

Note: Building Setback Lines per Plat (1974/285) and City of Bryan Code of Ordinances (Ord.)

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the T.J. WOOTEN SURVEY, Abstract No. 59, Bryan, Brazos County, Texas and being all of Lots 21, 22, 23 and 24, PORTERFIELD/WATSON SUBDIVISION, PHASE III, according to the Final Plat recorded in Volume 1974, Page 285 of the Official Records of Brazos County, Texas (O.R.B.C.) and part of the called 138.35 acre remainder tract described in the deed from Portland State Bank to C.J. Porterfield, Sr. and H.D. Watson recorded in Volume 1057, Page 65 (O.R.B.C.), said tract of land being described as Tracts One and Two in the Trustee's Deed from Mary Margaret Fowler, as Trustee of Trust B to Clyde J. Porterfield, Jr., as Trustee for the Clyde J. Porterfield Jr. Family Trust, Mary Margaret Fowler, Linda Lee Lilly and Stefanie Lyn Porterfield Delasandro recorded in Volume 13099, Page 61 (O.R.B.C.) and being more particularly described by metas and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common west corner of this herein described tract and the said Lot 21 of said PORTERFIELD/WATSON SUBDIVISION (1974/285), said iron rod also marking the south corner of Tract No. 20, PORTERFIELD/WATSON SUBDIVISION, PHASE II according to the Final Plat recorded in Volume 1158, Page 572 (O.R.B.C.) and being in the northeast right-of-way line of Emily Drive (based on a 70-foot width);

THENCE: N 39°40'50" E (PLAT CALL: N 42°14'59" E) along the common line of this tract, the said Lot 21, PORTERFIELD/WATSON SUBDIVISION (1974/285), said Tract No. 20 of said PORTERFIELD/WATSON SUBDIVISION, PHASE II (1158/572) and Tract 19R-A and Tract 19R-B of said PORTERFIELD/WATSON SUBDIVISION, PHASE II according to the Replat recorded in Volume 2239, Page 299 (O.R.B.C.), at 525.22 feet, pass a found 1/2-inch iron rod marking the north corner of the said Lot 2 of said PORTERFIELD/WATSON SUBDIVISION (1974/285) and the west corner of the called 138.35 acre Porterfield and Watson remainder tract (1057/65), continue for a total distance of 977.06 feet to a 1/2-inch iron rod set for the north corner of this tract, said iron rod also marking the east corner of the said Tract 19R-B of said PORTERFIELD/WATSON SUBDIVISION, PHASE II (2239/299), the south corner of the called 0.14 acre Texas A&M University tract recorded in Volume 1239, Page 639 (O.R.B.C.), the west corner of the called 4.45 acre Texas A&M University tract recorded in Volume 1239, Page 643 (O.R.B.C.) and being in the southwest right-of-way line of State Highway 47 (based on a variable width);

THENCE: along the southwest right-of-way line of State Highway 47 for the following two (2) calls:

- 1) S 27°39'26" E for a distance of 239.65 feet to a 1/2-inch iron rod set for an angle point, and
- 2) S 49°19'17" E for a distance of 520.00 feet to a 1/2-inch iron rod set for the east corner of this herein described tract, said iron rod also marking a corner of the called 4.45 acre Texas A&M University tract (1239/643) and being in the northwest right-of-way line of Leonard Road (based on an 80-foot width);

THENCE: along the northwest right-of-way line of said Leonard Road for the following four (4) calls:

- 1) S 34°18'26" W for a distance of 490.84 feet to a 1/2-inch iron rod set for an angle point, said iron rod also marking the most southerly west corner of the called 4.45 acre Texas A&M University tract (1239/643),
- 2) S 41°07'39" W for a distance of 140.14 feet to a 1/2-inch iron rod set for an angle point, said iron rod also marking the east corner of the said Lot 24, PORTERFIELD/WATSON SUBDIVISION (1974/285) and the south corner of the called 138.35 acre Porterfield and Watson remainder tract (1057/65),
- 3) S 42°28'59" W (PLAT CALL: S 45°03'08" W) for a distance of 516.86 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right, and
- 4) 39.25 feet along the arc of said curve to the right having a central angle of 89°57'01", a radius of 25.00 feet, a tangent of 24.98 feet and a long chord bearing S 87°22'31" W at a distance of 35.34 feet to a 1/2-inch iron rod set for the Point of Tangency, said iron rod also being in the northeast right-of-way line of said Emily Drive;

THENCE: along the northwest right-of-way line of said Emily Drive for the following three (3) calls:

- 1) N 47°29'15" W (PLAT CALL: N 44°55'06" W) for a distance of 59.15 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 2) 168.55 feet along the arc of said curve to the right having a central angle of 23°04'29", a radius of 418.53 feet, a tangent of 85.44 feet and a long chord bearing N 35°53'18" W at a distance of 167.42 feet to a found 1/2-inch iron rod for the Point of Tangency, and
- 3) N 24°22'45" W (PLAT CALL: N 21°48'40" W) for a distance of 565.10 feet to the POINT OF BEGINNING and containing 18.929 acres of land.

LEGEND

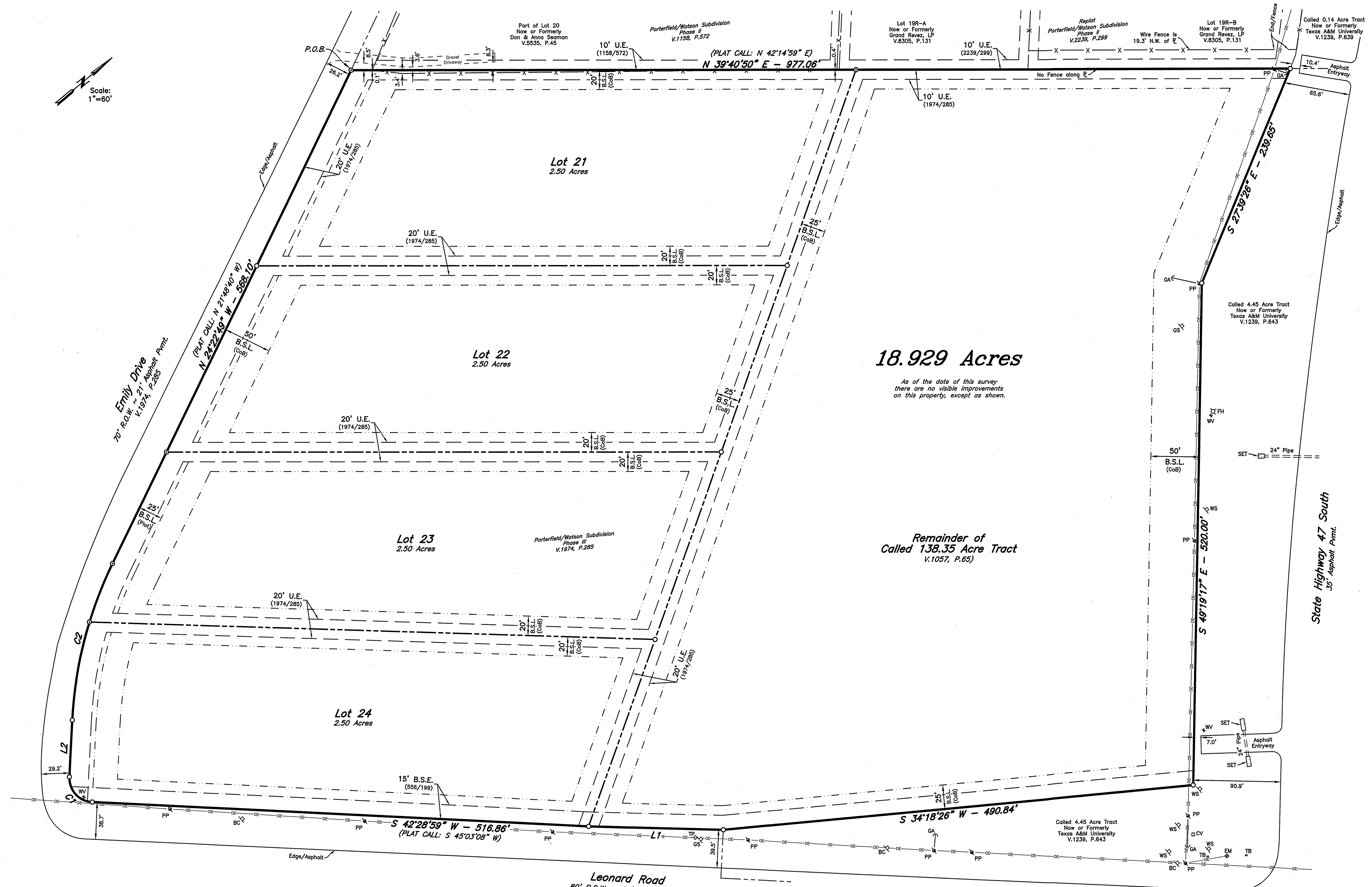
- - 1/2" Iron Rod Found (CM)
- - 1/2" Iron Rod Set
- B.S. - Brassy Water Supply Corp. Easement
- B.S.L. - Building Setback Line
- P.O.B. - Point of Beginning
- U.E. - Utility Easement
- BC - Buried Cable Sign (Verizon)
- CM - Controlling Monument
- CV - Communications Vault
- EM - Electrical Meter
- FH - Fire Hydrant
- GA - Guy Anchor
- GS - Gas Sign (ETC)
- PP - Power Pole
- SET - Safety End Treatment
- TB - Traffic Control Box
- TP - Telephone Pedestal
- WS - Water Sign
- WV - Water Valve
- X— - Wire Fence
- OE— - Overhead Electrical Line

LINE TABLE

LINE	BEARING	DISTANCE	PLAT CALL
L1	S 41°07'39" W	140.14'	—
L2	N 47°29'15" W	59.15'	N 44°55'06" W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°57'01"	25.00'	39.25'	24.98'	S 87°22'31" W	35.34'
C2	23°04'29"	418.53'	168.55'	85.44'	N 35°53'18" W	167.42'



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1. The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
2. Survey is valid only if print has original seal and signature of Surveyor.
3. Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of the title searches were furnished to the surveyor. There may exist other documents of record that would affect this parcel.
4. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than those shown on this plat; building setbacks; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.
5. There are no visible improvements other than those shown hereon.
6. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0285E, Map Revised May 16, 2012, this property is not located within a Special Flood Hazard Area.

Owner: CLYDE PORTERFIELD JR. FAMILY TRUST, ET AL

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on August 29, 2022.



STANDARD LAND SURVEY

**18.929 ACRE TRACT**  
 BEING ALL OF LOTS 21, 22, 23 & 24,  
 PORTERFIELD/WATSON SUBDIVISION, PHASE III  
 ACCORDING TO THE FINAL PLAT RECORDED IN  
 VOLUME 1974, PAGE 285 AND PART OF THE  
 CALLED 138.35 ACRE REMAINDER TRACT  
 DESCRIBED IN THE DEED RECORDED IN VOLUME  
 1057, PAGE 65 OF THE OFFICIAL RECORDS OF  
 BRAZOS COUNTY, TEXAS

T.J. WOOTEN SURVEY, A-59  
 BRYAN, BRAZOS COUNTY, TEXAS  
 AUGUST 29, 2022

SCALE: 1"=60'

Surveyor: Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, 1008 Woodcreek Dr., Suite 103, College Station, Texas 77845, (979) 693-3838  
 Owners: Clyde Porterfield Jr. Family Trust, et al

