

METES AND BOUNDS

DESCRIPTION

OF

0.165 ACRE

IN THE

CITY OF BELLVILLE

JOHN NICHOLS LEAGUE, ABSTRACT 73

AUSTIN COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 0.165 acre, more or less, in the City of Bellville, John Nichols League, Abstract 73, same being all that certain called 0.164 acre parcel as described by instrument recorded in Clerk's File No. 220874 of the Official Records of Austin County, Texas, said 0.165 acre tract being more particularly described by metes and bounds, as follows, to wit:

BEGINNING at a 1/2 inch iron rod found for corner, same being the intersection of the northwesterly right-of-way line of South Bell Street (60 Ft. Right-of-Way), with the northeasterly right-of-way line of East O'Bryant Street (60 Ft. Right-of-Way), and same being the POINT OF BEGINNING and most southerly southeast corner of the tract herein described;

THENCE, with said northeasterly right-of-way line of said East O'Bryant Street and said common line, North 68 degrees 30 minutes 00 seconds West, a distance of 71.87 feet (called North 68 degrees 30 minutes 00 seconds West, 72.00 feet) (Basis of Bearings) to a 1/2 inch iron rod found for corner, same being the most southerly southeast corner of that certain called 0.164 acre parcel as described by instrument recorded in Clerk's File No. 160305 of the Official Records of Austin County, Texas, and same being the most westerly southwest corner of the tract herein described;

THENCE, departing said northeasterly right-of-way line of said East O'Bryant Street and with said common line, North 23 degrees 42 minutes 39 seconds East, a distance of 100.08 feet (called North 23 degrees 53 minutes 48 seconds East, 98.83 feet) to a 2 inch iron pipe found for corner, same being the most northerly northeast corner of said called 0.164 acre parcel, same being in the southwesterly line of that certain called 0.485 acre parcel as described by instrument recorded in Clerk's File No. 190129 of the Official Records of Austin County, Texas, and same being the most northerly northwest corner of the tract herein described;

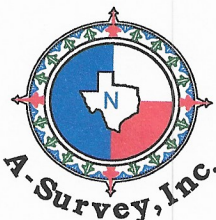
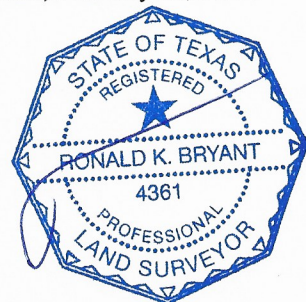
THENCE, with said common line, South 68 degrees 18 minutes 02 seconds East, a distance of 71.72 feet (called South 68 degrees 30 minutes 00 seconds East, 71.62 feet) to a 1/2 inch iron rod found for corner, same being the most southerly southeast corner of said called 0.485 acre parcel, same being in the northwesterly right-of-way line of the aforementioned South Bell Street, and same being the most northerly northeast corner of the tract herein described;

THENCE, with said northwesterly right-of-way line of said South Bell Street and with said common line, South 23 degrees 37 minutes 49 seconds West, a distance of 99.82 feet (called South 23 degrees 40 minutes 39 seconds West, 98.82 feet) to the POINT OF BEGINNING of the tract herein described and containing 0.165 acre of land, more or less. Refer to Boundary and Improvement Survey Plat, Prepared by A-Survey, Inc., February 23, 2023.

PROJECT NO. 23126A

FEBRUARY 23, 2023

:COMPILED BY:



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