

METES AND BOUNDS DESCRIPTION  
OF A  
0.422 ACRE TRACT  
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 0.418 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CARLOS CONTRERAS RECORDED IN VOLUME 14288, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.418 ACRE TRACT BEING ALL OF A CALLED 125' X 100' TRACT OF LAND AS DESCRIBED BY A DEED RECORDED IN VOLUME 107, PAGE 74 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 50' X 115' TRACT OF LAND AS DESCRIBED BY A DEED RECORDED IN VOLUME 226, PAGE 575 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 PIPE FOUND (N:10229659.16, E:3536547.92) ON THE NORTHEAST LINE OF WALLACE STREET (40' - 50' R.O.W.) MARKING THE SOUTH CORNER OF SAID 0.418 ACRE TRACT AND THE NORTH WEST CORNER OF THE REMAINDER OF A CALLED 0.374 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JAMIE C. ROMERO AND SPOUSE, RUTILA R. ROMERO RECORDED IN VOLUME 4498, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 (N:10231375.303, E:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010125847 (CALCULATED USING GEOD12A);

THENCE: N 39° 28' 38" W ALONG THE NORTHEAST LINE OF WALLACE STREET FOR A DISTANCE OF 54.01 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;

THENCE: N 35° 32' 22" W CONTINUING ALONG THE NORTHEAST LINE OF WALLACE STREET FOR A DISTANCE OF 108.93 FEET TO A 1/2 INCH IRON ROD FOUND IN A TREE ROOT MARKING THE WEST CORNER OF SAID 125' X 100' TRACT;

THENCE: N 51° 39' 51" E, AT 9.95 FEET PASS A 1/2 INCH IRON ROD WITH CAP MARKED 'RPLS 5743' FOUND MARKING THE SOUTHWEST CORNER OF LOT 7, BLOCK 1, WALLACE CORNER SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 7252, PAGE 169 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE SOUTH LINE OF SAID LOT 7 FOR A TOTAL DISTANCE OF 99.99 FEET (DEED CALL DISTANCE: 100.00 FEET, 107/74)(DEED CALL: N 41° 43' 45" E - 103.77 FEET, 14288/1)(PLAT CALL: N 55° 00' 00" E - 90.00 FEET, 7252/169) TO A 1/2 INCH IRON ROD FOUND; FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-116 BEARS: N 11° 58' 16" W FOR A DISTANCE OF 1997.01 FEET;

THENCE: ALONG THE COMMON LINE OF SAID 0.418 ACRE TRACT AND SAID LOT 7 FOR THE FOLLOWING CALLS:  
S 38° 13' 33" E FOR A DISTANCE OF 125.07 FEET (PLAT CALL: S 35° 00' 00" E - 125.00 FEET, 7252/169) TO A 1/2 INCH IRON ROD FOUND;

N 51° 46' 19" E FOR A DISTANCE OF 15.00 FEET (PLAT CALL: N 55° 00' 00" E - 15.00 FEET, 7252/169) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'RPLS 5743' FOUND;

S 38° 12' 18" E FOR A DISTANCE OF 52.88 FEET (PLAT CALL: S 35° 00' 00" E - 53.00 FEET, 7252/169) TO A 1/2 INCH IRON ROD FOUND;

S 52° 54' 25" W FOR A DISTANCE OF 18.94 FEET (PLAT CALL: S 55° 10' 31" W - 18.75 FEET, 7252/169) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID REMAINDER OF 0.374 ACRE TRACT;

THENCE: S 60° 04' 09" W ALONG THE NORTHWEST LINE OF SAID REMAINDER OF 0.374 ACRE TRACT FOR A DISTANCE OF 101.02 FEET (DEED CALL: S 60° 06' 40" W - 100.93 FEET, 14288/1) (DEED CALL: S 64° 30' 12" W - 101.08 FEET, 4498/198) TO THE POINT OF BEGINNING CONTAINING 0.422 OF AN ACRE OF LAND (18,387 SQUARE FEET), AS SURVEYED ON THE GROUND NOVEMBER 2017. SEE PLAT PREPARED NOVEMBER 2017, FOR MORE DESCRIPTIVE INFORMATION.

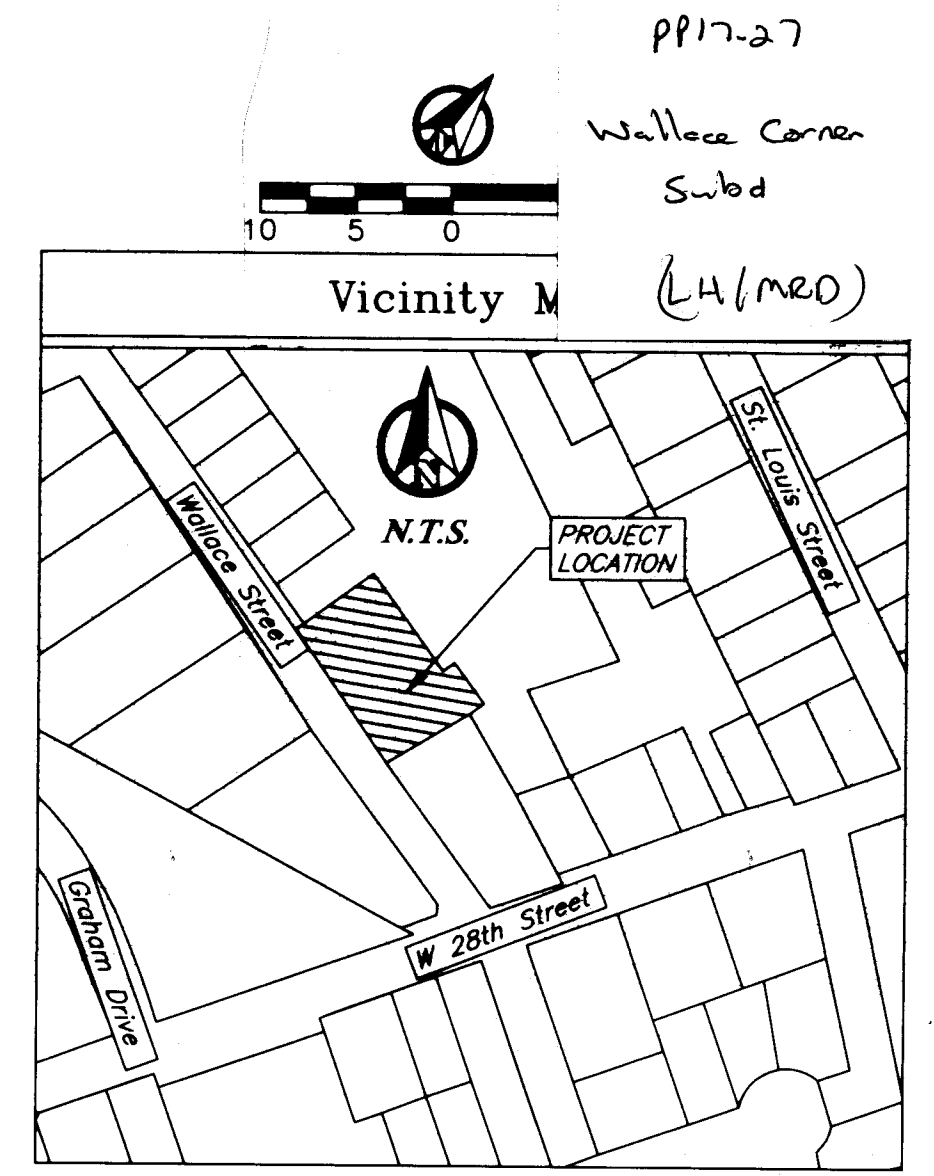
LINE #	LENGTH	DIRECTION
L1	8.57'	N 38° 13' 33" W
L2	15.00'	N 51° 46' 19" E
L3	18.94'	S 52° 54' 25" W
L4	46.31'	N 39° 28' 38" W
L5	7.70'	N 39° 28' 38" W

Boundary Description for Public-Access Easement

LINE #	LENGTH	DIRECTION
L6	55.35'	N 39° 28' 38" W
L7	109.07'	N 35° 32' 21" W

General Notes:

- 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-36 (n:10231375.303; e:3541898.795) and as established by gps observation.
- Subject property does not lie within a designated flood plain area according to the F.I.R.M. maps, community panel no. 48041C0195E, Revised Date: 05-16-2012.
- Building setback lines shall be in accordance with City of Bryan Zoning Ordinance.
- 1/2 inch iron rod set at all corners unless otherwise noted.
- This Survey Plat was prepared to reflect the Title Commitment Prepared By University Title Company, GP NO. 177400F, Effective Date: 09-19-2017
- Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00010125847 (Calculated using GEOD12A)
- The Topography shown is from City of Bryan GIS data.
- This property is Zoned RD-5, Residential District-5000.



**PRELIMINARY PLAN**

**Wallace Corner Subdivision Area  
Block 1, Lots 8, 9 & 10  
~.422 AC**

Being  
Stephen F. Austin League No.9, A-62  
Bryan, Brazos County, Texas

December 2017

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Owner:  
Carlos Contreras  
407 Wallace St.  
Bryan, TX 77803

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

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