



ORIGIN OF BEARINGS:
The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, Nad83 per GPS observations. The actual measured distances shown hereon is consistent with the plat recorded in Volume 121, Page 275 of the Brazos County Deed Records.

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

FIELD NOTES
0.094 ACRE
RIGHT-OF-WAY ABANDONMENT

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Abstract No. 62, in Bryan, Brazos County, Texas and being part of Louis Street, BROADWAY ADDITION as depicted on the Final Plat recorded in Volume 121, Page 275 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 south corner of this herein described tract and said Louis Street, said iron rod also marking the west corner of Lot 35, Block 4 of said BROADWAY ADDITION and being in the northeast line of Lot 1, Block 1, BRAZOS COUNTY PUBLIC WORKS CENTER according to the Final Plat recorded in Volume 1018, Page 365 of the Official Records of Brazos County, Texas (O.R.B.C.), from whence a found 1/2-inch iron rod marking the south corner of said Lot 35, Block 4 bears S 47° 57' 37" E at a distance of 159.61 feet for reference;

THENCE: N 47° 57' 37" W along the common line of this tract, said Lot 1, Block 1 and the southwest right-of-way line of said Louis Street for a distance of 163.95 feet to a 1/2-inch iron rod set for the west corner of this tract;

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

- 1) N 41° 44' 08" E for a distance of 23.83 feet to a 1/2-inch iron rod set for the north corner of this herein described tract, from whence a found 1/2-inch iron rod marking the west corner of Lot 34, Block 4 of said BROADWAY ADDITION bears N 41° 44' 08" E at a distance of 25.24 feet for reference, and
- 2) S 48° 15' 00" E for a distance of 173.46 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 35, Block 4, from whence a found 1/2-inch iron rod marking the south corner of said Lot 34, Block 4 bears N 62° 49' 24" E at a distance of 27.05 feet for reference;

THENCE: S 62° 49' 24" W (PLAT CALL: S 56° W) along the common line of this tract and said Lot 35, Block 4 for a distance of 26.43 feet to the POINT OF BEGINNING and containing 0.094 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, 2025.

See survey plat on Page 1 of 2
for additional information

