EXHIBIT A

METES AND BOUNDS DESCRIPTION
OF A
15' PUBLIC UTILITY EASEMENT
PORTION OF LOTS 3 AND 4, BLOCK 1
UNIVERSITY PRESERVE SUBDIVISION
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF AN EXISTING 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT BEING A PORTION OF LOTS 3 AND 4, BLOCK 1, UNIVERSITY PRESERVE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 4958, PAGE 252 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWEST LINE OF LYCEUM COURT (A 50' PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT) MARKING THE COMMON CORNER OF SAID LOTS 3 AND 4;

THENCE: N 49° 41' 16" W ALONG THE COMMON LINE OF SAID LOTS 3 AND 4 FOR A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHWEST LINE OF AN EXISTING 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT MARKING THE **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED EASEMENT;

THENCE: S 40° 18' 44" W THROUGH SAID LOT 3 AND ALONG THE NORTHWEST LINE OF SAID 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT FOR A DISTANCE OF 7.50 FEET TO A POINT MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED EASEMENT;

THENCE: N 49° 41' 16" W CONTINUING THROUGH SAID LOT 3 AND ALONG THE SOUTHWEST LINE OF SAID 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT FOR A DISTANCE OF 126.94 FEET TO A POINT ON THE SOUTHEAST LINE OF ANOTHER EXISTING 10.00 FEET WIDE PUBLIC UTILITY EASEMENT;

THENCE: N 40° 07' 44" E THROUGH SAID LOTS 3 AND 4 AND ALONG THE SOUTHEAST LINE OF SAID SECOND 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT FOR A DISTANCE OF 15.00 FEET TO A POINT MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED EASEMENT;

THENCE: S 49° 41' 16" E THROUGH SAID LOT 4 AND ALONG THE NORTHEAST LINE OF SAID 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT FOR A DISTANCE OF 126.98 FEET TO A POINT ON THE NORTHWEST LINE OF SAID FIRST 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT;

THENCE: S 40° 18' 44" W CONTINUING THROUGH SAID LOT 4 AND ALONG THE NORTHWEST LINE OF SAID 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT TRACT FOR A DISTANCE OF 7.50 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.044 OF AN ACRE OF LAND (1904 SQUARE FEET). SEE PLAT PREPARED JANUARY 2004, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF UNIVERSITY PRESERVE SUBDIVISION, 4958/252.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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