

**METES AND BOUNDS DESCRIPTION
OF A 0.358 ACRES TRACT
OUT OF THE
STEPHEN F. AUSTIN SURVEY, A-62
BRAZOS COUNTY, TEXAS**

Being a tract of land containing 0.358 acres out of the Stephen F. Austin Survey, A-62, located in Brazos County, Texas, also being all of Lot 7 (Lot 7), Lot 8 (Lot 8), and 10 feet of the 20 foot alley (20' Alley), out of Block 97 {all further mentioned lots are out of Block 97 unless stated otherwise}, of the Bryan Original Townsite (Bryan Original Townsite), as recorded in Volume H, Page 721 of the Brazos County Deed Records (B.C.D.R.), the said 0.358 acres tract being the same tract of land as shown on the Plat of Survey prepared by Carlomagno Surveying, Inc., having the file name 24056.dwg and being more particularly described as follows:

COMMENCING at an "X" marked in concrete found for the northeast corner of Lot 5R (Lot 5R), out of the Bryan Original Townsite Replat (B.O.T. Replat), as recorded in Volume 16816, Page 199 of the Brazos County Official Records (B.C.O.R.), also being a point along the south right-of-way line of West 32nd Street (W. 32nd St.), an 80 foot right-of-way, also being a northwest corner of Lot 4R, out of the said B.O.T. Replat;

THENCE along the common line of the said Lot 5R and the right-of-way line of the said W. 32nd St., North 85°11'34" West, a distance of 64.75 feet to a 1/2" iron rod found for the **PLACE OF BEGINNING** of this tract, also being the northeast corner of this tract, also being the northeast corner of the remainder of the said 20' Alley, also being a point along the south right-of-way line of the said W. 32nd St., also being the northwest corner of the said Lot 5R, from which an aluminum cap in concrete marked "GPS-114" found for reference bears: South 01°28'51" East, a distance of 2349.42 feet;

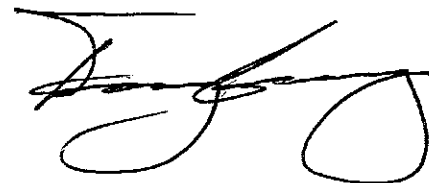
THENCE along the common line of the remainder of the said 20' Alley and the said Lot 5R, South 04°59'08" West, a distance of 100.00 feet, passing the said Lot 5R, then continuing along Lot 3R (Lot 3R), out of the said B.O.T. Replat, for a total distance of 125.01 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the southeast corner of this tract, also being a point along the west boundary line of the said Lot 3R, also being a point within the said 20' Alley;

THENCE severing the said 20' Alley, North 84°56'36" West, a distance of 124.69 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the southwest corner of this tract, also being a point along the west boundary line of the said 20' Alley, also being a point along the east right-of-way line of South Bryan Avenue (S. Bryan Ave), a 100 foot right-of-way;

THENCE along the common line of the said 20' Alley and the right-of-way of the said S. Bryan Ave, North 05°03'24" East, a distance of 10.00 feet to an 1/2" iron rod found for an angle point of this tract, also being the southwest corner of the said Lot 7, also being a northwest corner of the said 20' Alley, also being a point along the east right-of-way line of the said S. Bryan Ave;

THENCE along the common line of the said Lot 7 and the right-of-way of the said S. Bryan Ave, North 04°49'35" East, a distance of 114.91 feet to an 1/2" iron rod found for the northwest corner of this tract, also being the northwest corner of the said Lot 7, also being a point along the intersection of the said S. Bryan Ave and the said W. 32nd St.;

THENCE along the common line of the said Lot 7 and the right-of-way of the said W. 32nd St., South 84°59'32" East, a distance of 50.00 feet passing the said Lot 7, then continuing along the said Lot 8 for a distance of 65.00 feet, passing the said Lot 8, then continuing along the remainder of the said 20' Alley for a total distance of 124.99 feet to the **PLACE OF BEGINNING** containing 0.358 acres.



Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
24056.doc
January 15, 2024

