

FIELD NOTES
57.53 ACRES
BRAZOS COUNTY, TEXAS

BEING 57.53 acres of land out of the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being part of an 84.77 acre tract of land described as Tract One and all of a 6.85 acre tract of land described as Tract Two by a deed to NEW AMERICAN DREAM, LTD, a Texas limited partnership, recorded in Volume 18545, Page 127, OPRBCT (Official Public Records of Brazos County, Texas), and being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found for the most easterly corner of said Tract One, for the south corner of Lot 43, Block 1 of SIENA PHASE 5, an addition to the City of Bryan, Texas, according to the map or plat recorded in Volume 13590, Page 296, OPRBCT, and being in the northwest boundary line of Lot 9, Block 1 of AUSTIN'S ESTATES PHASE 4A, an addition to the City of Bryan, Texas, according to the map or plat recorded in Volume 4270, Page 239, OPRBCT;

THENCE N 48°29'34" W, 252.26 feet, with the northeast boundary line of said Tract One and with the southwest boundary line of said Block 1 of SIENA PHASE 5, to a ½ inch iron rod with cap set for the **POINT OF BEGINNING** and southeast corner of this tract;

THENCE across and upon said Tract One, for the following courses:

1. S 68°02'58" W, 159.22 feet, to a calculated point;
2. S 44°29'18" W, 51.61 feet, to a calculated point;
3. S 57°07'08" W, 127.90 feet, to a calculated point;
4. N 23°16'32" W, 19.36 feet, to a calculated point;
5. S 65°02'19" W, 117.07 feet, to a calculated point;
6. S 24°57'30" E, 28.49 feet, to a calculated point;
7. S 65°02'19" W, 50.00 feet, to a calculated point;
8. S 65°02'08" W, 116.94 feet, to a calculated point;
9. N 61°56'22" W, 99.73 feet, to a calculated point;
10. S 65°03'38" W, 117.08 feet, to a calculated point;
11. S 73°05'55" W, 47.78 feet, to a calculated point;
12. S 65°02'08" W, 151.59 feet, to a calculated point;
13. S 83°44'14" W, 178.98 feet, to a calculated point;
14. S 86°18'35" W, 80.00 feet, to a calculated point;
15. S 03°41'25" E, 187.95 feet, to a calculated point;
16. S 86°18'35" W, 137.00 feet, to a calculated point;
17. S 60°42'13" W, 55.45 feet, to a calculated point;
18. S 86°18'35" W, 119.00 feet, to a calculated point;
19. N 85°38'07" W, 209.52 feet, to a ½ inch iron rod found in the west boundary line of said Tract One and in the east boundary line of a called 8 acre tract of land described by a deed to S.M. DERDEN, recorded in Volume 12, Page 279, DRBCT (Deed Records of Brazos County, Texas), for the southwest corner of this tract;

THENCE with the common boundary line of said Tract One and said 8 acre tract, for the following courses:

1. N 21°45'24" E, 137.15 feet (*deed: N 24°39'23" E, 137.15'*), to a calculated point;
2. N 35°45'48" W, 180.71 feet (*deed: N 32°51'49" W, 180.71'*), to a calculated point;

3. N 41°07'40" W, 78.90 feet (*deed: N 38°13'41" W, 78.90'*), to a calculated point at the northeast corner of said 8 acre tract and in the southeast boundary line of a called 1.32 acre tract described by a deed to BRAZOS COUNTY, recorded in Volume 1178, Page 756, OPRBCT;

THENCE with the common boundary line of said Tract One and said 1.32 acre tract, for the following courses:

1. N 52°16'14" E, 27.28 feet (*deed: N 55°10'13" E, 27.28'*), to a ½ inch iron rod found;
2. N 49°50'40" W, 361.55 feet (*deed: N 46°56'41" W, 361.55'*), to a ½ inch iron rod found;
3. N 18°58'19" W, at 461.55 feet (*deed: N 16°04'20" W, 461.55'*) passing a ½ inch iron rod found marking the southeast right-of-way line of Old Reliance Road, continuing the same course for an additional 39.56 feet (*deed: N 16°04'20" W, 39.56'*) to a calculated point in the asphalt pavement of said road, and being in the common boundary line of the John Austin Survey, Abstract No. 2 and the Stephen F. Austin Survey, Abstract No. 63, for the most westerly corner of said Tract One and this tract;

THENCE N 42°24'18" E, with the northwest boundary line of said Tract One and along the general centerline of said Old Reliance Road and the common boundary line of said original surveys, at 1128.43 feet (*deed: N 45°18'17" E, 1128.63'*) passing a calculated point for the north corner of said Tract One and the northwest corner of said Tract Two, from which a ½ inch iron rod found marking the southeast right-of-way line of said road bears S 48°30'53" E, 48.14 feet, continuing the same course with the northwest boundary line of said Tract Two an additional distance of 357.35 feet (*deed: N 45°18'17" E, 357.59'*) for a total distance of 1485.78 feet to a calculated point in the said pavement for the north corner of said Tract Two and this tract, from which a ½ inch iron rod found in the said southeast right-of-way line bears S 36°23'22" E, 48.73 feet;

THENCE S 36°23'22" E, with the northeast boundary line of said Tract Two, at 48.73 feet (*deed: S 33°28'41" E, 49.18'*) passing said ½ inch iron rod found marking the northwest corner of SIENA PHASE 1, an addition to the City of Bryan, Texas, according to the map or plat recorded in Volume 9460, Page 294, OPRBCT, continuing the same course with the southwest boundary line of said Phase 1 for an additional distance of 1652.27 feet (*deed: S 33°28'41" E, 1652.24'*) to a capped iron rod found for the south corner of said Tract Two and being in the northeast boundary line of said Tract One, for the west corner of Lot 34, Block 1 of said SIENA PHASE 5;

THENCE S 48°29'34" E, 258.11 feet (*deed: S 45°36'33" E, 510.03'*), with the common boundary line of said Tract One and said Phase 5, to the **POINT OF BEGINNING** and containing 57.53 acres of land.

NOTES:

The bearings recited herein are grid bearings derived from GPS observations based on the NAD 1983 (2011 datum) State Plane Coordinate System, Texas Central Zone (4203). All distances are horizontal surface distances.

Luther E. Frobish 12/13/2024
Luther E. Frobish
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