

Note: Property is Zoned SC-B (South-College Business). Building Setback Lines per City of Bryan Code of Ordinances & Deed Restrictions (D.R.)

FIELD NOTES
0.542 ACRES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, in Bryan, Brazos County, Texas and being all of Lots 1, 2, 23 and part of Lot 22, Block "A" and a portion of the 10 foot wide alley as depicted on the plat of COUNTRY CLUB ESTATES ADDITION No. 1 recorded in Volume 81, Page 466 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common north corner of this tract and said Lot 1, said iron rod also being at the intersection of the southeast right-of-way line of West Villa Maria Road (right-of-way width varies) and the southwest right-of-way line of South College Avenue (right-of-way width varies);

THENCE: S 32°48'14" E along the southwest right-of-way line of said South College Avenue for a distance of 100.44 feet to a found 5/8-inch iron rod marking the common east corner of this tract and said Lot 2, said iron rod also being the north corner of Lot 3R, Block "A", COUNTRY CLUB ESTATES ADDITION according to the replat recorded in Volume 8656, Page 236 of the Official Records of Brazos County, Texas (O.R.B.C.);

THENCE: S 61°16'09" W along the common line of this tract, Lots 2, 3R and into a portion of said alley, at 134.40 feet, pass a found 1/2-inch iron rod marking the south corner of said Lot 2, continue into said alley for a total distance of 139.33 feet to a found 5/8-inch iron rod marking an interior ell corner of this tract and an exterior ell corner of said Lot 3R;

THENCE: S 28°36'26" E along the common line of this tract, said Lot 3R and the centerline of said alley for a distance of 24.81 feet to a found 5/8-inch iron rod marking an exterior ell corner of this tract and an interior ell corner of said Lot 3R;

THENCE: S 61°16'09" W along the common line of this tract, said Lots 22, 23 and 3R, and a tract of land described as all of Lots 7 and 8, Block "A" of said COUNTRY CLUB ESTATES ADDITION in the deed to Leila Hodges (no record information), at 5.00 feet, pass a found 1/2-inch iron rod marking the east corner of said Lot 23 and being in the southwest line of said alley, continue for a total distance of 80.16 feet to a found 1/2-inch iron rod marking the south corner of this tract and the east corner of a tract of land described as all of Lot 21 and the adjoining one-half of Lot 22, Block "A" of said COUNTRY CLUB ESTATES ADDITION in the deed to Vuan Le recorded in Volume 8879, Page 209 (O.R.B.C.);

THENCE: N 28°36'26" W along the common line of this tract and said Le tract for a total distance of 125.00 feet to a found 1/2-inch iron rod marking the west corner of this tract and the north corner of said Le tract, said iron rod also being in the southeast right-of-way line of the before-said West Villa Maria Road;

THENCE: N 61°16'09" E along the southeast right-of-way line of said West Villa Maria Road, at 75.16 feet, pass a found 1/2-inch iron rod marking the north corner of said Lot 23 and the west corner of said alley, at 85.09 feet, pass a found 1/2-inch iron rod marking the west corner of said Lot 1 and being the north corner of said alley, continue for a total distance of 212.14 feet to the POINT OF BEGINNING and containing 0.542 acres (23,610.9 square feet) of land, more or less.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on July 22, 2019.

See survey plat on Page 1 of 2
for additional information.

