



**FIELD NOTES DESCRIPTION  
OF A  
9.402 ACRE TRACT  
LOT 1, BLOCK 1, BRYAN PLAZA SUBDIVISION  
STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT NO. 63  
BRYAN, BRAZOS COUNTY, TEXAS**

**A FIELD NOTES DESCRIPTION OF 9.402 ACRES IN THE STEPHEN F. AUSTIN #10 LEAGUE SURVEY, ABSTRACT NO. 63, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, BRYAN PLAZA SUBDIVISION FILED IN VOLUME 729, PAGE 179 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT); SAID 9.402 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod found on the east right-of-way of N. Texas Avenue State Highway Business 6 (100' right-of-way) marking the west corner of a called 2.021 acre tract described in a deed to AT&AAA LLC in Volume 18527, Page 161 (OPRBCT) and the south corner of said Lot 1, Block 1, Bryan Plaza Subdivision; from which the City of Bryan monument GPS-117 bears S 67° 20' 45" W a distance of 3,656.51 feet;

**THENCE**, with said right-of-way with a curve to the left having a **radius of 2,914.83 feet, an arc length of 259.60 feet, a delta angle of 05° 06' 10"**, and a **chord which bears N 34° 37' 08" W a distance of 259.51 feet** to a 1/2 inch iron rod found marking a point of reverse curve;

**THENCE**, with said right-of-way transitioning to State Highway 21, with a reverse curve to the right having a **radius of 299.55 feet, an arc length of 470.33 feet, a delta angle of 89° 57' 37"**, and a **chord which bears N 07° 50' 13" E a distance of 423.49 feet** to a 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING";

**THENCE**, with said right-of-way of State Highway 21 (100' right-of-way), **N 52° 43' 35" E a distance of 573.36 feet** to a 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" on said right-of-way marking the west corner of a called 0.666 acre tract described in a deed to CW (Buddy) Love (221/485 DRBCT) and the north corner of said Lot 1;

**THENCE**, with the southwest line of said 0.666 acre tract, **S 45° 45' 06" E a distance of 300.07 feet** to a 1/2 inch iron rod found marking the south corner of said 0.666 acre tract and a west corner of a tract conveyed to Earl Graham Post #159 of the American Legion (125/377 DRBCT) and an angle point in the northeast line of said Lot 1;

**THENCE**, with a southwest line of said American Legion tract, **S 48° 19' 34" E a distance of 90.70 feet** to a 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" marking the north corner of a cemetery lot called Lot 1-R, Block A, American Subdivision (1532/291 ORBCT) and the east corner of said Lot 1;

**THENCE**, with the northwest lines of said Lot 1-R, Block A and said 2.021 acre tract, **S 42° 24' 55" W** passing at a distance of 410.95 a 1/2 inch iron rod found bent from which another 1/2 inch iron rod found bears N 62° 36' 19" E a distance of 0.35 foot, and continuing on for a total **distance of 962.58 feet** to the **POINT OF BEGINNING** hereof and containing **9.402 acres**, more or less.

Surveyed on the ground August 2023 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 1.00011393946723 (calculated using GEOID12B).

*Michael Konetski*

3/10/25

Michael Konetski

Registered Professional Land Surveyor No. 6531



# KERR SURVEYING

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