

0.043 ACRE
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TX

FILE NO. 2022.231
PROJECT: 617.030002
DATE: 12/15/2022

DESCRIPTION

0.043 ACRE OUT OF THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, SITUATED IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A 15-FOOT ALLEY RIGHT-OF-WAY AS DEDICATED BY FULLER'S SUBDIVISION, OF RECORD IN VOLUME 138, PAGE 81, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; SAID 0.043 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the north right-of-way line of E. William Joel Bryan Pkwy. (r.o.w. varies), being the most southerly corner of that certain 11.390 acre tract of land conveyed to BW Texas Bryan Nash, LLC, by deed of record in Volume 18396, Page 165 of said Deed Records, for the southeast terminus of said alley right-of-way and the southeasterly corner hereof;

THENCE, S82°11'33"W, along said north right-of-way line, being the south line of said alley right-of-way, a distance of 15.11 feet to a 1/2-inch iron rod found at the southwest terminus of said alley right-of-way, being the southeast corner of Lot 1 of said Fuller's Subdivision, for the southwesterly corner hereof;

THENCE, N08°05'04"W, leaving said north right-of-way line, along the east line of said Lot 1, being the west line of said alley right-of-way, a distance of 125.76 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 1, being a point in the southwest line of said 11.390 acre tract, also being the northwest terminus of said alley right-of-way, for the northwesterly corner hereof;

THENCE, along said southwest line, being the north and east lines of said 15-foot alley, the following two (2) courses and distances:

THENCE, N84°32'25"E, along the southwest line of said 11.390 acre tract, being the north terminus of said alley right-of-way, a distance of 15.01 feet to a 1/2-inch iron rod found at the northeast terminus of said alley right-of-way, for the northeasterly corner hereof;

THENCE, S08°08'16"E, continuing along the southwest line of said 11.390 acre tract, along the east line of said alley right-of-way, a distance of 125.14 feet to the **POINT OF BEGINNING**, containing 0.043 acre (1,888 square feet) of land.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2022, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

ABRAM C. DASHNER
TEXAS RPLS 5901
MANHARD CONSULTING
TBPLS FIRM NO. 10194754



