METES AND BOUNDS DESCRIPTION
OF A
5.43 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 1.428 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CENTRAL CHURCH OF CHRIST RECORDED IN VOLUME 232, PAGE 575 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, THE REMAINDER OF A CALLED 3.999 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CENTRAL CHURCH OF CHRIST RECORDED IN VOLUME 220, PAGE 327 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 10,061.28 SQUARE FOOT TRACT OF LAND AS DESCRIBED BY A DEED TO CENTRAL CHURCH OF CHRIST, INC. RECORDED IN VOLUME 273, PAGE 651 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF E. 29TH STREET (R.O.W. VARIES) AND THE SOUTHEAST LINE OF LUZA STREET MARKING THE WEST CORNER OF SAID REMAINDER OF 1.428 ACRE TRACT;

THENCE: N 41° 22' 33" E ALONG THE SOUTHEAST LINE OF LUZA STREET, AT 270.00 FEET PASS THE COMMON CORNER OF SAID REMAINDER OF 1.428 ACRE TRACT AND SAID REMAINDER OF 3.999 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 769.83 FEET (CALCULATED DEED CALL DISTANCE: 770.20 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID 10,061.28 SQ. FT. TRACT;

THENCE: S 48° 35' 55" E ALONG THE NORTHEAST LINE OF SAID 10,061.28 SQ. FT. TRACT AND SAID REMAINDER OF 3.999 ACRE TRACT, BEING THE SOUTHWEST LINE OF BLOCK 3, WOOD FOREST, PHASE 3 – INSTALLMENT 'A' (PLAT, 861/619), AT 8.97 FEET PASS A 1/2 INCH IRON ROD FOUND, AT 331.31 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 2 AND 3 OF SAID BLOCK 3, CONTINUE ON FOR A TOTAL DISTANCE OF 350.72 FEET (CALCULATED DEED CALL: S 79° 49' 00" E – 350.72 FEET, 273/651–653) TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID REMAINDER OF 3.999 ACRE TRACT AND THE NORTH CORNER OF A 20' PRIVATE ALLEY WITH PUBLIC ACCESS AS SHOWN ON SAID PLAT, 861/619. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND DISTURBED BEARS: S 21° 11' 00" E FOR A DISTANCE OF 4.76 FEET AND A 3/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF HOLLOWHILL DRIVE MARKING THE EAST CORNER OF SAID ALLEY AND THE SOUTH CORNER OF LOT 1 OF SAID BLOCK 3 BEARS: S 48° 35' 55" E FOR A DISTANCE OF 144.36 FEET (PLAT CALL: S 46 ° 43' 09" E – 144.36 FEET, 861/619);

THENCE: S 41° 20' 15" W ALONG THE COMMON LINE OF SAID REMAINDER OF 3.999 ACRE TRACT AND SAID 20' ALLEY, AT 482.79 FEET PASS A POINT MARKING THE END OF SAID ALLEY AND THE NORTHEAST CORNER OF LOT 1A, BLOCK 1, WOOD FOREST ADDITION, PHASE 3 – INSTALLMENT 'A' ACCORDING TO THE PLAT RECORDED IN VOLUME 863, PAGE 771 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE COMMON LINE OF SAID REMAINDER OF 3.999 ACRE TRACT AND SAID LOT 1A FOR A TOTAL DISTANCE OF 502.79 FEET (CALCULATED DEED CALL: S 45° 00' 00" W – 494.05 FEET, 220/327 & 273/653)(PLAT CALL: S 43° 22' 18" W – 501.63', 861/819) TO A POINT MARKING THE SOUTH CORNER OF SAID REMAINDER OF 3.999 ACRE TRACT. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND BENT BEARS: N 58° 09' 14" E FOR A DISTANCE OF 1.19 FEET;

THENCE: N 48° 11' 33" W CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 126.12 FEET (PLAT CALL: N 46° 05' 31" W – 126.12 FEET, 863/771) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 1A AND THE EAST CORNER OF SAID REMAINDER OF 1.428 ACRE TRACT;

THENCE: S 41° 22' 10" W ALONG THE COMMON LINE OF SAID LOT 1A AND SAID REMAINDER OF 1.428 ACRE TRACT, AT 250.69 FEET PASS A POINT MARKING THE WEST CORNER OF SAID LOT 1A, CONTINUE ON FOR A TOTAL DISTANCE OF 268.81 FEET (DEED CALL DISTANCE: 270.00 FEET, 232.575) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF E. 29TH STREET MARKING THE SOUTH CORNER OF SAID REMAINDER OF 1.428 ACRE TRACT;

THENCE: N 48° 22' 34" W ALONG THE NORTHEAST LINE OF E. 29TH STREET FOR A DISTANCE OF 224.96 FEET (DEED CALL DISTANCE: 225.00 FEET, 232/575) TO THE POINT OF BEGINNING CONTAINING 5.43 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND NOVEMBER, 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

SCALE: 1" = 40'
40 0 40 80 120 Feet

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215 F, DATED APRIL 2, 2014.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. SUBJECT PROPERTY IS CURRENTLY ZONED RD-5.
5. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN MAPPING.
6. CONTOURS SHOWN HEREON PER DIGITAL OVERLAY.

LEGEND:
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- A/C
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- ASPHALT
- CONCRETE

L1
N 41°20'15" E 20.00' MEASURED
PLAT CALL: N 43°22'18" E 20.00', 863/771

PRELIMINARY PLAN
OF
LOTS 1 & 2
CCOC ADDITION
5.43 ACRES, JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 08-26-14
PLAT DATE: 03-23-15
REVISED: 05-26-15
JOB NUMBER: 14-653
CAD NAME: 14-653
CR5 FILE: 14-653

MAY 26 2015

PREPARED BY: KERR SURVEYING, LLC
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PREPARED FOR:
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