



ORIGIN OF BEARINGS:
The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations. The actual measured distances shown hereon is consistent with the plat recorded in Volume 'H', Page 721, Brazos County Deed Records.

See Page 2 of 2 for metes and bounds description prepared with this survey plat.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 85°15'00" W	40.00'
L2	S 85°15'00" E	40.00'
L3	S 20°27'13" W	2.94'

FIELD NOTES
0.115 ACRES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Abstract No. 62, in Bryan, Brazos County, Texas and being part of the undeveloped Reed Street right-of-way (based on an 80-foot width) located between Block 235 and Block 242, BRYAN ORIGINAL TOWNSITE according to the plat recorded in Volume "H", Page 721 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

COMMENCING: from a found 5/8-inch iron rod marking the southwest corner of Lot 1, Block 235 of said BRYAN ORIGINAL TOWNSITE, said iron rod also being at the right-of-way intersection of said Reed Street and West 22nd Street (based on an 80-foot width);

THENCE: N 12° 55' 48" E into the interior of the said undeveloped Reed Street for a distance of 131.71 feet to a chiseled "X" set in concrete for the southeast corner of this herein described tract and the POINT OF BEGINNING, from whence a found 5/8-inch iron rod marking the southwest corner of Lot 1, Block 242 of said BRYAN ORIGINAL TOWNSITE bears S 71° 21' 50" W at a distance of 316.14 feet for reference;

THENCE: N 85° 15' 00" W into and through the said undeveloped Reed Street for a distance of 40.00 feet to a chiseled "X" set in concrete for the southwest corner of this tract, said chiseled "X" also being in the east right-of-way line of a 20-foot Alley as depicted on said BRYAN ORIGINAL TOWNSITE;

THENCE: N 04° 45' 00" E along the west right-of-way line of the said undeveloped Reed Street for a distance of 125.00 feet to a 1/2-inch iron rod set for the northwest corner of this herein described tract, said iron rod also marking the northeast corner of Lot 8, Block 242 of said BRYAN ORIGINAL TOWNSITE and being in the south right-of-way line of West 21st Street (based on an 80-foot width), from whence a found 1-inch iron rod bears S 20° 27' 13" W at a distance of 2.94 feet for reference;

THENCE: S 85° 15' 00" E along the south right-of-way line of said West 21st Street for a distance of 40.00 feet to a 1/2-inch iron rod set for the northeast corner of this tract, from whence a found 1/2-inch iron rod marking the northeast corner of Lot 7, Block 235 of said BRYAN ORIGINAL TOWNSITE bears S 85° 15' 00" E at a distance of 240.00 feet for reference, also a 1/2-inch iron rod marking the southwest corner of Lot 1, Block 236 bears N 31° 18' 55" E at a distance of 89.44 feet for reference;

THENCE: S 04° 45' 00" W into the interior of the said undeveloped Reed Street for a distance of 125.00 feet to the POINT OF BEGINNING and containing 0.115 acres of land.

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on September 16, 2025.

See survey plat on Page 1 of 2
for additional information.

