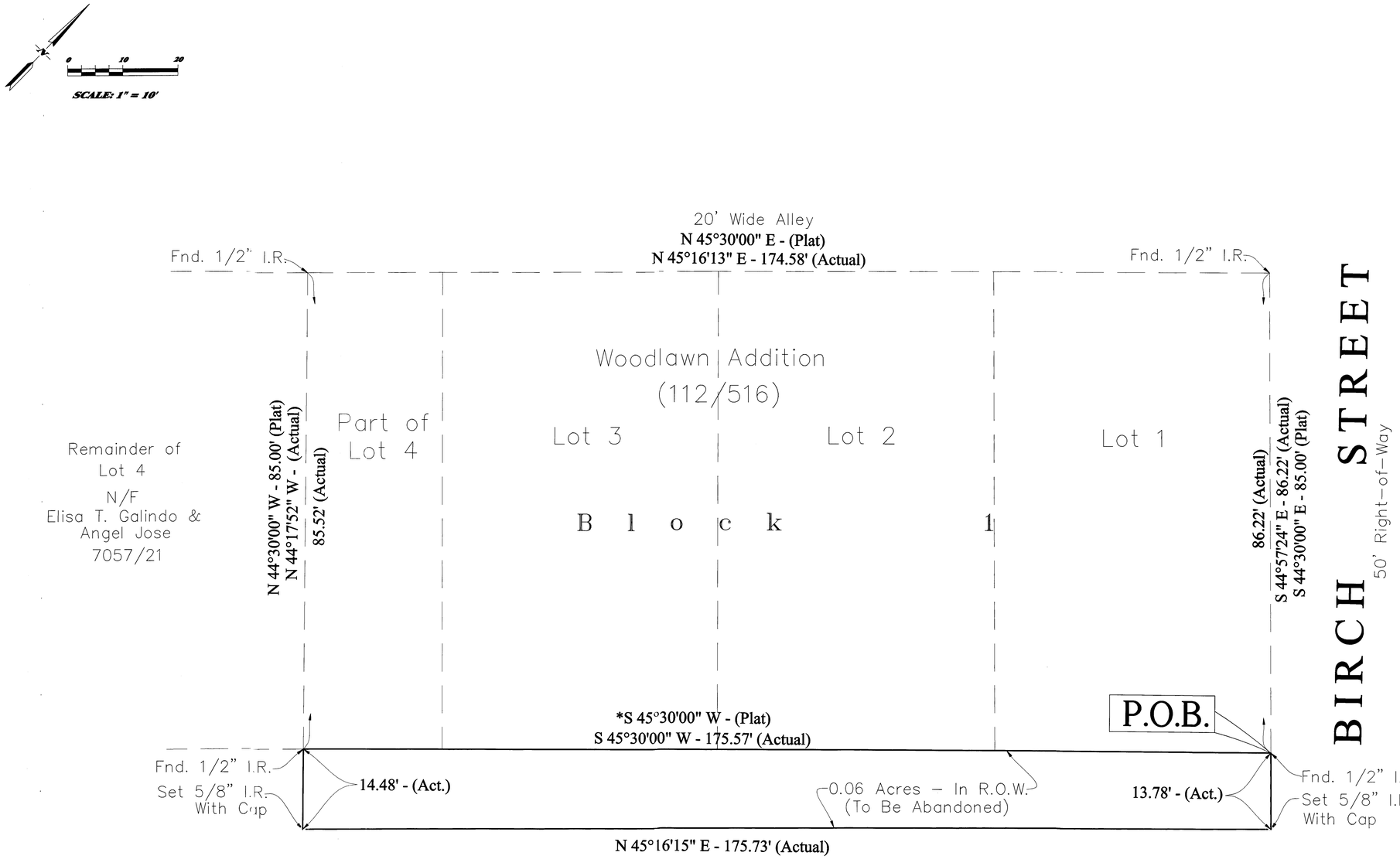

Field Notes
0.06 Acres

Being all that certain tract or parcel of land, lying and being situated in the Stephen F. Austin League, No. 9, A-62, and being a part of Beck Street Being a 50 foot Right-Of-Way dedicated by plat of Woodlawn Addition recorded in Volume 112, page 516 of the Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING; at a 1/2" iron rod found at the most easterly common corner of this tract and Lot 1, Block 4 of said subdivision;

THENCE: S 44° 57' 24" E – 13.78 feet along the common line between said Lot 1, and said Birch Street Right-Of-Way line across said Beck Street Right-Of-Way line to a 1/2" iron rod found for the most southerly corner of this tract;

THENCE: N 45° 16' 15" W – 175.73 feet and N 44° 17' 52" W – 14.48 feet across said Beck Street Right-Of-Way line to a 1/2" iron rod found for the most northwesterly corner of this tract; same being in the common line between this tract, said Lot 2 and said Lot 4 remainder tract;

THENCE: N 45° 30' 00" E – 175.57 feet along the common line between this tract, said Lots 1,2,3, part of Lot 4, Block 4 to the PLACE OF BEGINNING; and containing 0.06 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on October 4, 2012.

RECEIVED
FEB 18 2013
Development & Engineering Services

NOTES:

1. This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0195E Effective Date: May 16, 2012.

2. All Property corners are Set ⅝" Iron Rods with cap unless otherwise stated.

3. Basis of Bearing: *Plat Bearing used as basis of bearings.

Exhibit Drawing
of a
Right-Of-Way Abandonedment
for a part of
Beck Street
0.06 Acres - Total
Stephen F. Austin League, No. 9, A-62
Bryan, Brazos County, Texas
October 4, 2012

Owner/Developer:
Owner: Manuel J. & Juana R. Lopez
Address: 1800 Beck Street
Bryan, Tx, 77803
Phone: (979) 229 - 9312

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 - 2688
Fax : (979) 846 - 3094

D:\Donald\survey Jobs\Survey jobs 2012\12-177\12-177Replat.dwg