

METES AND BOUNDS
DESCRIPTION
OF
0.248 ACRE
IN THE
CITY OF BELLVILLE
JOHN NICHOLS LEAGUE, ABSTRACT 73
AUSTIN COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 0.248 acre of land, more or less, in the City of Bellville, John Nichols League, Abstract 73, Austin County, Texas, same being all that certain called 0.248 acre parcel as described by instrument recorded in Volume 780, Page 786 of the Official Records of Austin County, Texas, same being out of that certain Parent Tract called 0.494 acre parcel as described by instrument recorded in Volume 749, Page 587 of the Official Records of Austin County, Texas, said 0.248 acre parcel 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 POINT OF BEGINNING and most northerly northwest corner of said called 0.248 acre parcel, same being a northerly exterior corner of that certain called 1.243 acre parcel as described by instrument recorded in Clerk's File No. 102080 of the Official Records of Austin County, Texas, and same being the southwesterly line of West Nichols Street (width varies);

THENCE, with the southwesterly line of West Nichols Street and said common line, South 63 degrees 16 minutes 00 seconds East (called South 63 degrees 16 minutes 00 seconds East) (Basis of Bearings), pass at a distance of 25.00 feet (called 25.00 feet) a 1/2 inch iron rod found for corner, same being the most northerly northeast corner of the terminus of a 50 Ft. Roadway Easement as described by instrument recorded in Clerk's File No. 102080 of the Official Records of Austin County, Texas, in all a distance of 106.65 feet (called 106.65 feet) to a 1/2 inch iron rod found for corner, same being the most northerly northwest corner of that certain called 0.375 acre parcel as described by instrument recorded in Clerk's File No. 160391 of the Official Records of Austin County, Texas, and same being the most northerly northeast corner of the tract herein described;

THENCE, departing said southwesterly right-of-way line of West Nichols Street and with said common line, South 26 degrees 45 minutes 12 seconds West, a distance of 102.00 feet (called South 26 degrees 45 minutes 12 seconds West, 102.00 feet) to a 1/2 inch iron rod found for corner, same being the most southerly southwest corner of said called 0.375 acre parcel, same being in a northeasterly line of the aforementioned called 1.243 acre parcel, and same being the most southerly southeast corner of the tract herein described;

THENCE, with said common line, North 63 degrees 23 minutes 23 seconds West (called North 63 degrees 23 minutes 23 seconds West), pass at a distance of 79.59 feet (called 79.59 feet) a 1/2 inch iron rod found for corner, same being in the southeasterly line of the aforementioned called 50 Ft. Roadway Easement, in all a distance of 104.60 feet (called 104.60 feet) to a 1/2 inch iron rod found for corner, same being a northeasterly interior corner of said called 1.243 acre parcel, and same being the most southerly southwest corner of the tract herein described;

THENCE, with said common line, North 25 degrees 36 minutes 10 seconds East, a distance of 102.25 feet (called North 25 degrees 36 minutes 10 seconds East, 102.25 feet) to the POINT OF BEGINNING of the tract herein described and containing 0.248 acre of land, more or less. For Reference Refer to Boundary and Improvement Survey, Prepared by A-Survey, Inc., Dated November 19, 2018.

PROJECT NO. 18249A
NOVEMBER 19, 2018
:COMPILED BY:

