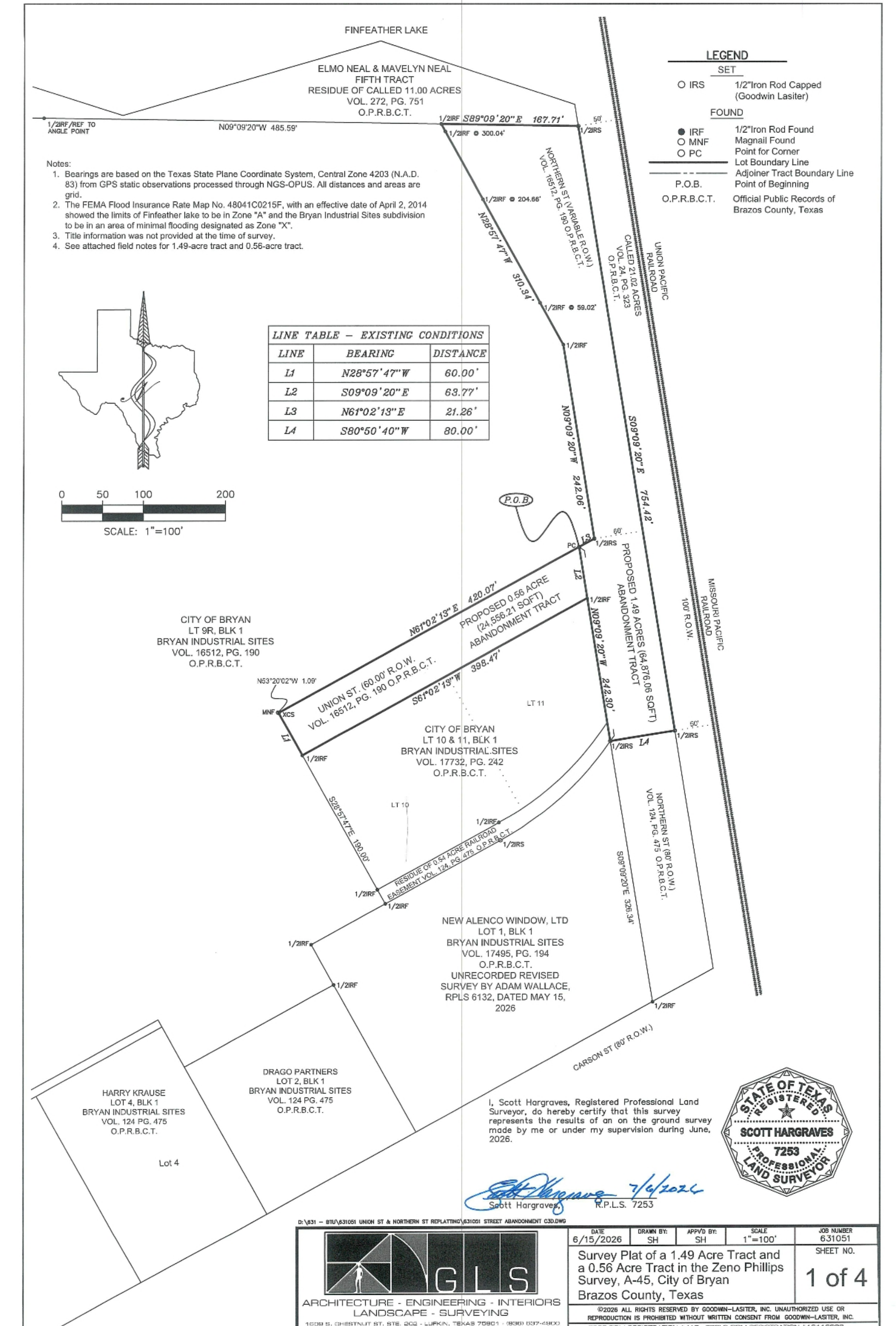


LEGEND

SET	
O IRS	1/2"Iron Rod Capped (Goodwin Lasiter)
FOUND	
● IRF	1/2"Iron Rod Found
O MNF	Magnail Found
O PC	Point for Corner
———	Lot Boundary Line
- - - -	Adjoiner Tract Boundary Line
P.O.B.	Point of Beginning
O.P.R.B.C.T.	Official Public Records of Brazos County, Texas

Notes:

1. Bearings are based on the Texas State Plane Coordinate System, Central Zone 4203 (N.A.D. 83) from GPS static observations processed through NGS-OPUS. All distances and areas are grid.
2. The FEMA Flood Insurance Rate Map No. 48041C0215F, with an effective date of April 2, 2014 showed the limits of Finfeather lake to be in Zone "A" and the Bryan Industrial Sites subdivision to be in an area of minimal flooding designated as Zone "X".
3. Title information was not provided at the time of survey.
4. See attached field notes for 1.49-acre tract and 0.56-acre tract.

LINE TABLE – EXISTING CONDITIONS

LINE	BEARING	DISTANCE
L1	N28°57'47"W	60.00'
L2	S09°09'20"E	63.77'
L3	N61°02'13"E	21.26'
L4	S80°50'40"W	80.00'

I, Scott Hargraves, Registered Professional Land Surveyor, do hereby certify that this survey represents the results of an on the ground survey made by me or under my supervision during June, 2026.

STATE OF TEXAS REGISTERED SCOTT HARGRAVES 7253 PROFESSIONAL LAND SURVEYOR

Scott Hargraves 7/6/2026

Scott Hargraves, R.P.L.S. 7253

D:\631 – BTU\631051 UNION ST & NORTHERN ST REPLATTING\631051 STREET ABANDONMENT C3D.DWG

GLS
ARCHITECTURE - ENGINEERING - INTERIORS
LANDSCAPE - SURVEYING
1609 S. CHESTNUT ST, STE. 202 - LUFKIN, TEXAS 75901 - (936) 637-4900
4077 CROSS PARK DR, STE. 100 - BRYAN, TEXAS 77802 - (979) 776-9700
465 RICE ROAD STE. 107 - TYLER, TEXAS 75701 - (903) 581-3805

DATE	DRAWN BY:	APPV'D BY:	SCALE	JOB NUMBER
6/15/2026	SH	SH	1"=100'	631051

Survey Plat of a 1.49 Acre Tract and a 0.56 Acre Tract in the Zeno Phillips Survey, A-45, City of Bryan Brazos County, Texas

SHEET NO. 1 of 4

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TBPE FIRM REGISTRATION #413 - TBPLS FIRM REGISTRATION #10110500 - TBPLS FIRM REGISTRATION #10110501

LEGAL DESCRIPTION
OF A 1.49-ACRE TRACT
ZENO PHILLIPS SURVEY, A-45
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Being a 1.49-acre tract located in the Zeno Phillips Survey, A-45, City of Bryan, Brazos County, Texas, and being in that certain Bryan Industrial Sites Subdivision Replat of Lot 9R, Block 1, as recorded in Volume 16512, Page 190 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.T.), and Bryan Industrial Sites Subdivision Plat, recorded in Volume 124, Page 475 of the O.P.R.B.C.T. The said 1.49-acre tract being part of Northern Street (variable width R.O.W) as depicted on Bryan Industrial Sites Plat and Bryan Industrial Sites Replat of Lot 9R, Block1 to which reference is hereby given. Said 1.49-acre tract being further described by metes and bounds to wit:

BEGINNING at a point for corner for the southernmost Northwest corner of the herein described tract, in the northern most South boundary line of Lot 9R, Block 1 of the said subdivision, falling in a communications vault, from which a capped (Goodwin Lasiter) 1/2-inch iron rod set for the northern most Southeast corner of Lot 9R, Block 1 bears N 61° 02' 13" E, 21.26 feet, same being in the intersection of the Northwest R.O.W. of Union Street (60 R.O.W.) with the western R.O.W. of Northern Street;

THENCE N 61° 02' 13" E, along and with the northern most South boundary line of Lot 9R, Block 1, 21.26 feet to a capped 1/2-inch iron rod set for corner, also being the northern most Southeast corner of Lot 9R, Block 1, and the Northwest R.O.W. of Union Street;

THENCE N 09° 09' 20" W, along and with the northern most East boundary line of Lot 9R, Block 1 and the western R.O.W. of Northern Street, 242.06 feet, to a 1/2-inch iron rod found for angle point;

THENCE N 28° 57' 47" W, along and with the northern most East boundary line of the aforementioned referenced Lot 9R, Block 1 and continuing with said R.O.W., passing at 59.02 feet, a found 1/2-inch iron rod, passing at 204.66 feet, a found 1/2-inch iron rod, passing at 300.04 feet, a found 1/2-inch iron rod, continuing for a total distance of 310.34 feet to a found 1/2-inch iron rod for corner, being the Northeast corner of Lot 9R, Block 1, and being in the South boundary line of a residue tract of a called 11.00 acres described as "Fifth Tract" in a deed to Elmo Neal and Mavelyn Neal, recorded in Volume 272, Page 751 of the O.P.R.B.C.T., from which a found 1/2-inch iron rod for a reference to an angle point in the North boundary line of said Lot 9R, Block 1 bears N 89° 09' 20" W, 485.59 feet;

THENCE S 89° 09' 20" E, along and with the South boundary line of the aforementioned residue tract of a called 11.00 acres, 167.71 feet, to a capped 1/2-inch iron rod set for corner, also being the Southeast corner of aforementioned residue tract, and being in the West boundary line of the Missouri Pacific Railroad R.O.W., described in a deed to Union Pacific, recorded in Volume 24, Page 323 of the O.P.R.B.C.T., being 50 feet distant from the centerline of the rail;

THENCE S 09° 09' 20" E, along and with the West boundary line of the aforementioned Missouri Pacific Railroad R.O.W. and the eastern R.O.W. of Northern Street, 754.20 feet, to a capped 1/2-inch iron rod set for corner, being 50 feet distant from the centerline of the rail;

THENCE S 80° 50' 40" W, crossing Northern Street R.O.W., 80.00 feet, to a capped 1/2-inch iron rod set for corner, also being the Southeast corner of a residue tract of a 0.54 acre railroad easement (20 feet width) as depicted on Bryan Industrial Sites Plat and the Northeast corner of Lot 1, Block 1, Bryan Industrial Sites described as "Tract 2" in a deed to New Alenco Window, Ltd and recorded in Volume 17495, Page 194 of the O.P.R.B.C.T. with an unrecorded revised survey prepared by Adam Wallace, RPLS 6132, dated May 15, 2026, from which a 1/2-inch iron rod found for the Southeast corner of Lot 1, Block 1 bears S 09° 09' 20" E, 326.34 feet;

THENCE N 09° 09' 20" W, along and with the East boundary line of said 0.54 residue tract and the East boundary line of Lot 11, Block 1, Bryan Industrial Sites described in a deed to the City of Bryan and recorded in Volume 17732, Page 242 of the O.P.R.B.C.T., the East boundary line of Union Street as depicted in the aforementioned Bryan Industrial Sites Replat Lot 9R, Block 1 and the West boundary line of Northern Street, passing at 178.53 feet a 1/2-inch iron rod found for the Northeast corner of Lot 11. Block 1, continuing for a total distance of 242.30 feet, to the Point of Beginning, and occupying 1.49 acres, more or less, as shown on the accompanying plat of even date herewith.

Bearings are based upon the Texas State Coordinate System, Central Zone 4203, NAD 83.

7/6/2026

Scott Hargraves, RPLS 7253

GLS TBPELS Firm 10110900631053



LEGAL DESCRIPTION
OF A 0.56-ACRE TRACT
ZENO PHILLIPS SURVEY, A-45
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Being a 0.56-acre tract located in the Zeno Phillips Survey, A-45, City of Bryan, Brazos County, Texas. The said 0.56-acre tract being a part of Union Street (60 ft. R.O.W) as depicted on Bryan Industrial Sites Replat Lot 9R, Block 1, as recorded in Volume 16512, Page 190 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.T.) to which reference is hereby given. Said 0.56-acre tract being further described by metes and bounds to wit:

BEGINNING at a point for corner for the Northeast corner of the herein described tract, in the northern most South boundary line of said Lot 9R, Block 1, falling in a communications vault, from which a capped (Goodwin Lasiter) 1/2-inch iron rod set bears N 61° 02' 13" E, 21.26 feet;

THENCE S 09° 09' 20" E, along and with the West boundary line of Northern Street (80 feet R.O.W.) as shown on the Bryan Industrial Sites Plat, recorded in Volume 124, Page 475 of the O.P.R.B.C.T., 63.77 feet, to a found 1/2-inch iron rod for corner, also being the Northeast corner of Lot 11, Block 1, Bryan Industrial Sites, described in a deed to the City of Bryan and recorded in Volume 17732, Page 242 of the O.P.R.B.C.T.;

THENCE S 61° 02' 13" W, along and with the North boundary line of the aforementioned Lot 11, Block 1, and Lot 10, Block 1 described in the same deed and the southeastern R.O.W. of Union Street, 398.47 feet, to a 1/2-inch iron rod found for corner, also being the Northwest corner of Lot 10, from which a 1/2-inch iron rod found for the Southwest corner of Lot 10 bears S 28° 57' 47" E, 190.00 feet;

THENCE N 28° 57' 47" W, along and with the western most East boundary line of the above referenced Lot 9R, Block 1 and the southwestern R.O.W. of Union Street, 60.00 feet, to a "X" set in concrete for corner, from which a found magnail bears N 53° 20' 02" W, 1.09 feet;

THENCE N 61° 02' 13" E, along and with the northern most South boundary line of the aforementioned Lot 9R, Block 1 and the northwestern R.O.W. of Union Street, 420.07 feet, to the Point of Beginning, and occupying 0.56 acre, more or less, as shown on the accompanying plat of even date here with.

Bearings are based upon the Texas State Coordinate System, Central Zone 4203, NAD 83.

7/6/2024

Scott Hargraves RPLS 7253
GLS TBPELS Firm 10110900

