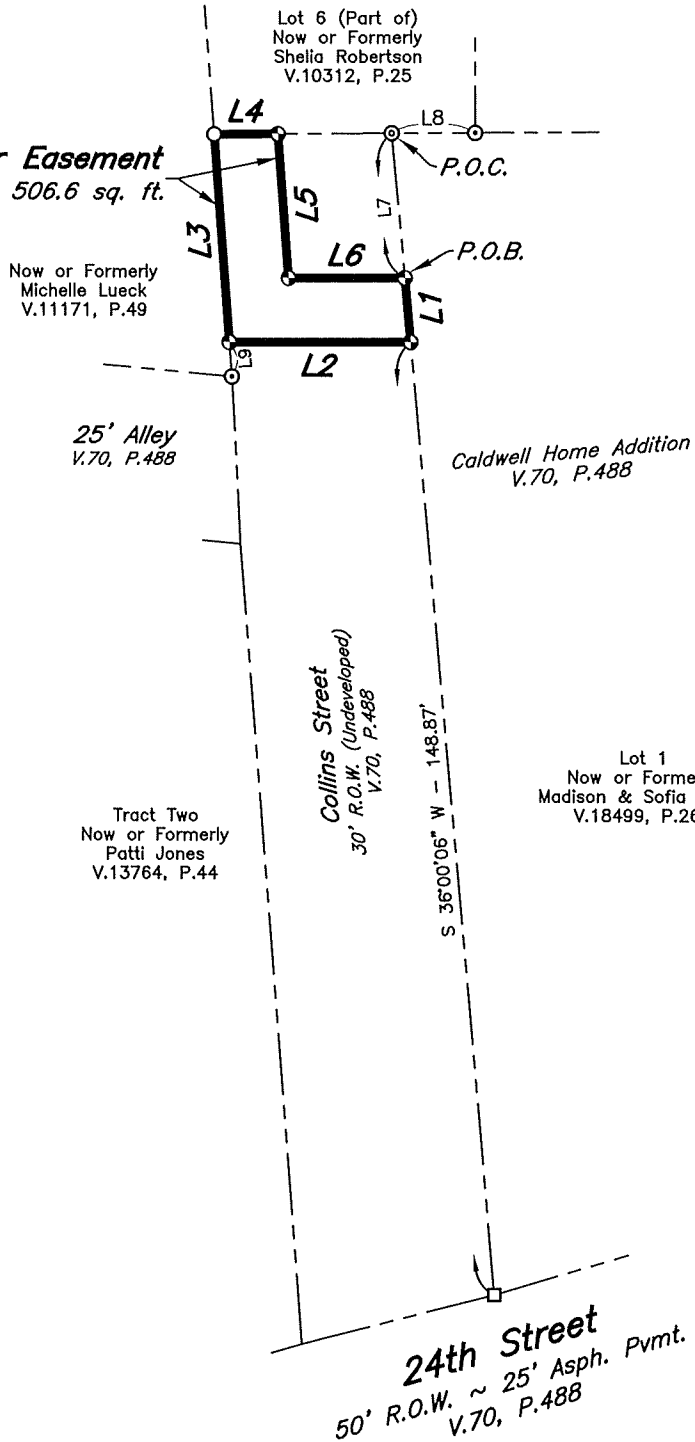


**10' Sanitary Sewer Easement**  
 0.0116 Acres ~ 506.6 sq. ft.



**LEGEND**

- ⊙ - 1/2" Iron Rod Found (CM)
- - 1/2" Iron Rod Set
- ⊕ - 5/8" Iron Rod Found (CM)
- - Axle Found (CM)
- ⊙ - Point for Angle
- CM - Controlling Monument
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 36°00'06" W	10.04'
L2	N 48°49'57" W	28.27'
L3	N 36°55'55" E	32.47'
L4	S 49°10'24" E	10.02'
L5	S 36°55'55" W	22.50'
L6	S 48°49'57" E	18.08'
L7	S 36°00'06" W	22.64'
L8	S 49°10'31" E	13.02'
L9	S 36°55'55" W	5.36'

**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  
0.0116 ACRE  
SANITARY SEWER EASEMENT

Being all that certain tract, parcel or easement of land lying and being situated in the JOHN AUSTIN SURVEY, Abstract No. 2, in Bryan, Brazos County, Texas and being upon, over and across 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:

COMMENCING: at a found 5/8-inch iron rod marking the east corner of 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 22.64 feet to a point for the southeast corner of this parcel and the POINT OF BEGINNING;

THENCE: S 36° 00' 06" W continue along the southeast right-of-way line of the said undeveloped Collins Street for a distance of 10.04 feet to a point for the south corner of this herein described parcel, from whence a found axle marking the west corner of said Lot 1 bears S 36° 00' 06" W at a distance of 148.87 feet for reference;

THENCE: N 48° 49' 57" W into and through the said undeveloped Collins Street for a distance of 28.27 feet to a point for the west corner of this parcel, said point 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 5.36 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 32.47 feet to a 1/2-inch iron rod set for the common north corner of this herein described parcel 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 parcel and said Lot 6 for a distance of 10.02 feet to a point for corner;

THENCE: into the interior of the said undeveloped Collins Street for the following two (2) calls:

- 1) S 36° 55' 55" W for a distance of 22.50 feet to a point for corner, and
- 2) S 48° 49' 57" E for a distance of 18.08 feet to the POINT OF BEGINNING and containing 0.0116 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

