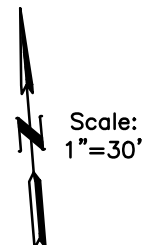


West 21st Street
 80' R.O.W. ~ Asph. Pvmnt.
 V.'H', P.721



Lots 6, 7 & 8
 Now or Formerly
 Robert & Gladys Lee
 V.11215, P.48

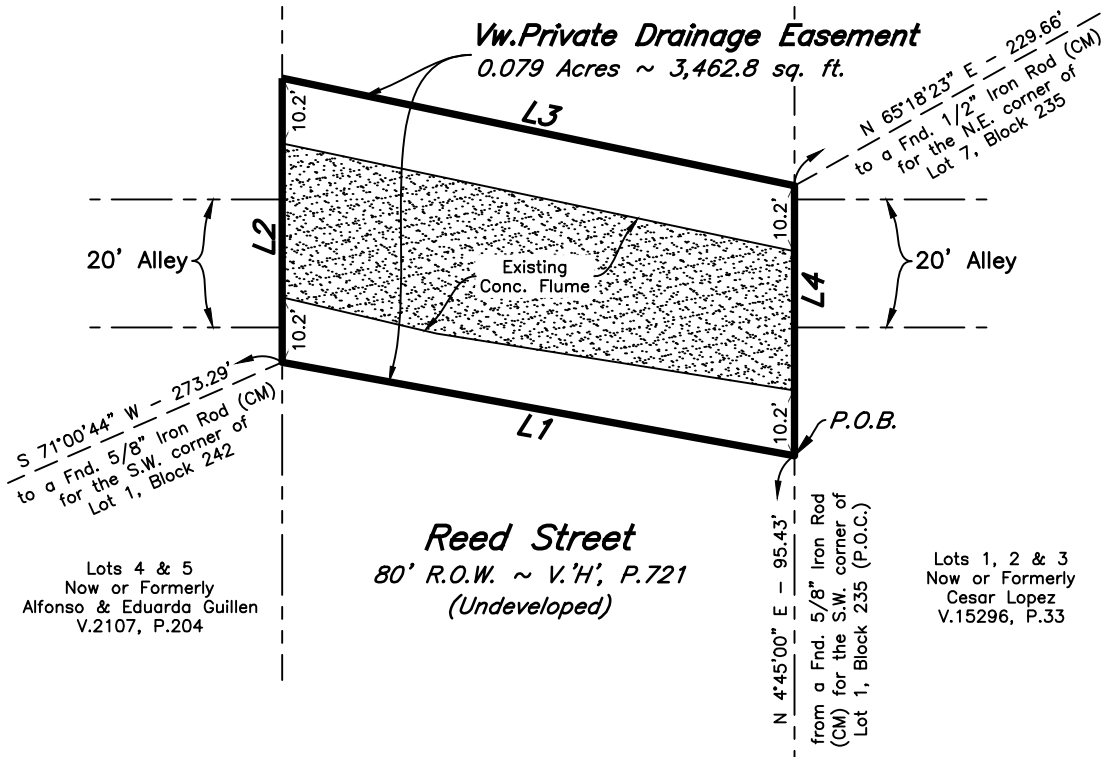
Block 242
 Bryan Original
 Townsite
 V.'H', P.721

Block 235
 Bryan Original Townsite
 V.'H', P.721

Reed Street
 80' R.O.W. ~ V.'H', P.721
 (Undeveloped)

Lot 10
 Now or Formerly
 Lily of the Valley Church
 of God in Christ
 V.2271, P.160

Vw.Private Drainage Easement
 0.079 Acres ~ 3,462.8 sq. ft.



LEGEND

CM - Controlling Monument
 P.O.B. - Point of Beginning
 P.O.C. - Point of Commencement
 Vw. - Variable Width

Reed Street
 80' R.O.W. ~ V.'H', P.721
 (Undeveloped)

Lots 1, 2 & 3
 Now or Formerly
 Cesar Lopez
 V.15296, P.33

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 74°55'12" W	81.32'
L2	N 4°45'00" E	44.41'
L3	S 73°21'56" E	81.75'
L4	S 4°45'00" W	42.16'

FIELD NOTES
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
0.079 ACRES

Being all that certain tract, parcel or easement of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Abstract No. 62, in Bryan, Brazos County, Texas and being upon, over and across 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 04° 45' 00" E along the east right-of-way line of the said undeveloped Reed Street for a distance of 95.43 feet to a point for the southeast corner of this herein described parcel and the POINT OF BEGINNING;

THENCE: N 74° 55' 12" W into and through the said undeveloped Reed Street for a distance of 81.32 feet to a point for the southwest corner of this parcel, said point also being in the east line of Lot 5, Block 242 of said BRYAN ORIGINAL TOWNSITE and the west right-of-way line of the said undeveloped Reed Street, 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° 00' 44" W at a distance of 273.29 feet for reference;

THENCE: N 04° 45' 00" E along the west right-of-way line of the said undeveloped Reed Street for a distance of 44.41 feet to a point of the northwest corner of this herein described parcel, said point also being in the east line of Lot 6, Block 242 of said BRYAN ORIGINAL TOWNSITE;

THENCE: S 73° 21' 56" E into and through the said undeveloped Reed Street for a distance of 81.75 feet to a point for the northeast corner of this parcel, said point also being in the west line of Lot 10, Block 235 of said BRYAN ORIGINAL TOWNSITE and being in the east right-of-way line of the said undeveloped Reed Street, from whence a found 1/2-inch iron rod marking the northeast corner of Lot 7, Block 235 of said BRYAN ORIGINAL TOWNSITE bears N 65° 18' 23" E at a distance of 229.66 feet for reference;

THENCE: S 04° 45' 00" W along the east right-of-way line of the said undeveloped Reed Street for a distance of 42.16 feet to the POINT OF BEGINNING and containing 0.079 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.

