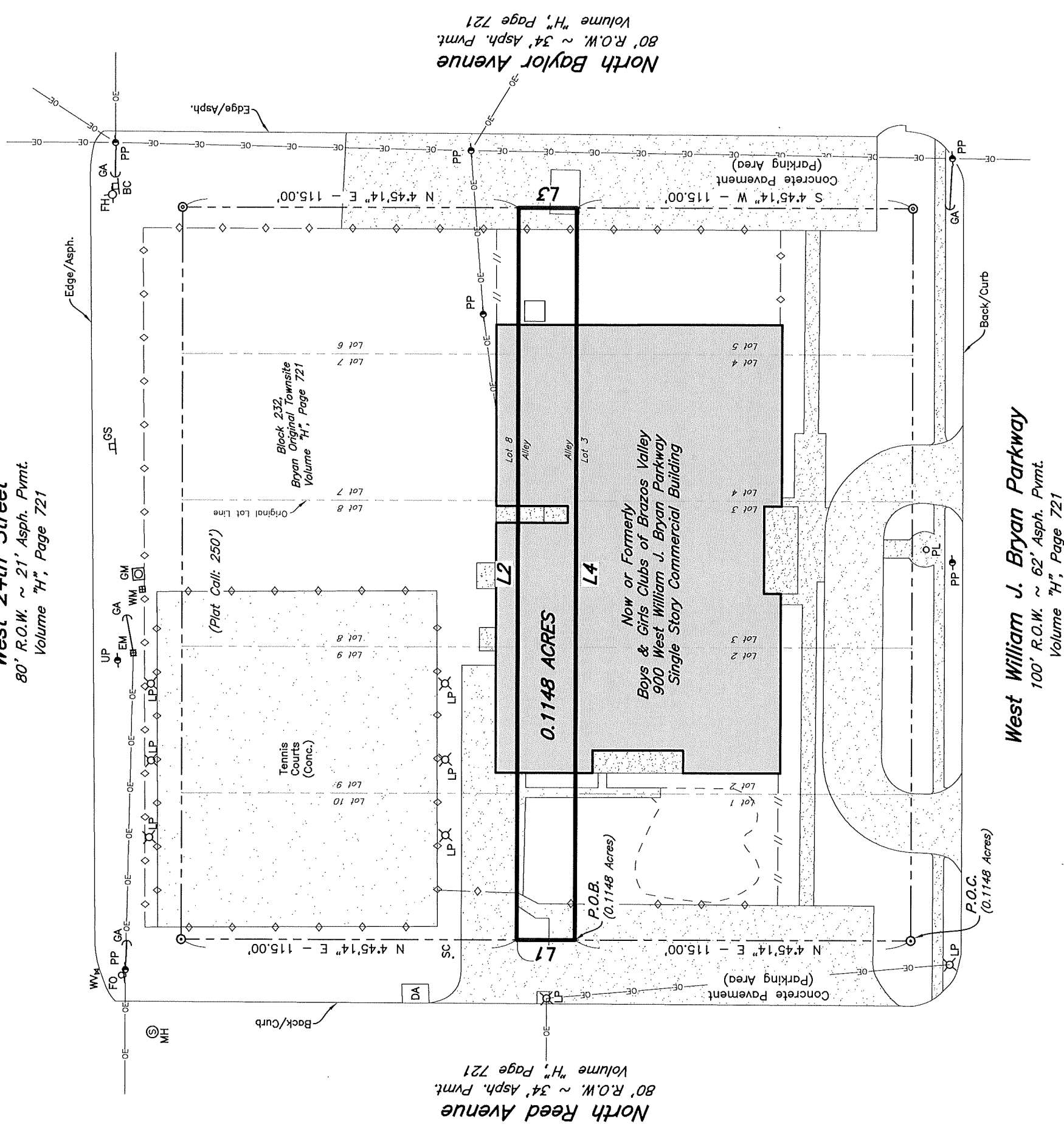




Scale:
1" = 40'

West 24th Street

80' R.O.W. ~ 21' Asph. Pymt.
Volume "H", Page 721



North Reed Avenue
80' R.O.W. ~ 34' Asph. Pymt.
Volume "H", Page 721

North Baylor Avenue
80' R.O.W. ~ 34' Asph. Pymt.
Volume "H", Page 721

West William J. Bryan Parkway

100' R.O.W. ~ 62' Asph. Pymt.
Volume "H", Page 721

LINE TABLE	
LINE	BEARING DISTANCE
L1	N 4°45'14" E 20.00'
L2	S 85°14'46" E 250.00'
L3	S 4°45'14" W 20.00'
L4	N 85°14'46" W 250.00'

LEGEND

- ⊙ 1/2" Iron Rod Found (CM)
- ⊙ 5/8" Iron Rod Found (CM)
- ⊙ Point of Beginning
- P.O.B. Point of Commencement
- P.O.C. Buried Cable Sign
- BC Controlling Monument
- CM Dumpster Area (enclosed in Wood Fence)
- DA Electrical Meter Pole
- EM Fire Hydrant
- FH Fiber Optic Sign
- FO Flag Pole
- FP Guy Anchor
- GA Gas Meter
- GM Gas Sign (Atmos)
- LP Light Pole
- LS Gas Sign (Atmos)
- MH Manhole (Sanitary Sewer)
- PL Propane Tank Lid
- PP Power Pole
- SC Sewer Cleanout
- TP Telephone Pedestal
- UP Utility Pole
- WM Water Meter
- WV Water Valve
- W Chain Link Fence
- OE Wood Fence
- //— Overhead Electrical Line

ORIGIN OF BEARING SYSTEM: Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 was used as the BASIS OF BEARINGS shown on this plat.

See Page 2 of 2 for Alley Abandonment Field Notes prepared with this survey plat.

FIELD NOTES
ALLEY ABANDONMENT
0.1148 ACRES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F AUSTIN SURVEY, Abstract No. 62, in Bryan, Brazos County, Texas and being all of the Alley (based on a 20-foot width), Block 232, CITY OF BRYAN TOWNSITE according to the Final 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: at a found 1/2-inch iron rod marking the southwest corner of Lot 1, Block 232 of said CITY OF BRYAN TOWNSITE, said iron rod also being in the north right-of-way line of West William J. Bryan Parkway (based on a 100-foot width) and being in the east right-of-way line of North Reed Avenue (based on an 80-foot width);

THENCE: N 04°41'17" E along the east right-of-way line of said North Reed Avenue for a distance of 114.88 feet to a point marking the southwest corner of this herein described tract, said point also being the northwest corner of said Lot 1, Block 232 and the POINT OF BEGINNING;

THENCE: N 04°41'17" E continuing along the east right-of-way line of said North Reed Avenue for a distance of 20.00 feet to a point marking the northwest corner of this tract, said point also marking the southwest corner of Lot 10, Block 232 of said CITY OF BRYAN TOWNSITE, from whence a found 1/2-inch iron rod marking the northwest corner of said Lot 10, Block 232 bears N 04°41'17" E at a distance of 115.21 feet for reference;

THENCE: S 85°14'46" E along the north right-of-way line of said Alley, Block 232, CITY OF BRYAN TOWNSITE for a distance of 250.16 feet to a point marking the northeast corner of this herein described tract, said iron rod also marking the southeast corner of Lot 6, Block 232 of said CITY OF BRYAN TOWNSITE and being in the west right-of-way line of North Baylor Avenue (based on an 80-foot width), from whence a found 5/8-inch iron rod marking the northeast corner of said Lot 6, Block 232 bears N 04°47'23" E at a distance of 114.92 feet for reference;

THENCE: S 04°47'23" W along the west right-of-way line of said North Baylor Avenue for a distance of 20.00 feet to a point marking the southeast corner of this tract, said point also marking the northeast corner of Lot 5, Block 232 of said CITY OF BRYAN TOWNSITE, from whence a found 5/8-inch iron rod marking the southeast corner of said Lot 5, Block 232 bears S 04°47'23" W at a distance of 115.00 feet for reference;

THENCE: N 85°14'46" W along the south right-of-way line of said Alley, Block 232 for a distance of 250.13 feet to the POINT OF BEGINNING and containing 0.1148 acres of land.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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 15, 2022.

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

