



**LEGEND**

- - 1/2" Iron Rod Set
- ⊙ - 3/8" Iron Rod Found (CM)
- P.O.B. - Point of Beginning

**GENERAL SURVEYOR NOTES:**

1. Basis of Bearings shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
2. See Page 2 of 2 for the Metes & Bounds description prepared with this plat.

FIELD NOTES  
EAST 25TH STREET ABANDONMENT  
0.139 ACRES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN SURVEY, Abstract No. 2, in Bryan, Brazos County, Texas and being part of the existing East 25th Street right-of-way adjacent to Lot 5, Block B, BROWN ADDITION according to the Final Plat recorded in Volume 97, Page 457 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 3/8-inch iron rod marking the west corner of this herein described tract, said iron rod also marking the north corner of Lot 5, Block B of said BROWN ADDITION and being in the southeast right-of-way line of Burleson Drive (based on a 50-foot width), from whence a found 1/2-inch iron pipe marking the west corner of the Benjamin Kemp and Daphne Kemp tract recorded in Volume 13571, Page 58 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) bears S 41° 58' 49" W at a distance of 83.00 feet for reference;

THENCE: into and through said East 25th Street for the following three (3) calls:

- 1) N 41° 58' 49" E for a distance of 51.00 feet to a 1/2-inch iron rod set for the north corner of this tract, from whence a found 5/8-inch iron rod marking the east corner of Lot 13, Block 8, JOHN AUSTIN SUBDIVISION according to the Final Plat recorded in Volume 10457, Page 198 (O.P.R.B.C.) bears N 47° 53' 26" W at a distance of 48.70 feet for reference,
- 2) S 47° 53' 26" E for a distance of 119.11 feet to a 1/2-inch iron rod set for the east corner of this herein described tract, from whence a found 1/2-inch iron rod marking the east corner of the called 0.13 acre Bruce Jaynes & Danna Jaynes tract recorded in Volume 17600, Page 6 (O.P.R.B.C.) bears S 47° 53' 26" E at a distance of 299.89 feet for reference, and
- 3) S 42° 06' 34" W for a distance of 50.73 feet to a 1/2-inch iron rod set for the south corner of this tract, said iron rod also marking the east corner of said Lot 5, Block B;

THENCE: N 48° 01' 11" W along the common line of this tract and said Lot 5, Block B for a distance of 119.00 feet to the POINT OF BEGINNING and containing 0.139 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 28, 2026.

See survey plat on Page 1 of 2  
for additional information

