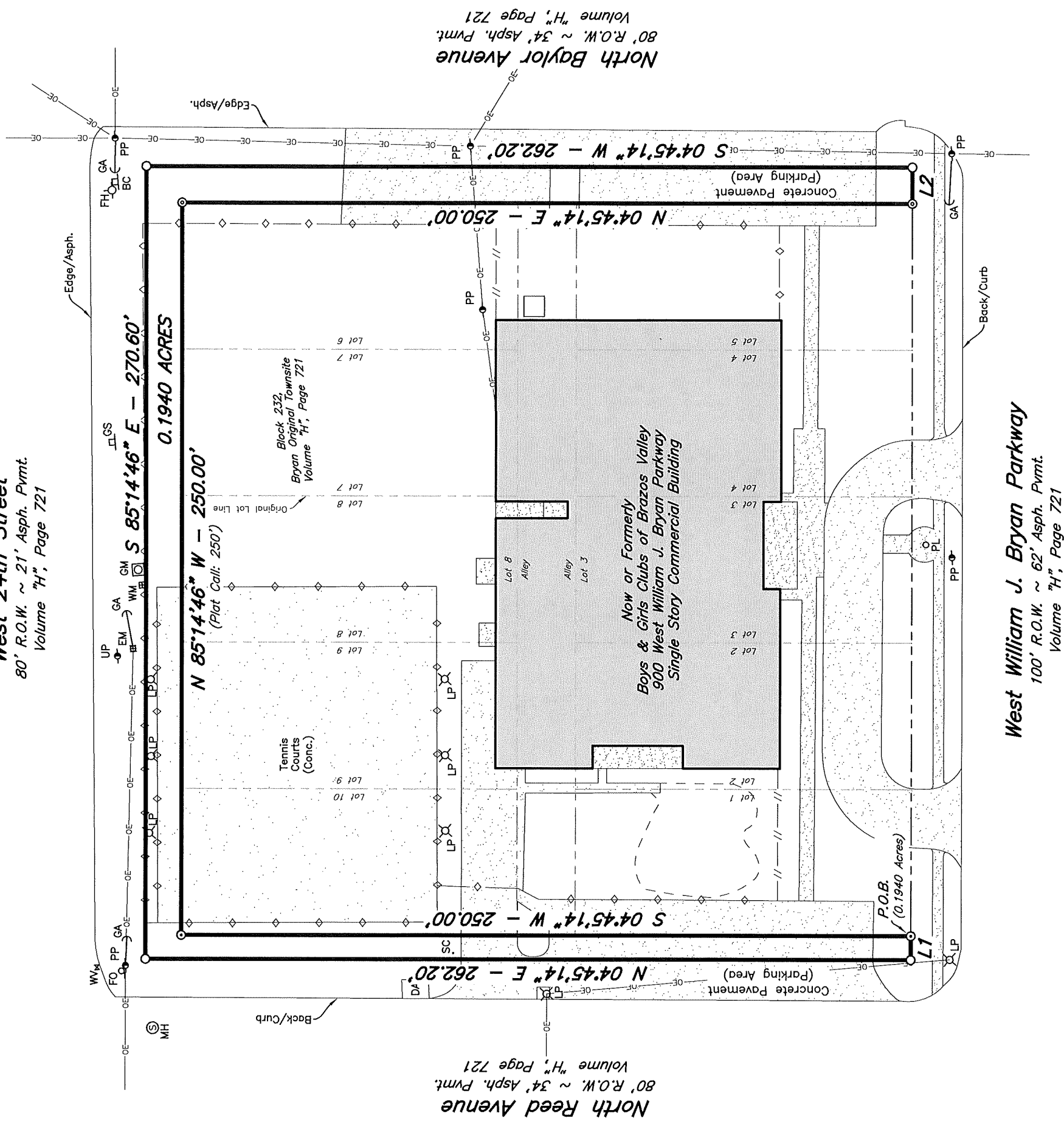




Scale:
1" = 40'

West 24th Street

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



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

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

West William J. Bryan Parkway

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 85°14'46" W	8.20'
L2	N 85°14'46" W	12.40'

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 Right-Of-Way Abandonment Field Notes prepared with this survey plat.

LEGEND

- ⊙ 1/2" Iron Rod Found (CM)
- ⊙ 5/8" Iron Rod Found (CM)
- ⊙ 1/2" Iron Rod Set
- Point of Beginning
- Buried Cable Sign
- Controlling Monument
- Dumpster Area (enclosed in Wood Fence)
- Electrical Meter Pole
- Fire Hydrant
- Fiber Optic Sign
- Flag Pole
- Guy Anchor
- Gas Meter
- Gas Sign (Atmos)
- Light Pole
- Manhole (Sanitary Sewer)
- Propane Tank Lid
- Power Pole
- Sewer Cleanout
- Telephone Pedestal
- Utility Pole
- Water Meter
- Water Valve
- Chain Link Fence
- Wood Fence
- Overhead Electrical Line

FIELD NOTES
RIGHT-OF-WAY ABANDONMENT
0.1940 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 being parts of the right-of-way (all based on an 80-foot width) of North Reed Avenue, West 24th Street and North Baylor Avenue, 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:

BEGINNING: at a found 1/2-inch iron rod marking an exterior ell corner of this herein described tract, said iron rod also marking the southwest corner of Block 232 of said CITY OF BRYAN TOWNSITE and 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 said North Reed Avenue;

THENCE: into the interior of said North Reed Avenue, West 24th Street and North Baylor Avenue for the following five (5) calls:

- 1) N 85°14'46" W for a distance of 8.20 feet to a 1/2-inch iron rod set for the southwest corner of this tract,
- 2) N 04°45'14" E for a distance of 262.20 feet to a 1/2-inch iron rod set for the northwest corner of this tract,
- 3) S 85°14'46" E for a distance of 270.60 feet to a 1/2-inch iron rod set for the northeast corner of this tract,
- 4) S 04°45'14" W for a distance of 262.20 feet to a 1/2-inch iron rod set for the southeast corner of this tract, and
- 5) N 85°14'46" W for a distance of 12.40 feet to a found 5/8-inch iron rod marking an exterior ell corner of this herein described tract, said iron rod also marking the southeast corner of the said Block 232, and being in the north right-of-way line of West William J. Bryan Parkway;

THENCE: along the west right-of-way line of said North Baylor Avenue, the south right-of-way line of said West 24th Street and the east right-of-way line of said North Reed Avenue for the following three (3) calls:

- 1) N 04°45'14" E for a distance of 250.00 feet to a found 5/8-inch iron rod marking an interior ell corner of this tract, said iron rod also marking the northeast corner of the said Block 232,
- 2) N 85°14'46" W for a distance of 250.00 feet to a found 1/2-inch iron rod marking an interior ell corner of this tract, said iron rod also marking the northwest corner of the said Block 232, and
- 3) S 04°45'14" W for a distance of 250.00 feet to the POINT OF BEGINNING and containing 0.1940 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.

