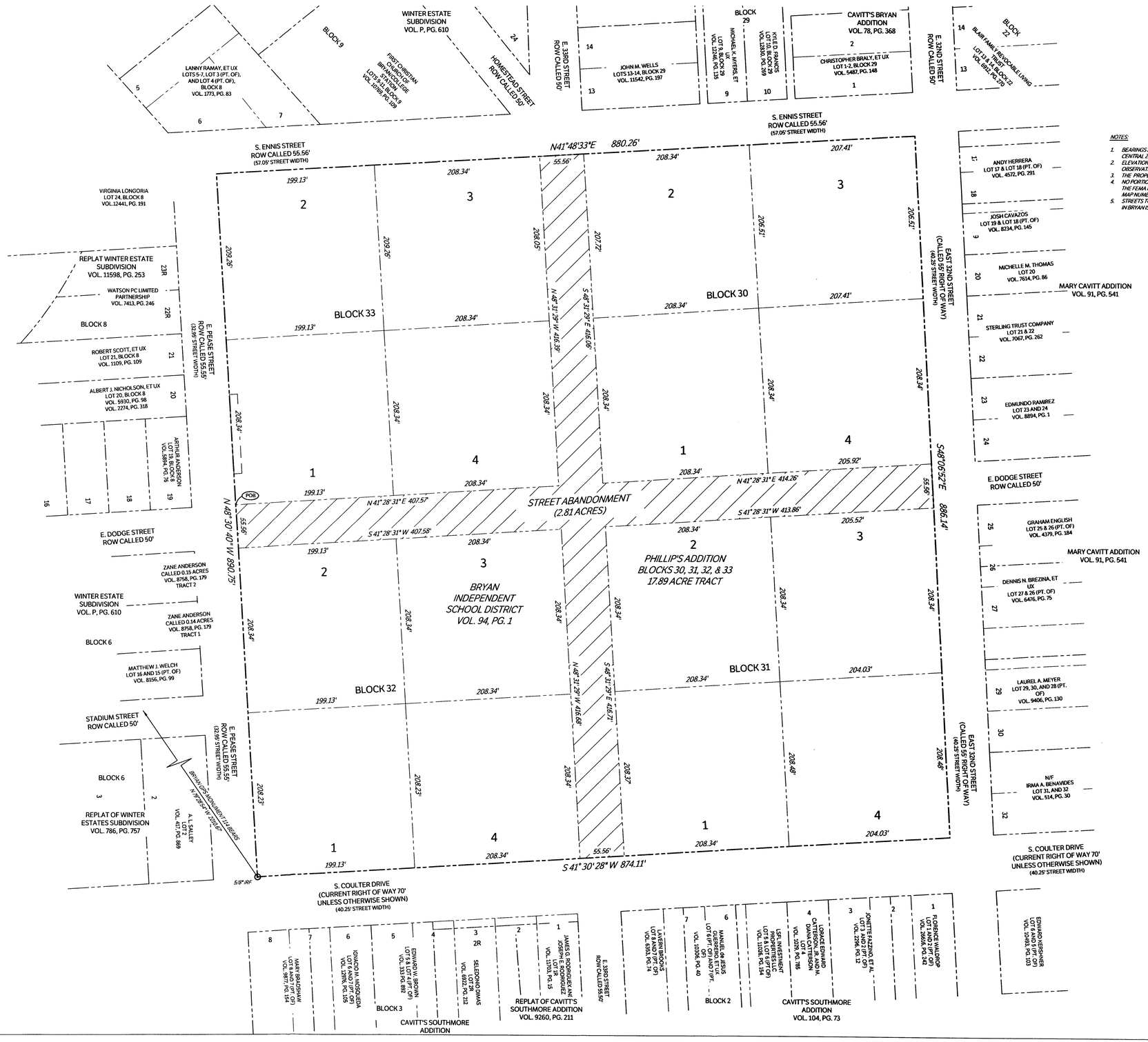

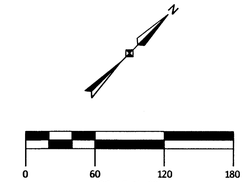

NOTES:

1. *BEARINGS AND COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AS OBTAINED BY GPS OBSERVATIONS.*
2. *ELEVATIONS CORRESPOND TO NAVD 88 COORDINATES AND ARE DERIVED FROM GPS OBSERVATION.*
3. *THE PROPERTY IS CURRENTLY ZONED RD-5.*
4. *NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY MAP NUMBER 480082, PANEL NO. 0215F, MAP NO. 48041C0215F REVISED DATE OF APRIL 2, 2014.*
5. *STREETS TO BE ABANDONED ARE CURRENTLY OCCUPIED BY SFA MIDDLE SCHOOL AND VESTED IN BRYAN ISD.*

STREET ABANDONMENT

ALL THAT CERTAIN 2.181 ACRE TRACT OF LAND, LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, A-45, BRAZOS COUNTY, TEXAS, BEING BETWEEN BLOCKS 30, 31, 32, AND 33 OF PHILLIPS ADDITION, RECORDED IN VOLUME M, PAGE 253, DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), AND BEING A PORTION OF E. DODGE STREET BETWEEN E. 33RD STREET AND E. PEASE STREET AND ALSO THE PORTION OF EAST 33RD STREET (FORMERLY KNOWN AS JONES STREET) BETWEEN S. ENNIS STREET AND S. COULTER DRIVE, BEING THE SAME TRACT OF LAND, DESCRIBED IN A RESOLUTION TO THE CITY OF BRYAN, RECORDED IN VOLUME 505, PAGE 536, (DRBCT), BEING A PORTION OF THE SAME PROPERTY DESCRIBED IN A DEED FROM FRED L. CAVITT, ETHEL CAVITT, ESTHER CAVITT AND EDITH CAVITT TO THE CITY OF BYRAN, TEXAS, RECORDED IN VOLUME 94, PAGE 1, (DRBCT), TO WHICH REFERENCE IS HEREBY MADE TO, FOR ANY AND ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER, IN THE NORTHEAST RIGHT-OF-WAY OF E. PEASE STREET AND THE NORTHWEST RIGHT-OF-WAY OF E. DODGE STREET, BEING THE SOUTH CORNER OF LOT 1, BLOCK 33, OF SAID PHILLIPS ADDITION. FOR REFERENCE, A 5/8-INCH IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY OF S. COULTER DRIVE, FOR THE SOUTH CORNER OF LOT 1, BLOCK 32, OF SAID PHILLIPS ADDITION, BEARS SOUTH 48 DEGREES 30 MINUTES 40 SECONDS EAST, 472.13 FEET;

THENCE NORTH 41 DEGREES 28 MINUTES 31 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID E. DODGE STREET AND THE SOUTHEAST LINE OF BLOCK 33, PHILLIPS ADDITION, 407.57 FEET, TO A POINT FOR THE EAST CORNER OF LOT 4, BLOCK 33, PHILLIPS ADDITION, BEING IN SOUTHWEST RIGHT OF WAY OF E. 33RD STREET AND BEING AN INTERIOR ELL CORNER HEREIN DESCRIBED TRACT;

THENCE NORTH 48 DEGREES 31 MINUTES 29 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID BLOCK 33 AND THE SOUTHWEST RIGHT OF WAY OF E. 33RD STREET, 416.39 FEET TO A POINT FOR THE NORTH CORNER OF LOT 3, BLOCK 33, PHILLIPS ADDITION, IN THE SOUTHEAST RIGHT OF WAY OF S. ENNIS STREET;

THENCE NORTH 41 DEGREES 48 MINUTES 33 SECONDS EAST 55.56 FEET, CROSSING SAID E. 33RD STREET TO A POINT IN THE NORTHEAST RIGHT OF WAY OF SAID E. 33RD STREET FOR THE WEST CORNER OF LOT 2, BLOCK 30, OF SAID PHILLIPS ADDITION;

THENCE SOUTH 48 DEGREES 31 MINUTES 29 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID BLOCK 30 AND THE NORTHEAST RIGHT OF WAY OF E. 33RD STREET, 416.06 FEET, TO A POINT FOR THE SOUTH CORNER OF LOT 1, BLOCK 30, PHILLIPS ADDITION, IN THE NORTHWEST RIGHT OF WAY OF E. DODGE STREET BEING AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 41 DEGREES 28 MINUTES 31 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID BLOCK 30 AND THE NORTHWEST RIGHT OF WAY OF E. DODGE STREET, 414.26 FEET, TO A POINT FOR THE EAST CORNER OF LOT 4, BLOCK 30, PHILLIPS ADDITION, LYING IN THE SOUTHWEST RIGHT OF WAY OF E. 32ND STREET;

THENCE SOUTH 48 DEGREES 06 MINUTES 52 SECONDS EAST 55.56 FEET, CROSSING SAID E. DODGE STREET TO A POINT IN THE SOUTHWEST RIGHT OF WAY OF SAID E. 32ND STREET FOR THE NORTH CORNER OF LOT 3, BLOCK 31, OF SAID PHILLIPS ADDITION;

THENCE SOUTH 41 DEGREES 28 MINUTES 31 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID BLOCK 33 AND THE SOUTHEAST RIGHT OF WAY OF E. DODGE STREET, 413.86 FEET TO A POINT FOR THE WEST CORNER OF LOT 2, BLOCK 31, PHILLIPS ADDITION, LYING IN THE NORTHEAST RIGHT OF WAY OF E. 33RD STREET, BEING AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 48 DEGREES 31 MINUTES 29 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID BLOCK 31 AND THE NORTHEAST RIGHT OF WAY OF E. 33RD STREET, 416.71 FEET TO A POINT FOR SOUTH CORNER OF LOT 1, BLOCK 31, OF SAID PHILLIPS ADDITION, LYING IN THE NORTHWEST RIGHT OF WAY OF S. COULTER DRIVE;

THENCE SOUTH 41 DEGREES 30 MINUTES 28 SECONDS WEST 55.56 FEET, CROSSING SAID E. 33RD STREET TO A POINT IN THE NORTHWEST RIGHT OF WAY OF SAID S. COULTER STREET FOR THE EAST CORNER OF LOT 4, BLOCK 32, OF SAID PHILLIPS ADDITION;

THENCE NORTH 48 DEGREES 31 MINUTES 29 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID BLOCK 32 AND THE SOUTHWEST RIGHT OF WAY OF E. 33RD STREET, 416.68 FEET TO A POINT FOR THE NORTH CORNER OF LOT 3, BLOCK 32, PHILLIPS ADDITION, LYING IN THE SOUTHEAST RIGHT OF WAY OF E. DODGE STREET;

THENCE SOUTH 41 DEGREES 28 MINUTES 31 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID BLOCK 32 AND THE SOUTHEAST RIGHT OF WAY OF E. DODGE STREET, 407.58 FEET TO A POINT FOR THE WEST CORNER OF LOT 2, BLOCK 32, PHILLIPS ADDITION, LYING IN THE NORTHEAST RIGHT OF WAY OF E. PEASE STREET;

THENCE CROSSING E. DODGE STREET, NORTH 48 DEGREES 30 MINUTES 40 SECONDS WEST, 55.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.81 ACRES OF LAND, MORE OR LESS.

Development Services
MAR 09 2016
RECEIVED

"RIGHT OF WAY ABANDONMENT OF A PORTION OF E. DODGE STREET AND E. 33RD STREET"

BEING A 2.81 ACRE PORTION OF E. DODGE STREET, BETWEEN E. 32ND STREET AND E. PEASE STREET AND A PORTION OF E. 33RD STREET (JONES STREET) BETWEEN S. ENNIS STREET AND S. COULTER DRIVE TO BE ABANDONED ACCORDING TO THE MAP RECORDED IN VOLUME M, PAGE 253, DEED RECORDS, BRAZOS COUNTY, TEXAS.
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

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101 N. TEXAS AVE
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Project Number:	15-0009	Drawn By:	AC
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