



**FIELD NOTES DESCRIPTION
OF A
0.153 ACRE
RIGHT-OF-WAY ABANDONMENT
JOHN AUSTIN LEAGUE NO. 8 SURVEY, ABSTRACT 2
STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.153 ACRES IN THE JOHN AUSTIN LEAGUE NO. 8 SURVEY, ABSTRACT 2 AND THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING PART OF A CALLED 1.157 ACRE TRACT OF LAND CONVEYED TO NATHAN J. WINCHESTER IN VOLUME 5976, PAGE 77 (OPRBCT); SAID 0.153 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the northeast right-of-way of William J. Bryan Parkway (right-of-way width varies. 933/231 ORBCT), for the southeast corner of said 1.157 acre tract, and the southeast corner hereof, from which a 1/2 inch iron rod found bears S 35° 20' 07" E, a distance of 255.77 feet, and from which a 1/2 inch iron rod found bears S 82° 54' 38" E, a distance of 667.62 feet, from which City of Bryan monument 35 bears S 87° 57' 21" E, a distance of 1,421.59 feet;

THENCE, with the north right-of-way line of William J. Bryan Parkway for the following two (2) courses and distances:

- 1) **N 73° 55' 57" W**, for a distance of **76.95 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 2) With a curve to the left having a radius of **652.50 feet**, an arc length of **122.16 feet**, a delta angle of **10°43'37"**, and a chord which bears **N 79° 17' 45" W**, a distance of **121.98 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set on the northeast intersection of William J. Bryan Parkway and Robertson Street, for the southwest corner of said 1.157 acre tract, and the southwest corner hereof;

THENCE, with the east right-of-way line of Robertson Street for the following two (2) courses and distances:

- 1) **N 23° 01' 48" W**, for a distance of **5.12 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 2) **N 04° 49' 04" E**, for a distance of **43.27 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the Bryan Original Townsite southeast line for the south corner and **POINT OF BEGINNING** hereof;

THENCE, continuing with the east right-of-way line of Robertson Street for the following two (2) courses and distances:

- 1) **N 04° 55' 47" E**, for a distance of **201.92 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;

- 2) **N 51° 14' 04" E**, for a distance of **34.54 feet** to a 5/8 inch iron rod with orange plastic cap stamped 'CARLOMAGNO 1562'; found in the southeast intersection of Robertson Street and 24th Street, for the northwest corner hereof;

THENCE, with the south right-of-way line of 24th Street (variable width right-of-way) and the north line of said 1.157 acre tract for the following two (2) courses and distances:

- 1) **S 82° 23' 00" E**, for a distance of **51.83 feet** to a 1/2 inch iron rod found bent;
- 2) **S 72° 02' 05" E**, for a distance of **55.54 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;

THENCE, through said 0.153 acre tract for the following three (3) courses and distances:

- 1) **N 85° 12' 23" W**, for a distance of **102.08 feet** to a point for corner;
- 2) **S 04° 47' 37" W**, for a distance of **171.63 feet** to a point for corner;
- 3) **S 41° 45' 46" W**, for a distance of **48.67 feet** to the **POINT OF BEGINNING** and containing **0.153 acres of land**, more or less.

Surveyed on the ground October 2022 under my supervision. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00011445742370 (calculated using GEOID12B).

11/7/23

Nathan Paul Kerr

Registered Professional Land Surveyor No. 6834



KERR
SURVEYING

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