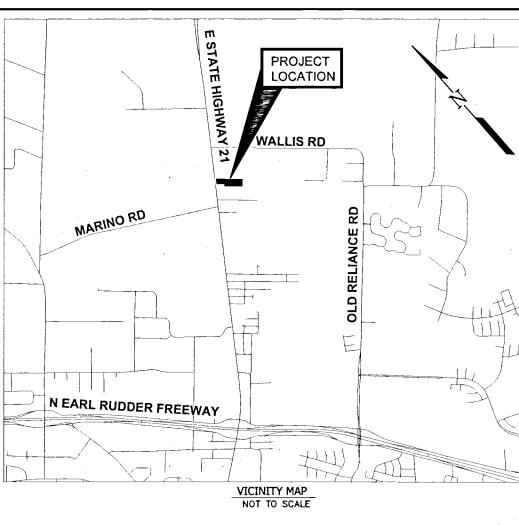


By: Andre Useh

12. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-10 (N: 10246462.51; E: 3548539.11) AND AS ESTABLISHED

BY GPS OBSERVATION.



METES AND BOUNDS DESCRIPTION
OF A 4.37 ACRES TRACT
OUT OF THE
S.F. AUSTIN LEAGUE No.10, A-63
BRAZOS COUNTY, TEXAS

Being a tract of land containing 4.37 acres, out of the S.F. Austin League No.10, A-63, Brazos County, Texas, also being part of a called 4.396 acres tract, owned by Texas 21 Storage, LLC (Texas 21 Storage), as recorded in Volume 15066, Page 128 of the Brazos County Official Records (B.C.O.R.), the said 4.37 acres tract being the same tract of land as shown on the Plat of Survey, prepared by Carlomagno Surveying, Inc., having the file name 17263-R.O.W.-REV-07-2019.dwg and being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod found for the north corner of the said Texas 21 Storage tract, also being a point along the southeast right-of-way line of East State Highway 21 (HWY 21), a 100' right-of-way, also being the north corner of a proposed 8' right-of-way dedication (right-of-way dedication), also being the west corner of a called 3.00 acres tract, owned by James W. and Debra Richards (Richards) as recorded in Volume 6154, Page 268 of the B.C.O.R.;

THENCE along the common line of the said Texas 21 Storage tract, the said Richard tract, and the said right-of-way dedication tract, South 48°48'20" East, a distance of 8.07 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the PLACE OF BEGINNING of this tract, also being the north corner of this tract, also being a point along the northeast boundary line of the said Texas 21 Storage tract, also being the east corner of the said right-of-way dedication tract, also being a point along the southwest boundary line of the said Richards tract

THENCE along the common line of the said Texas 21 Storage tract and the said Richards tract, South 48°48'20" East, a distance of 896.12 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for the east corner of this tract, also being the east corner of the said Texas 21 Storage tract, also being a point along the southwest boundary line of the said Richards tract, also being the north corner of a called 3.21 acres tract, owned by Samuel J. and Carl J. Ponzio (Samuel and Carl Ponzio), as recorded in Volume 2265, Page 209 of the B.C.O.R.;

THENCE along the common line of the said Texas 21 Storage tract and the said Samuel and Carl Ponzio tract, South 41°31'40" West, a distance of 242.75 feet to a 1/2" iron rod found for the south corner of this tract, also being the south corner of the said Texas 21 Storage tract, also being a point along the northwest boundary line of the said Samuel and Carl Ponzio tract, also being the east corner of a called 3.216 acres tract, now or formerly owned by Johnny Ponzio (3.216 acres Ponzio), as recorded in Volume 623, Page 416 of the Brazos County Deeds Records (B.C.D.R.);

THENCE along the common line of the said Texas 21 Storage tract and the said 3.216 acres Ponzio tract, North 48°11'29" West, a distance of 603.75 feet to a 1/2" iron rod found for a west corner of this tract, also being a west corner of the said Texas 21 Storage tract, also being a north corner of the said 3.216 acres Ponzio tract, also being a point along the southeast boundary line of a called 0.78 acres tract, owned by Brandon Berdoll (Berdoll), as recorded in Volume 6103, Page 167 of the B.C.O.R.;

**THENCE** along the common line of the said Texas 21 Storage tract and the said Berdoll tract, the following calls and distance:

North 34°01'57" East, a distance of 75.34 feet to a 1/2" iron rod found for an interior west corner of this tract;

North 48°20'29" West, a distance of 261.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for a west corner of this tract, also being a point along the southwest boundary line of the said Texas 21 Storage tract, also being a point along the northeast boundary line of the said Berdoll tract, also being the south corner of he said right-of-way dedication tract:

THENCE severing the said Texas 21 Storage tract, also being along the common line of this tract and the said right-of-way dedication tract, North 33°49'37" East, a distance of 160.73 feet to the PLACE OF BEGINNING containing 4.37 acres.

## FINAL PLAT

## **TEXAS 21 STORAGE, LLC.**

BLOCK 1, LOT 1
R-O-W DEDICATION 0.03 ACRES
4.37 ACRES UNPLATTED TRACT,
S.F. AUSTIN LEAGUE No. 10 A-63,
LOCATED AT 6024 EAST HIGHWAY 21
BRYAN, BRAZOS COUNTY, TEXAS
JULY 2019

## OWNER/DEVELOPER

ROBERT BEVERLY 6054 STEEP HOLLOW CIRCLE BRYAN, TEXAS 77808 713-385-6952 SURVEYOR
CARLOMAGNO SURVEYING, INC.

FIRM # 100348-000 2714 FINFEATHER ROAD BRYAN, TEXAS 77801 979-775-2873

ENGINEER

JBS ENGINEERING AND ENVIRONMENTAL, LLC.

ENGINEERING AND ENVIRONMENTAL, LI 2129 E. WILLIAM J. BRYAN PKWY. BRYAN, TEXAS 77802 979-485-2879

