

SCALE: 1" = 30'

E. 26TH STREET
100' R.O.W.

PROPOSED 22' PUBLIC
ACCESS AND PUBLIC
UTILITY EASEMENT

S 85°13'39" E 250.00'

8500 SQ. FT. TRACT

34.00'
N 04°46'21" E

TEXAS AVENUE
100' R.O.W.

N 85°13'39" W 250.00'

150.00'

S 04°46'21" W
34.00'

HOUSTON STREET
80' R.O.W.

LOT 6
BLOCK 40

1/2 INCH IRON
ROD FOUND

LOT 7
BLOCK 40

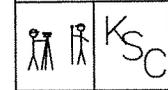
LOT 8
BLOCK 40

LOT 9
BLOCK 40

LOT 10
BLOCK 40

POINT OF
BEGINNING
1/2 INCH IRON
ROD FOUND

SURVEY PLAT
OF A
8500 SQ. FT. TRACT
PORTION OF 26TH STREET RIGHT-OF-WAY
BRYAN ORIGINAL TOWNSITE
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 30 FEET
SURVEY DATE: APRIL 2013
PLAT DATE: 05-09-13
JOB NUMBER: 13-222
CAD NAME: 13-222

CR5 FILE: BOT (cont); 13-222 (job)
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

SEE METES AND BOUNDS PREPARED MAY
2013 FOR MORE DESCRIPTIVE INFORMATION.

BEARING SYSTEM SHOWN HEREON IS BASED ON
GRID NORTH AS ESTABLISHED FROM GPS
OBSERVATION.

NOTE: THE 22' PUBLIC UTILITY EASEMENT SHOWN HEREON
WILL BE DEDICATED BY A REPLAT OF THIS TRACT AND
THE ADJOINING LOTS 6-10, BLOCK 40. THE EASEMENT
IS FOR PUBLIC ACCESS TO THE EXISTING SIDEWALK, STREET
AND UTILITY MAINTENANCE.

**METES AND BOUNDS DESCRIPTION
OF A
8500 SQUARE FOOT TRACT
PORTION OF E. 26TH STREET RIGHT-OF-WAY
BRYAN ORIGINAL TOWNSITE
BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A 34.00 FOOT WIDE STRIP OF THE EXISTING 100.00 FOOT WIDE RIGHT-OF-WAY OF E. 26TH STREET ADJOINING LOTS 6-10, BLOCK 40, BRYAN ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H. PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF E. 26TH STREET AND THE WEST LINE OF HOUSTON STREET (80' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 40;

THENCE: N 85° 13' 39" W ALONG THE SOUTH LINE OF E. 26TH STREET, AT 150.00 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 7 AND 8, CONTINUE ON FOR A TOTAL DISTANCE OF 250.00 FEET TO THE EAST LINE OF TEXAS AVENUE (100' R.O.W.) AND THE NORTHWEST CORNER OF SAID LOT 6;

THENCE: N 04° 46' 21" E THROUGH SAID RIGHT-OF-WAY AND ALONG THE EXTENSION OF THE WEST LINE OF TEXAS AVENUE FOR A DISTANCE OF 34.00 FEET TO THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 85° 13' 39" E CONTINUING THROUGH SAID RIGHT-OF-WAY, 34.00 FEET FROM AND PARALLEL TO THE SOUTH LINE OF E. 26TH STREET, FOR A DISTANCE OF 250.00 FEET TO THE EXTENSION OF THE WEST LINE OF HOUSTON STREET;

THENCE: S 04° 46' 21" W CONTINUING THROUGH SAID RIGHT-OF-WAY AND ALONG THE EXTENSION OF THE WEST LINE OF HOUSTON STREET FOR A DISTANCE OF 34.00 FEET TO THE **POINT OF BEGINNING** CONTAINING 8500 SQUARE FEET OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND APRIL, 2013. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. SEE PLAT PREPARED MAY 2013 FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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