

METES AND BOUNDS DESCRIPTION
OF A
0.095 ACRE TRACT
BRYAN ORIGINAL TOWNSITE
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF S. PARKER AVENUE AND W. 31ST STREET ADJOINING A PORTION OF LOTS 1, 2, AND 3, BLOCK 114, BRYAN ORIGINAL TOWNSITE ACCORDING TO THE PLAT RECORDED IN VOLUME 'H', PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID PORTION OF LOTS 1, 2, AND 3 BEING THE SAME ACRE TRACT OF LAND AS DESCRIBED AS TRACTS ONE, TWO, AND THREE BY A DEED TO NN OUT PROPERTIES, LTD. RECORDED IN VOLUME 12571, PAGE 90 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A POINT ON THE NORTH LINE OF W. 31ST STREET (80' R.O.W.) AND THE EAST LINE OF S. PARKER AVENUE (100' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE: S 85° 03' 41" E ALONG THE NORTH LINE W. 31ST STREET FOR A DISTANCE OF 135.62 FEET TO A 3/4 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF A CALLED 0.198 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ANGELICA MARIA PEREZ RECORDED IN VOLUME 7560, PAGE 141 AND 145 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; FOR REFERENCE, THE CITY OF BRYAN GPS MONUMENT NO. 35 BEARS: N 70° 35' 28" E FOR A DISTANCE OF 5158.58 FEET AND A 1 INCH SQUARE IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 0.198 ACRE TRACT BEARS: N 04° 25' 57" E FOR A DISTANCE OF 74.70 FEET;

THENCE: THROUGH W. 31ST STREET FOR THE FOLLOWING CALLS:

S 04° 25' 57" W FOR A DISTANCE OF 16.69 FEET TO A POINT;

N 85° 13' 31" W FOR A DISTANCE OF 121.28 FEET TO A POINT;

N 85° 26' 31" W FOR A DISTANCE OF 34.33 FEET TO A POINT IN THE INTERSECTION OF W. 31ST STREET AND S. PARKER AVENUE;

THENCE: THROUGH S. PARKER AVENUE FOR THE FOLLOWING CALLS:

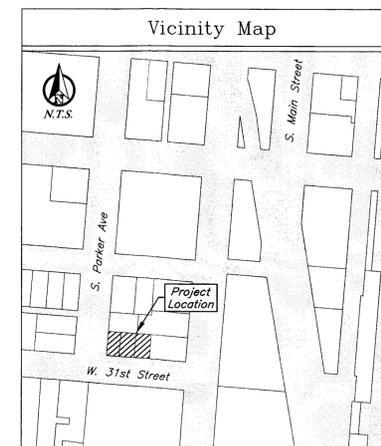
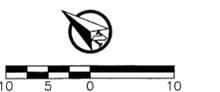
N 04° 24' 37" E FOR A DISTANCE OF 92.77 FEET TO A POINT;

S 85° 04' 00" E FOR A DISTANCE OF 20.00 FEET TO A 3/4 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 60' x 91' TRACT OF LAND AS DESCRIBED AS A PORTION OF SAID LOTS 1 AND 2 AND THE ADJOINING 20' ALLEY BY A DEED TO JOE GALINDO AND ROSE GALINDO RECORDED IN VOLUME 10212, PAGE 19 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 3/4 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID GALINDO TRACT BEARS: N 04° 49' 58" W FOR A DISTANCE OF 59.97 FEET AND A 3/4 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID GALINDO TRACT BEARS: S 85° 04' 00" E FOR A DISTANCE OF 91.05 FEET;

THENCE: S 04° 24' 37" W ALONG THE EAST LINE OF S. PARKER AVENUE AND THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 75.50 FEET TO THE POINT OF BEGINNING CONTAINING 0.095 OF AN ACRE OF LAND (4,144 SQ. FT.), MORE OR LESS, AS SURVEYED ON THE GROUND MAY, 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. ELEVATION DATUM: NAVD 1988.
3. APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
4. EXISTING CONTOURS SHOWN HERE ARE FROM FIELD DATA.
5. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
6. NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0195E, REVISED MAY 16, 2012.



R.O.W
ABANDONMENT

S. Parker Ave & W. 31st Street

As Shown on Plat of
Bryan Original Townsite
Volume 'H', Page 721
Bryan, Brazos County, Texas

May 2015

Owner:
NN Out Properties, Ltd.
211 B W. 23rd Street
Bryan, TX 77803

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951