

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 63°14'58" W	30.93'
L2	N 38°06'43" E	26.06'
L3	N 36°55'55" E	14.75'
L4	S 47°46'44" E	28.17'
L5	N 64°46'24" W	44.85'
L6	N 36°00'06" E	23.79'

- LEGEND**
- ⊙ - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set
 - ⊗ - 3/8" Iron Rod Found (CM)
 - ⊕ - 5/8" Iron Rod Found (CM)
 - - 1" Iron Rod Found (CM)
 - - Axle Found (CM)
 - CM - Controlling Monument
 - P.O.B. - Point of Beginning

ORIGIN OF BEARINGS:
 The bearing system and actual measured distance to the monuments is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.

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

FIELD NOTES
0.1097 ACRES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN SURVEY, Abstract No. 2, in Bryan, Brazos County, Texas and being part of the undeveloped Collins Street right-of-way (based on a 30-foot width), CALDWELL HOME ADDITION according to the Final Plat recorded in Volume 70, Page 488 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 axle marking the common south corner of this herein described tract and the said undeveloped Collins Street, said axle also marking the west corner of Lot 1 of said CALDWELL HOME ADDITION and being in the northeast right-of-way line of 24th Street (based on a 50-foot width), from whence a found 1-inch iron rod marking the south corner of said Lot 1 bears S 65° 15' 59" E at a distance of 73.28 feet for reference;

THENCE: N 63° 14' 58" W along the northeast right-of-way line of said 24th Street for a distance of 30.93 feet to a found 3/8-inch iron rod marking the common west corner of this tract and the said undeveloped Collins Street, said iron rod also marking the south corner of the Patti Jones Tract Two recorded in Volume 13764, Page 44 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), from whence a found 3/8-inch iron rod marking the west corner of the said Patti Jones Tract Two bears N 64° 46' 24" W at a distance of 44.85 feet for reference;

THENCE: along the northwest right-of-way line of the said undeveloped Collins Street for the following three (3) calls:

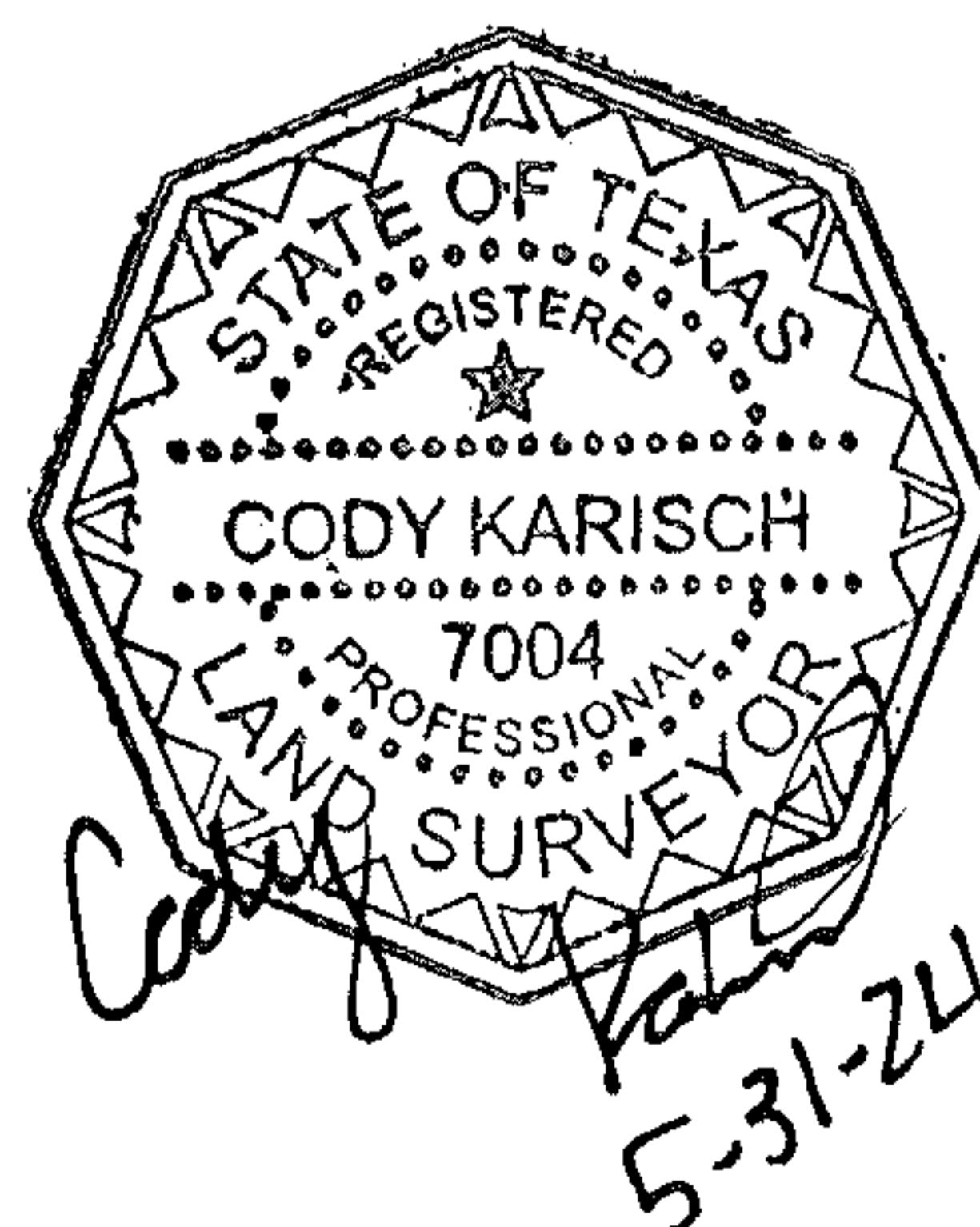
- 1) N 36° 36' 20" E for a distance of 124.99 feet to a found 3/8-inch iron rod marking an angle point of this tract, said iron rod also marking the east corner of the said Patti Jones Tract Two,
- 2) N 38° 06' 43" E for a distance of 26.06 feet to a found 1/2-inch iron rod marking an angle point of this tract, said iron rod also marking the south corner of the Michelle A. Meyer Lueck tract recorded in Volume 11171, Page 49 (O.P.R.B.C.), and
- 3) N 36° 55' 55" E for a distance of 14.75 feet to a 1/2-inch iron rod set for the north corner of this herein described tract;

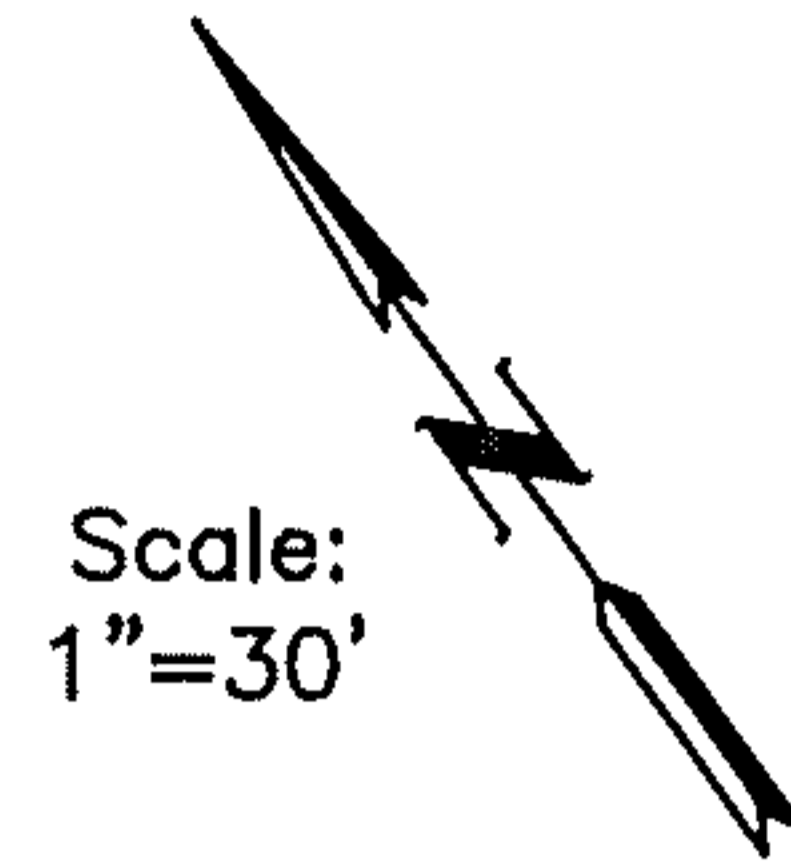
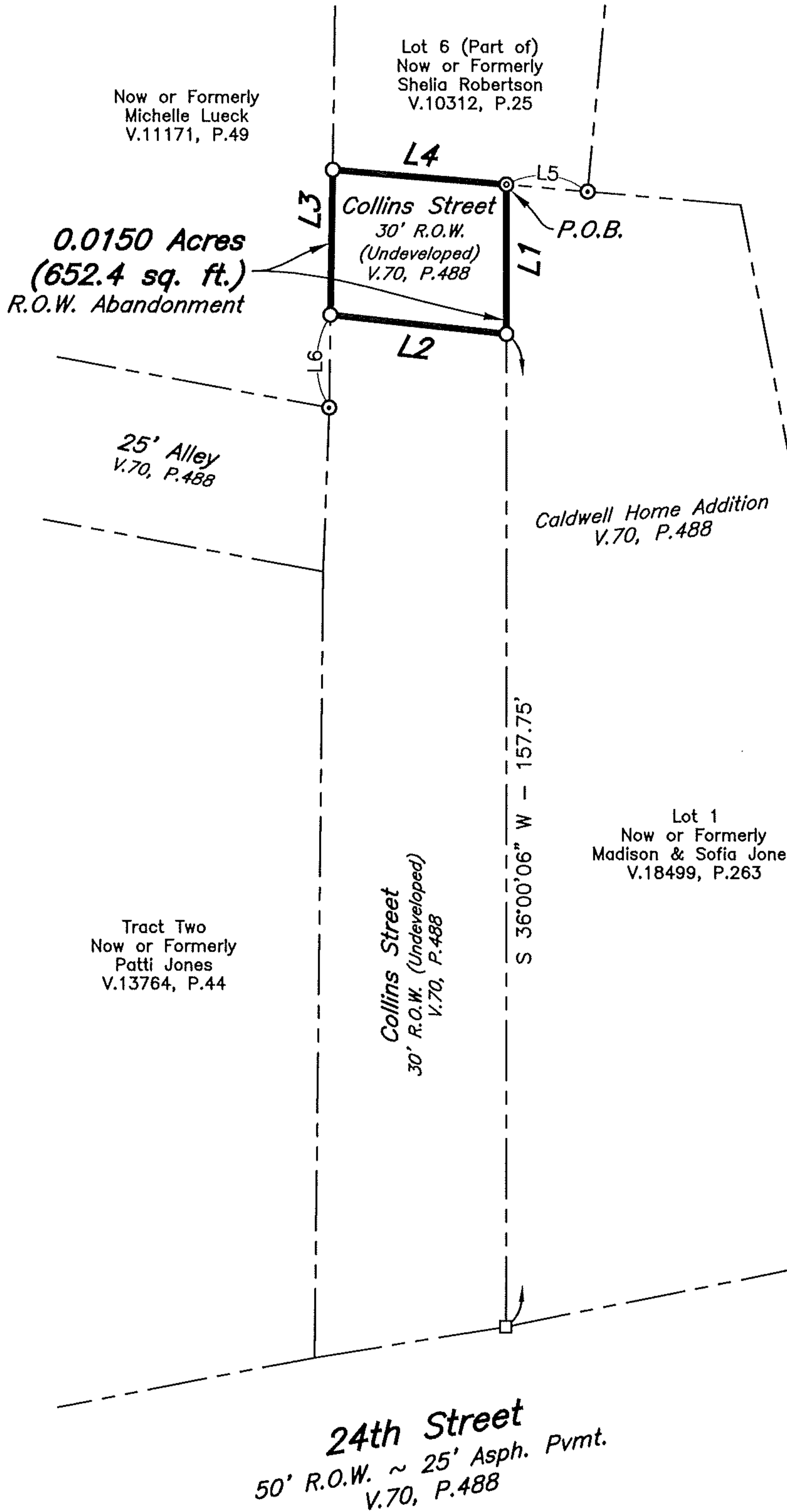
THENCE: S 47° 46' 44" E into and through the said undeveloped Collins Street for a distance of 28.17 feet to a 1/2-inch iron rod set for the east corner of this tract, said iron rod also being in the northwest line of said Lot 1, from whence a found 5/8-inch iron rod marking the north corner of said Lot 1 bears N 36° 00' 06" E at a distance of 23.79 feet for reference;

THENCE: S 36° 00' 06" W along the southeast right-of-way line of the said undeveloped Collins Street for a distance of 157.75 feet to the POINT OF BEGINNING and containing 0.1097 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 May 31, 2024.

See survey plat on Page 1 of 2
for additional information





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 36°00'06" W	23.79'
L2	N 47°46'44" W	28.17'
L3	N 36°55'55" E	23.08'
L4	S 49°10'24" E	27.73'
L5	S 49°10'31" E	13.02'
L6	N 36°55'55" E	14.75'

- LEGEND**
- ⊙ - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set
 - ⊗ - 5/8" Iron Rod Found (CM)
 - - Axle Found (CM)
 - CM - Controlling Monument
 - P.O.B. - Point of Beginning

ORIGIN OF BEARINGS:
 The bearing system and actual measured distance to the monuments is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.

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

FIELD NOTES
0.0150 ACRES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN SURVEY, Abstract No. 2, in Bryan, Brazos County, Texas and being part of the undeveloped Collins Street right-of-way (based on a 30-foot width), CALDWELL HOME ADDITION according to the Final Plat recorded in Volume 70, Page 488 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 5/8-inch iron rod marking the common east corner of this herein described tract and the said undeveloped Collins Street, said iron rod also marking the north corner of Lot 1 of said CALDWELL HOME ADDITION and being in the southwest line of Lot 6 of said CALDWELL HOME ADDITION, from whence a found 1/2-inch iron rod marking the south corner of said Lot 6 bears S 49° 10' 31" E at a distance of 13.02 feet for reference;

THENCE: S 36° 00' 06" W along the southeast right-of-way line of the said undeveloped Collins Street for a distance of 23.79 feet to a 1/2-inch iron rod set for the south corner of this tract, from whence a found axle marking the west corner of said Lot 1 bears S 36° 00' 06" W at a distance of 157.75 feet for reference;

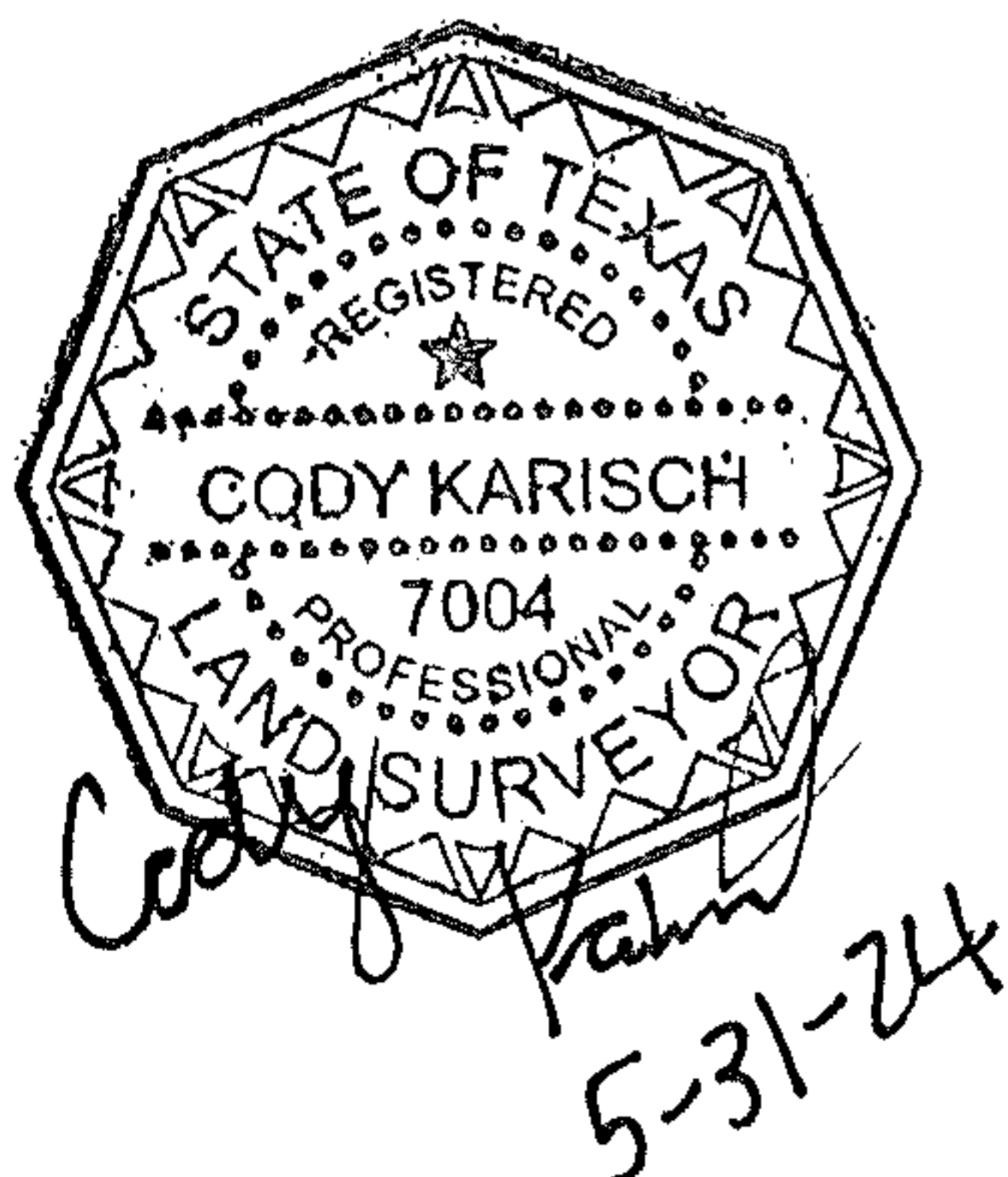
THENCE: N 47° 46' 44" W into and through the said undeveloped Collins Street for a distance of 28.17 feet to a 1/2-inch iron rod set for the west corner of this herein described tract, said iron rod also being in the southeast line of the Michelle A. Meyer Lueck tract recorded in Volume 11171, Page 49 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), from whence a found 1/2-inch iron rod marking the south corner of the said Lueck tract bears S 36° 55' 55" W at a distance of 14.75 feet for reference;

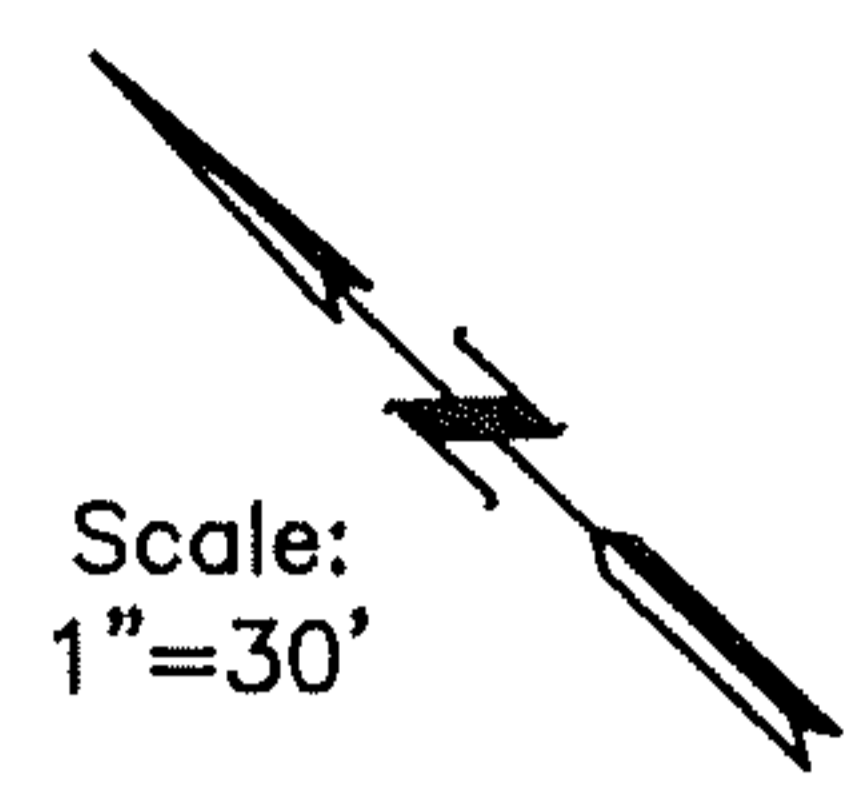
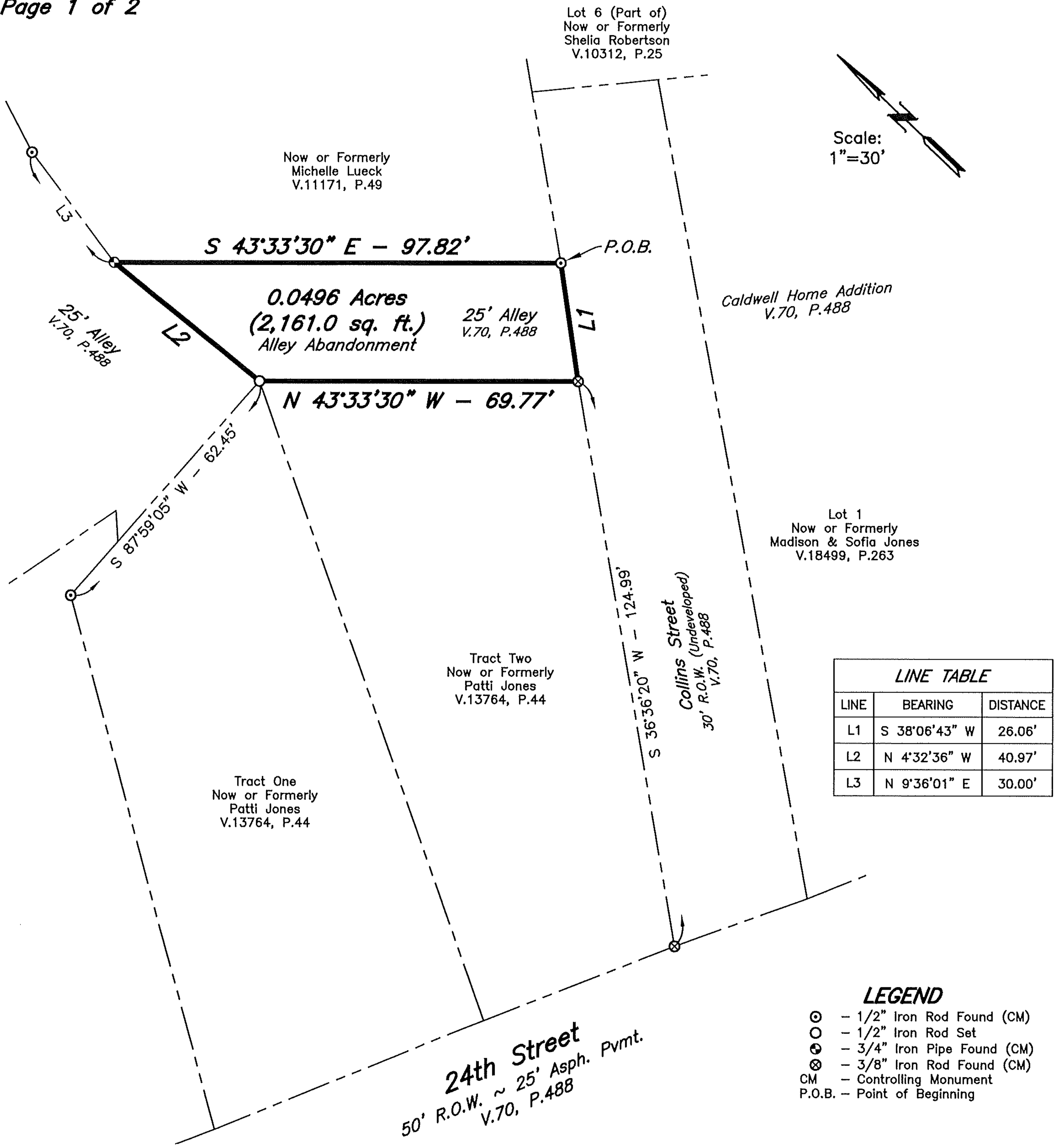
THENCE: N 36° 55' 55" E along the northwest right-of-way line of the said undeveloped Collins Street for a distance of 23.08 feet to a 1/2-inch iron rod set for the common north corner of this tract and the said undeveloped Collins Street, said iron rod also marking the west corner of said Lot 6;

THENCE: S 49° 10' 24" E along the common line of this tract and said Lot 6 for a distance of 27.73 feet to the POINT OF BEGINNING and containing 0.0150 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 May 31, 2024.

See survey plat on Page 1 of 2
for additional information





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 38°06'43" W	26.06'
L2	N 4°32'36" W	40.97'
L3	N 9°36'01" E	30.00'

- LEGEND**
- ⊙ - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set
 - ⊕ - 3/4" Iron Pipe Found (CM)
 - ⊗ - 3/8" Iron Rod Found (CM)
 - CM - Controlling Monument
 - P.O.B. - Point of Beginning

ORIGIN OF BEARINGS:
 The bearing system and actual measured distance to the monuments is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.

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FIELD NOTES
0.0496 ACRES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN SURVEY, Abstract No. 2, in Bryan, Brazos County, Texas and being part of the called 25-foot wide Alley, CALDWELL HOME ADDITION according to the Final Plat recorded in Volume 70, Page 488 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 the common east corner of this herein described tract and the called 25-foot wide Alley, said iron rod also marking the south corner of the Michelle A. Meyer Lueck tract recorded in Volume 11171, Page 49 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being in the northwest right-of-way line of the undeveloped Collins Street right-of-way (based on a 30-foot width);

THENCE: S 38° 06' 43" W along the northwest right-of-way line of the said undeveloped Collins Street for a distance of 26.06 feet to a found 3/8-inch iron rod marking the common south corner of this tract and the called 25-foot wide Alley, said iron rod also marking the east corner of the Patti Jones Tract Two recorded in Volume 13764, Page 44 (O.P.R.B.C.), from whence a found 3/8-inch iron rod marking the south corner of the said Jones Tract Two bears S 36° 36' 20" W at a distance of 124.99 feet for reference;

THENCE: N 43° 33' 30" W along the common line of this tract and said Jones Tract Two for a distance of 69.77 feet to a 1/2-inch iron rod set for the west corner of this herein described tract, said iron rod also marking the north corner of said Jones Tract Two and the east corner of the Patti Jones Tract One recorded in Volume 13764, Page 44 (O.P.R.B.C.), from whence a found 1/2-inch iron rod marking the northwest corner of the said Jones Tract One bears S 87° 59' 05" W at a distance of 62.45 feet for reference;

THENCE: N 04° 32' 36" W into and through the called 25-foot wide Alley for a distance of 40.97 feet to a found 3/4-inch iron pipe marking the north corner of this tract, said iron pipe also marking the west corner of said Lueck tract and being in the east margin of Brogden Street, from whence a found 1/2-inch iron rod marking an angle point of the said Lueck tract bears N 09° 36' 01" E at a distance of 30.00 feet for reference;

THENCE: S 43° 33' 30" E along the common line of this tract and said Lueck tract for a distance of 97.82 feet to the POINT OF BEGINNING and containing 0.0496 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 May 31, 2024.

See survey plat on Page 1 of 2
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