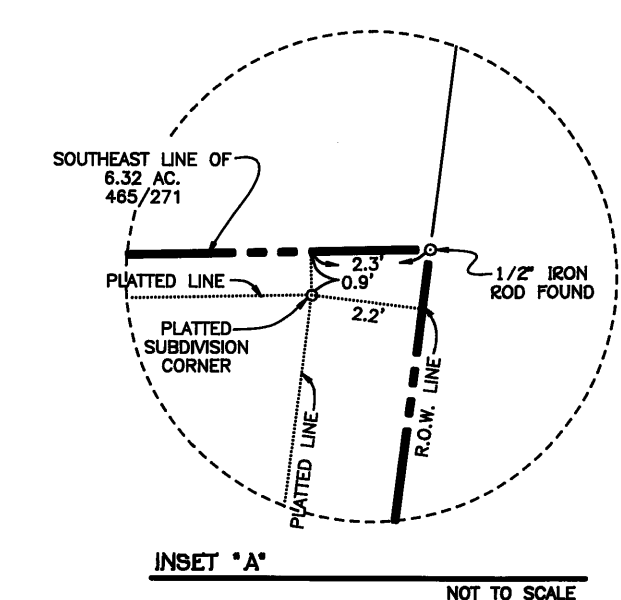
Brian McCoy
Brian McCoy - Secretary, McCoy Realty

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 17th day of October, 1996.

Nancy J. Rodriguez
Notary Public in and for the State of Texas
Printed Name: Nancy J. Rodriguez
My Commission Expires: 2-24-2000

FILED
96 DEC -3 PM 2:33
Mary Ward, County Clerk, Brazos County
James McCrean
REPUTY

619198



AMENDING PLAT
OF
LOT 1, BLOCK 1
McCoy SUBDIVISION
VOLUME 508, PAGE 573
RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
McCoy Realty Corp.
P.O. Box 1028
San Marcos, Texas 78666-1028
SCALE: 1"=50'
OCTOBER, 1996
PREPARED BY:
KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212

on base 3/4" x 1/2"