

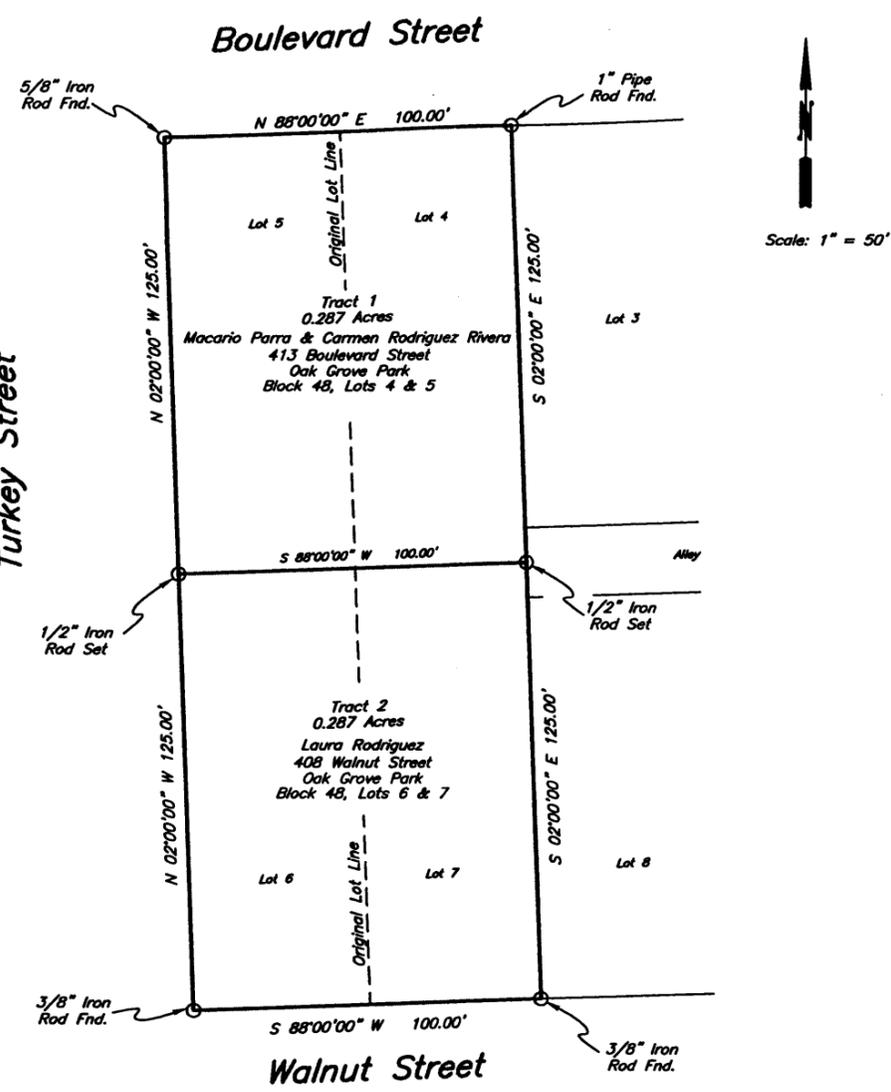
20' Alley Abandonment

Being all of a 20' x 100' alley, Block 48 (FOURTY EIGHT), OAK GROVE PARK ADDITION, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 38 Page 398 of the Deed Records of Brazos County, Texas.

**FIELD NOTES
OF A
0.046 ACRE TRACT
(2000.00 sq ft)
20' X 100' ALLEY ABANDONMENT
OAK GROVE PARK ADDITION
BLOCK 48
THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS**

Being all of that certain lot, tract or parcel of land containing 0.046 acres, and being a 20' x 100' alley, of Block 48, in The Oak Grove Park Addition, The City of Bryan, Brazos County, Texas, recorded in Volume 38 Page 398 of the Deed Records of Brazos County, Texas. Said 0.046 acres of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8" iron rod found at the northwest corner of Lot 5 Block 48, of Oak Grove Park, and being a point along the east right of way line of Turkey Street and being the south right of way line of Boulevard Street. **THENCE** S 02°00'00" E, along the east right of way line of Turkey Street, and being the west line of Lot 5 to a 5/8" iron rod found at the southwest corner of Lot 5, to **THE POINT OF BEGINNING** of the herein described 0.046 acre tract.
THENCE N 88°00'00" E, along the north line of the alley right of way and common line between of Lot 5 and Lot 4 a distance of 100.00 feet to a 1/2" iron rod found at the north corner of the herein described 0.046 acre tract of land, said point also being the southeast corner of Lot 4.
THENCE S 02°00'00" E, across the alley, a distance of 20.00 feet to a 1/2" iron rod set at the northeast corner of Lot 7.
THENCE S 88°00'00" W, along the common line between Lot 7 and Lot 8 and south right of way line of alley, a distance of 100.00 feet to a 3/8" iron rod found at a point along the northeast right of way line of Turkey Street, also being the northwest corner of Lot 6.
THENCE N 02°00'00" W, along the east right of way of Turkey Street a distance of 20.00 feet to **THE POINT OF BEGINNING** and containing 0.046 acres of land according to a survey performed on the ground under the supervision of Paul Williams Registered Professional Land Surveyor No. 5743, on January 9, 2007.



New Lots Proposed

I, Paul Williams, Registered Professional Land Surveyor No. 5743 do hereby certify that this plat represents the results of a survey performed on the ground, under my supervision on January 9, 2007, and is true and correct to the best of my knowledge. I further certify that no improvements on this property encroach on adjacent property, nor do any improvements on adjacent property encroach on to this property, except as shown.

Paul Williams

Received
FEB 27 2007
Development & Engineering Services

Notes:
1) North orientation is based on rotating the south line to plat calls in 2196/35.
2) This survey was prepared without the benefit of a title company.
3) This property does not lie within a Special Flood Hazard Area as depicted on Flood Insurance Rate Map No. 48041C0133C dated July 2, 1992.

k:/pwtscs/clients/2007/7002abandon.dwg

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