



**METES AND BOUNDS DESCRIPTION  
OF A  
0.244 ACRE TRACT  
MOSES BAINE LEAGUE, A-3  
BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 1.04 ACRE TRACT AS DESCRIBED BY A DEED TO JIMMY D. FORD RECORDED IN VOLUME 12191, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING ALL OF THE CALLED 0.244 ACRE RIGHT-OF-WAY DEDICATION, TRAILS END, ACCORDING TO THE PLAT RECORDED IN VOLUME 13082, PAGE 84 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE ORIGINAL NORTHEAST LINE OF RABBIT LANE (50' R.O.W.) MARKING THE WEST CORNER OF A CALLED 1.05 ACRE TRACT AS DESCRIBED BY A DEED TO MANUEL JIMENEZ AND WIFE, ODILIA JIMENEZ RECORDED IN VOLUME 402, PAGE 207 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE SOUTH CORNER OF SAID REMAINDER OF 1.04 ACRE TRACT;

THENCE: N 46° 58' 14" W ALONG THE ORIGINAL NORTHEAST LINE OF RABBIT LANE, SAME BEING THE SOUTHWEST LINE OF SAID REMAINDER OF 1.04 ACRE TRACT, FOR A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID REMAINDER OF 1.04 ACRE TRACT;

THENCE: N 40° 39' 53" E ALONG THE ORIGINAL SOUTHEAST LINE OF RABBIT LANE, SAME BEING THE NORTHWEST LINE OF SAID REMAINDER OF 1.04 ACRE TRACT, FOR A DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 1.52 ACRE TRACT AS DESCRIBED BY A DEED TO CLEAR CHANNEL BROADCASTING, INC. RECORDED IN VOLUME 3960, PAGE 35 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 50' 50" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.04 ACRE TRACT AND SAID 1.52 ACRE TRACT FOR A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 3, BLOCK 1, TRAILS END (PLAT 13082/84);

THENCE: S 40° 39' 53" W ALONG THE NORTHWEST LINE OF SAID LOT 3 FOR A DISTANCE OF 275.80 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 3;

THENCE: S 46° 58' 14" E ALONG THE SOUTHWEST LINE OF SAID LOT 3 AND LOTS 1 AND 2, BLOCK 1, TRAILS END, FOR A DISTANCE OF 124.99 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID 1.05 ACRE TRACT MARKING THE SOUTH CORNER OF SAID LOT 1;

THENCE: S 40° 41' 16" W ALONG THE COMMON LINE OF SAID REMAINDER OF 1.04 ACRE TRACT AND SAID 1.05 ACRE TRACT FOR A DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING CONTAINING 0.244 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**NOTES:**

1. THE 0.244 ACRE PORTION OF THE RIGHT-OF-WAY WAS ABANDONED BY ORDINANCE NO. \_\_\_\_\_, ADOPTED BY THE BRYAN CITY COUNCIL.
2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
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 #480410205F, effective April 2, 2014.
7. THESE PROPERTIES ARE CURRENTLY ZONED MU-1, MIXED USE RESIDENTIAL.
8. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.

APR 27 2016

**R.O.W.  
ABANDONMENT**

**Rabbit Lane**  
As Shown on Plat of Trail's End  
Block 1, Lots 1-3  
Volume 13082, Page 84  
Bryan, Brazos County, Texas

April 2016

Owner:  
Jimmy D. Ford  
5833 Wilcox Lane  
Bryan, TX 77808

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

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