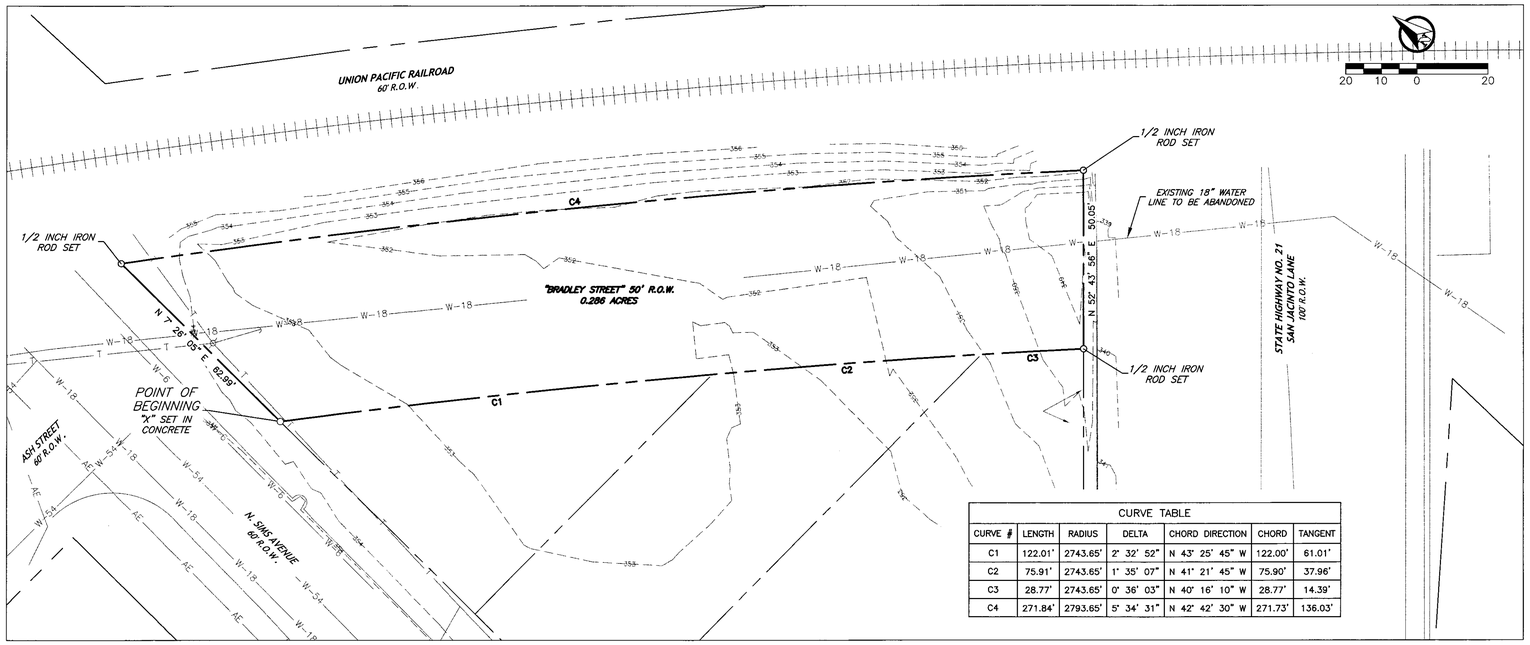


CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	TANGENT
C1	122.01'	2743.65'	2° 32' 52"	N 43° 25' 45" W	122.00'	61.01'
C2	75.91'	2743.65'	1° 35' 07"	N 41° 21' 45" W	75.90'	37.96'
C3	28.77'	2743.65'	0° 36' 03"	N 40° 16' 10" W	28.77'	14.39'
C4	271.84'	2793.65'	5° 34' 31"	N 42° 42' 30" W	271.73'	136.03'

METES AND BOUNDS DESCRIPTION
OF A
0.29 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 10. A-63
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A 50' WIDE STREET RIGHT-OF-WAY LABELED AS "BRADLEY STREET" AS SHOWN ON THE PLAT OF OAK GROVE PARK ADDITION RECORDED IN VOLUME 38, PAGE 640 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT AN "X" SET IN CONCRETE ON THE EAST LINE OF N. SIMS AVENUE MARKING THE NORTH CORNER OF LOT 18 OF SAID OAK GROVE PARK ADDITION. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 07° 26' 05" W FOR A DISTANCE OF 171.50 FEET;

THENCE: N 07° 26' 05" E ALONG THE EAST LINE OF N. SIMS AVENUE FOR A DISTANCE OF 62.99 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF SAID 50' RIGHT-OF-WAY AND THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD (60' R.O.W.). SAID IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2793.65 FEET (THIS CURVE IS BASED ON AN OFFSET OF 30 FEET FROM THE CENTERLINE OF THE UNION PACIFIC RAILROAD TRACKS);

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 34' 31" FOR AN ARC DISTANCE OF 271.84 FEET (CHORD BEARS: S 42° 42' 30" E – 271.73 FEET) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 – SAN JACINTO LANE (100' R.O.W.);

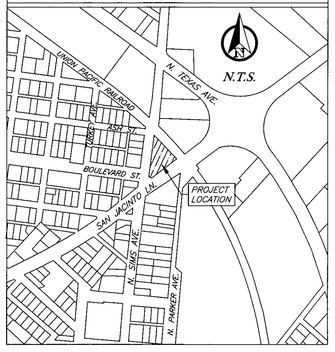
THENCE: S 52° 43' 56" W ALONG THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 FOR A DISTANCE OF 50.05 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF SAID 50' RIGHT-OF-WAY MARKING THE EAST CORNER OF THE REMAINDER OF LOT 18 OF SAID OAK GROVE PARK ADDITION. SAID IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 2743.65 FEET. FOR REFERENCE, A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 BEARS: S 52° 43' 56" W FOR A DISTANCE OF 208.38 FEET, FROM WHICH, THE CITY OF BRYAN GPS MONUMENT NO. 117 BEARS: S 58° 18' 31" W – 2718.08 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 44' 02" FOR AN ARC DISTANCE OF 226.69 FEET (CHORD BEARS: N 42° 20' 10" W – 226.62 FEET) TO THE POINT OF BEGINNING CONTAINING 0.29 OF AN ACRE OF LAND (12,465 SQ. FT.), MORE OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER, 2014. SEE PLAT PREPARED SEPTEMBER, 2014, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. ELEVATION DATUM: NAVD 1988.
3. APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
4. EXISTING CONTOURS SHOWN HERE ARE FROM FIELD DATA.
5. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.

Vicinity Map



R.O.W ABANDONMENT

BRADLEY STREET

As Shown on Plat of
Oak Grove Park Addition No. 2
Volume 38, Page 640
Bryan, Brazos County, Texas

October 2014

OCT 08 2014

Owner:
City of Bryan
P.O. Box 1000
Bryan, TX 77805

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

J4 Engineering 10/7/2014 RODRIGUEZ-REPLAT.dwg J4E Project # 14-040