



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
0.103 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 north corner of this herein described tract, said iron rod also marking the west corner of Lot 34, Block 4 of said BROADWAY ADDITION and the east right-of-way intersection of said Louis Street and Dixie Street (based on a 50-foot width);

THENCE: S 48° 15' 00" E (PLAT CALL: S 45° E) along the common line of this tract and said Lot 34, Block 4 for a distance of 183.19 feet to a found 1/2-inch iron rod marking the common east corner of this tract and said Louis Street, said iron rod also marking the south corner of said Lot 34, Block 4 and being in the northwest line of Lot 35, Block 4 of said BROADWAY ADDITION;

THENCE: S 62° 49' 24" W (PLAT CALL: S 56° W) along the common line of this tract, said Lot 35, Block 4 and the southeast right-of-way line of said Louis Street for a distance of 27.05 feet to a 1/2-inch iron rod set for the south corner of this herein described tract, from whence a found 1/2-inch iron rod marking the west corner of said Lot 35, Block 4 bears S 62° 49' 24" W at a distance of 26.43 feet for reference;

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

- 1) N 48° 15' 00" W for a distance of 173.46 feet to a 1/2-inch iron rod set for the west corner of this herein described tract, and
- 2) N 41° 44' 08" E for a distance of 25.24 feet to the POINT OF BEGINNING and containing 0.103 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

