

**Field Notes  
Of A  
0.196 Acre Tract  
Being out of the  
J. E. Scott League, A-50  
The City of Bryan,  
Brazos County, Texas  
December 22, 2015**

Being all of that certain lot, tract, or parcel of land containing 0.196 acres, lying and being situated in the J. E. Scott League, A-50, in The City of Bryan, Brazos County, Texas and being the same tract described as a 25 foot wide strip of roadway noted as "Drive", in the Martin's Addition, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 106 Page 277 of the Deed Records of Brazos County, Texas. Said 0.196 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found at a point along the northeast right of way line of South College Avenue, a city street, and also being the south corner of Lot 6 of the said Martin's Addition, and being the **Point of Beginning** of the herein described 0.196 tract of land.

**THENCE** departing the northeast right of way line of South College Avenue, N 60°00'00" E, passing on line at 189.30 feet a point at the common corner of Lot 6 and Lot 7, then continue along the south lines of Lots 7, 8, 9 and 10 of said Martin's Addition, a total a distance of 327.32 feet to a 1/2" iron rod found. Point being along the southwest line of a 0.50 acre tract of land described in a deed to Robert Monroe Interests, LLC recorded in Volume 12010 Page 102.

**THENCE** along the southwest line of the Monroe Interests 0.50 acre tract, S 34°06'18" E a distance of 25.67 feet to a 1/2" iron rod found at a point along the northwest line of a 1.260 acre tract of land described in a deed to 329, LLC, recorded in Volume 12782 Page 144 and being the northeast corner of the herein described 0.196 acre tract of land.

**THENCE** along the common line between the 329, LLC tract and the herein described 0.196 acre tract, S 59°52'23" W, a distance of 328.67 feet to a 1/2" iron rod found at a point along the northeast right of way line of South College Avenue, and being the west corner of the said 329, LLC tract and also being the south corner of the herein described 0.196 acre tract of land.

**THENCE** N 31°04'19" W along the northeast right of way line of South College Avenue, a distance of 26.33 feet to **THE POINT OF BEGINNING** and containing 0.196 acres of land according to a survey performed on December 22, 2015 on the ground, under the supervision of Paul Williams, Registered Professional Land Surveyor No. 5743, in The State of Texas.

**SITE LAYOUT**  
SCALE: 1" = 40'

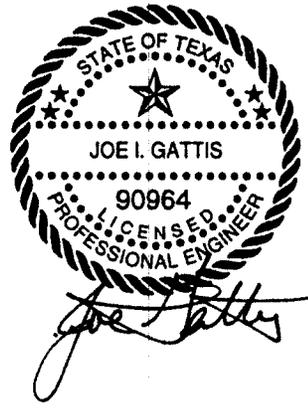
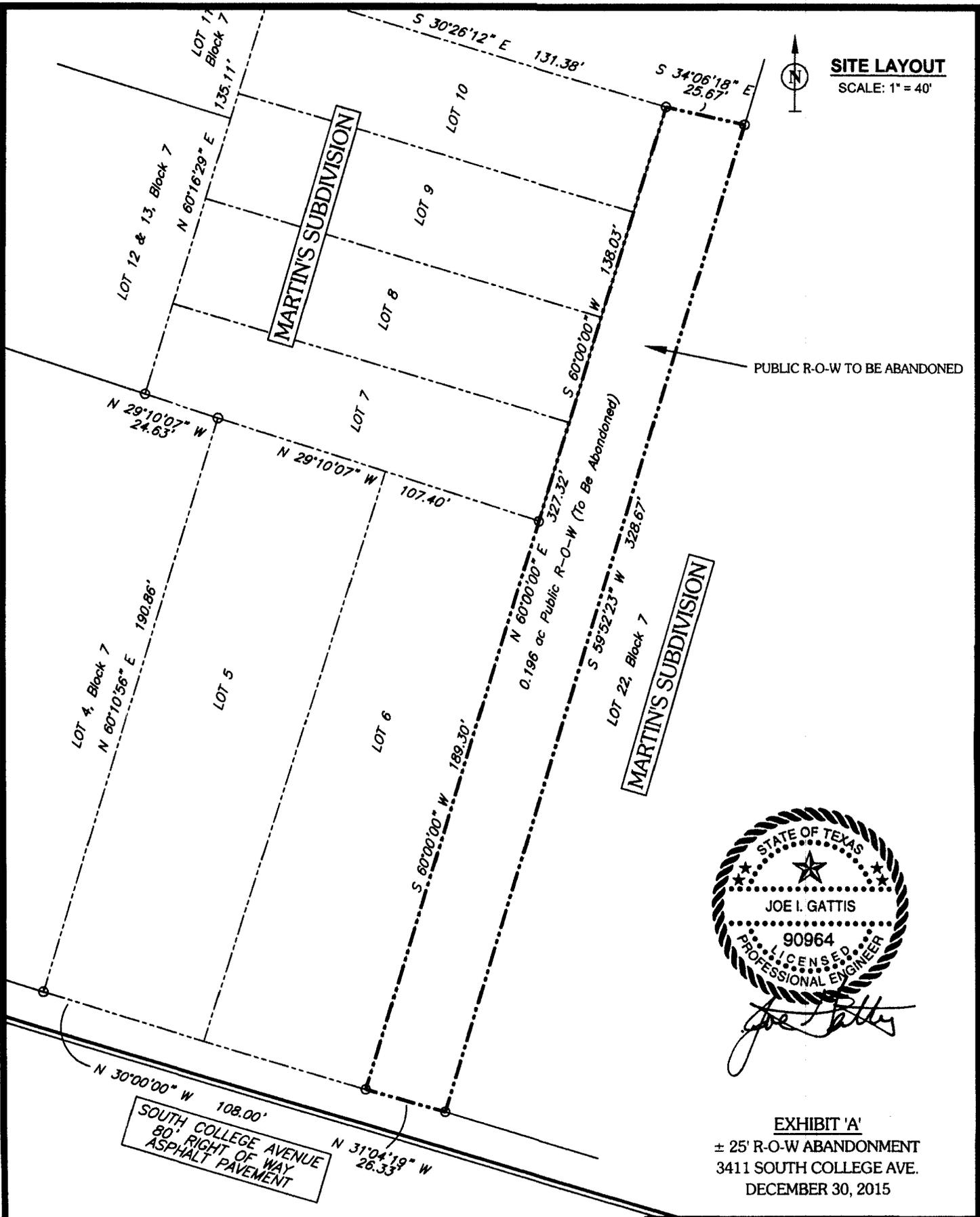


EXHIBIT 'A'  
± 25' R-O-W ABANDONMENT  
3411 SOUTH COLLEGE AVE.  
DECEMBER 30, 2015

**GATTISENGINEERING**  
ENGINEERS • CONSULTANTS

SHEET 1 OF 1  
GE-DRAIN01

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