

EXHIBIT A
METES AND BOUNDS DESCRIPTION
OF A
2.48-ACRE TRACT
TRACT # 1
CHRISTINE LANE ROW ABANDONMENT
EXHIBIT # 1
CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 2.48-acre tract or parcel of land, lying and being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas, being right-of-way for Christine Lane (a prescriptive easement nominally 40 feet in width), and being a portion of a remainder tract conveyed to Edsel G. Jones, et. al. as described by deed recorded in VOLUME 219 PAGE 383 of the Deed Records of Brazos County, Texas, said 2.48-acre tract being more particularly described as follows:

BEGINNING at a capped ½” iron rod found at the intersection of the northwesterly right-of-way line of said Christine Lane and the easterly right-of-way line of FM 2154, also known as Wellborn Road (Variable width R.O.W.) and also being the southwest corner of a 9.63-acre tract called Tract 9 of the K. W. Schick Subdivision as described by plat recorded in VOLUME 542 PAGE 131 of the said Records;

THENCE N 45° 23’ 19” E – 2,078.89 feet along the southeasterly line of the said Schick Subdivision to a ½” iron rod found for corner and being the southwesterly corner of Lot 1 of the Pontalba Subdivision, an addition to the City of College Station as depicted by plat recorded in VOLUME 2392 PAGE 21 of the Official Records of Brazos County, Texas, and being common with the east corner of Tract 1 of the said Schick Subdivision;

THENCE S 45° 45’ 46” E – 941.83 feet along the northeasterly right-of-way line of Christine Lane and also being along the southwest line of the said Pontalba Subdivision, the southwest line of a 3.7 acre tract belonging to College Station Independent School District (CSISD) per current Tax Map (No Citation) and a 2.0 acre tract belong to CSISD per the current Tax Map (No Citation) and across the right-of-way line of said Christine Lane to a capped ½” iron rod set for corner in the southeasterly right-of-way of Christine Lane and also being northwesterly line of Lot 1, Block 1 of the Athletic Complex, a 22.815 acre tract conveyed to CSISD and depicted by plat recorded in VOLUME 1105 PAGE 786 of the said Official Records;

THENCE S 44° 25’ 52” W – 38.88 feet along the common line of Christine Lane and said Athletic Complex to a ½” iron rod found for corner in the southwest right-of-way

THENCE S 44° 25' 52" W – 38.88 feet along the common line of Christine Lane and said Athletic Complex to a ½" iron rod found for corner in the southwest right-of-way line of Christine Lane and also being in the northeast line of a called 73.469 acre-tract conveyed to the O.D. Butler Family Partnership, Ltd. and recorded in VOLUME 3003 PAGE 269 of the said Records;

THENCE the following calls along the common line of the said 73.469-acre tract and Christine Lane:

N 45° 49' 44" W – 888.82 feet to a 4" fence post for angle point;

S 89° 36' 39" W – 28.06 feet to a 4" fence post for angle point;

S 45° 21' 34" W – 2,028.75 feet to a standard concrete TXDOT right-of-way marker found for corner in the easterly right-of-way line of said FM 2154 and being the southwest corner of this tract;

THENCE N 30° 32' 08" W – 36.22 feet along the east right-of-way line of said FM 2154 to the **PLACE OF BEGINNING**, and containing 2.48 acres of land.

Basis of Bearing: The southeasterly boundary line of the said plat of K.W. Schick Subdivision as monumented on the ground and called N 45° 23' 19" E per the said plat.

For further information see the exhibit drawing issued this date.

August 2005
Municipal Development Group
College Station, Texas

Surveyed by:

Gregory K. Taggart
Gregory K. Taggart RPLS 5676

19 August 2005

