

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

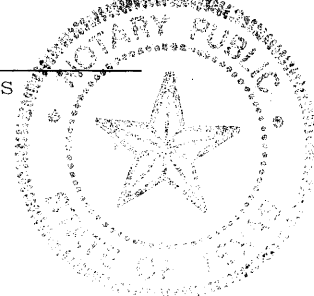
I, (we, The) McCoey Realty Corp., owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, us) in the Deed Records of Brazos County in Volume 495, Page 685, and designated herein as the McCoey Subdivision in the City of Bryan, Texas, 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.

Mike McCoy
Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mike 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 purpose and consideration therein stated. Given under my hand and seal of office this 20th day of October, 1981.

Oliver Zamit
Notary Public in and for Brazos County, Texas

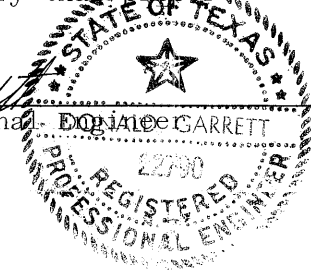


A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Professional Engineer No. 28710 in the State of Texas, hereby certify that engineering consideration has been given this plat.

Donald D. Garrett
Registered Professional Engineer



CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Public Surveyor, No. 2859 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Michael R. McClure
Registered Public Surveyor



CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Borisku, 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 15 day of June, 1982, in the Deed Records of Brazos County in Volume 508, Page 573.

Frank Borisku
County Clerk, Brazos County, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING:

I, the undersigned, Director of Planning 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.

Robert Nelson
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, Frank Murphy, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 22 day of October, 1981, and same was duly approved on the 5 day of November, 1981 by said Commission.

Frank Murphy
Chairman, City Planning Commission
Bryan, Texas

VALLEY DRIVE

THE OAKS 8th Installment
385/213
platted

BARAK LANE
60' R.O.W. 37' Pavement

PUTZ ADDITION
platted

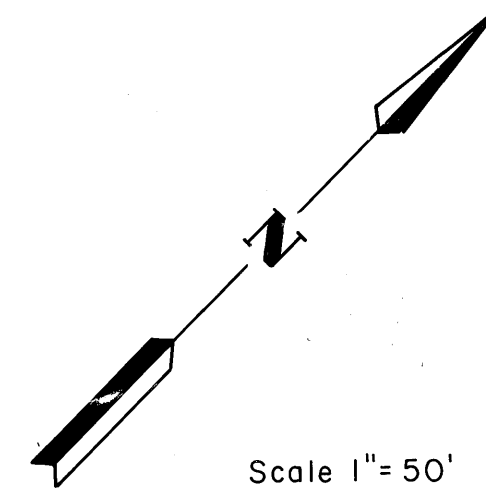
NOW or FORMERLY
JOHN LUZA
93/347
not platted

FINISH SLAB ELEVATION 271.0'

BLOCK ONE
LOT 1

NOW or FORMERLY
BERT WHEELER
not platted

25' DRAINAGE EASEMENT
455/688



FIELD NOTES

Being all that certain tract or parcel of land, lying and being situated in the RICHARD CARTER LEAGUE in Bryan, Brazos County Texas, and being all of that 5.00 acre tract conveyed to McCoey Realty Corporation of San Marcos by Viking Land and Cattle Company, Inc. by deed recorded in Volume 495, page 685 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING: at an iron rod at the north corner of said 5.00 acre tract, said iron rod being in the Southwest right-of-way line of State Highway 6;

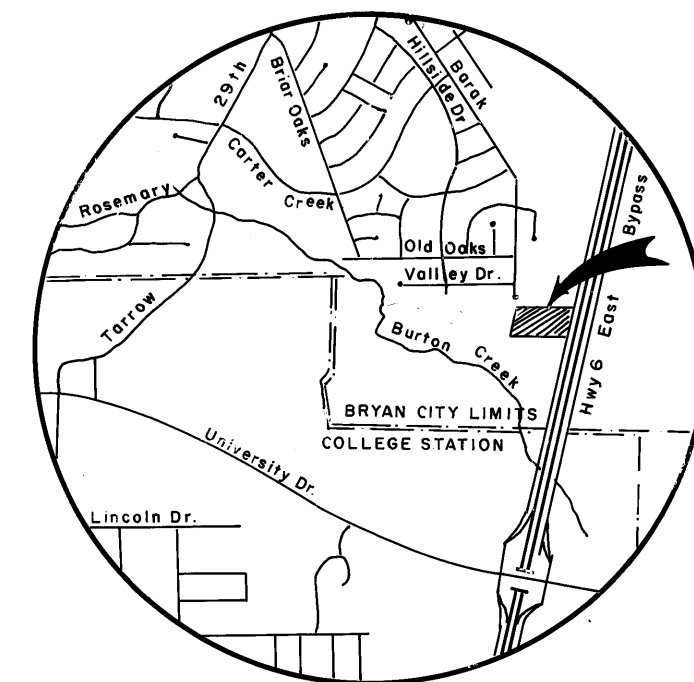
THENCE: S 34° 51' 14" E - 360.83 feet along said State Highway 6 line to an iron rod for corner;

THENCE: S 46° 53' 36" W - 607.53 feet to an iron rod for corner;

THENCE: N 35° 36' 27" W - 360.17 feet to an iron rod for corner;

THENCE: N 46° 53' 36" E - 612.32 feet to the PLACE OF BEGINNING and containing 5.00 acres, more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972.

EAST BYPASS STATE HIGHWAY 6
R.O.W. - 444.2'
Shoulder - 22'
Main lanes - 28'
Pavement with 10' and 6' shoulders



Location Map
no scale

LAND USE: I Commercial Lot

FINAL PLAT

McCOY SUBDIVISION
5.00 ACRES
RICHARD CARTER LEAGUE
Bryan, Brazos County, Texas
OCTOBER, 1981

OWNER & DEVELOPER
McCOY REALTY CORP.
P.O. BOX 1028
SAN MARCOS, TEXAS 78666

ENGINEER & SURVEYOR
GARRETT-McCLURE ENGINEERING
1520 A CAVITT AVE.
BRYAN, TEXAS 77801

on landbase
3/1/81

Maryann Murphy