



**FIELD NOTES DESCRIPTION
OF A
0.159 ACRE TRACT
JOSEPH E. SCOTT LEAGUE SURVEY, ABSTRACT 50
BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.159 ACRES IN THE JOSEPH E. SCOTT LEAGUE SURVEY, ABSTRACT 50, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF ASPEN STREET LYING BETWEEN BLOCK 1 AND BLOCK 8 AS SHOWN ON THE PLAT OF HIGHLAND PARK ADDITION FILED IN VOLUME 91, PAGE 612 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.159 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set (all 1/2 inch iron rods set with a blue plastic cap stamped 'KERR SURVEYING') at the north corner of Lot 6 of said Block 1, being the intersection of the southwest line of Aspen Street (50' wide right-of-way, 91/612 DRBCT) and the southeast line of Foch Street (50' wide right-of-way, 91/612 DRBCT), from which a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found on the southwest line of Aspen Street bears N 46° 22' 14" W, a distance of 899.66 feet and the City of Bryan monument GPS-68 bears S 53° 52' 57" W, a distance of 757.60 feet;

THENCE, with the southeast line of Foch Street, **N 43° 34' 33" E**, for a distance of **50.00 feet** to a point in the northeast line of Aspen Street for the west corner of Lot 1 of said Block 8 and the north corner hereof, from which a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found at the intersection of northeast line of Aspen Street and the northwest line of Foch Street bears N 46° 22' 14" W, a distance of 50.00 feet, a 1/2 inch iron rod with yellow plastic cap stamped 'K MCCLURE RPLS 5650' found bears N 49° 57' 34" E, a distance of 0.32 feet, another 1/2 inch iron rod with yellow plastic cap stamped 'K MCCLURE RPLS 5650' found bears N 43° 34' 33" E, a distance of 50.39 feet and a 1/2 inch iron rod found bears N 43° 34' 33" E, a distance of 350.00 feet;

THENCE, with the northeast line of Aspen Street, same being the southwest line of said Lot 1, Block 8, **S 46° 22' 14" E**, for a distance of **137.75 feet** to a point for corner in the southeast line of said Highland Park Addition, same being the northwest line of Lot 'D' of Tauber Addition filed in Volume 133, Page 182 (DRBCT), at the south corner of said Lot 1, Block 8 and the east corner hereof, from which a 3/4 inch iron rod found bent bears S 39° 33' 56" W, a distance of 1.11 feet and a 1/2 inch iron rod found bent at the east corner of said Block 8 bears N 41° 12' 57" E, a distance of 457.69 feet;

THENCE, with the common line of said Highland Park Addition and said Tauber Addition, along the southeast end of Aspen Street, **S 41° 12' 57" W**, for a distance of **50.04 feet** to a 1/2 inch iron rod set at the east corner of said Lot 6, Block 1 and the south corner hereof, from which a 1 inch square bolt found on the northeast side of College Main bears S 41° 12' 57" W, a distance of 250.37 feet;

THENCE, with the southwest line of Aspen Street, same being the northeast line of said Lot 6, Block 1, **N 46° 22' 14" W**, for a distance of **139.81 feet** to the **POINT OF BEGINNING** hereof and containing **0.159 acres**, more or less.

Surveyed on the ground April 2025 under my supervision. See plat prepared April 2025 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.000095321653771 (calculated using GEOID12B). Reference drawing: 24-0303-Exhibit.



Michael Konetski

4/14/25

Michael Konetski

Registered Professional Land Surveyor No. 6531

KERR SURVEYING

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