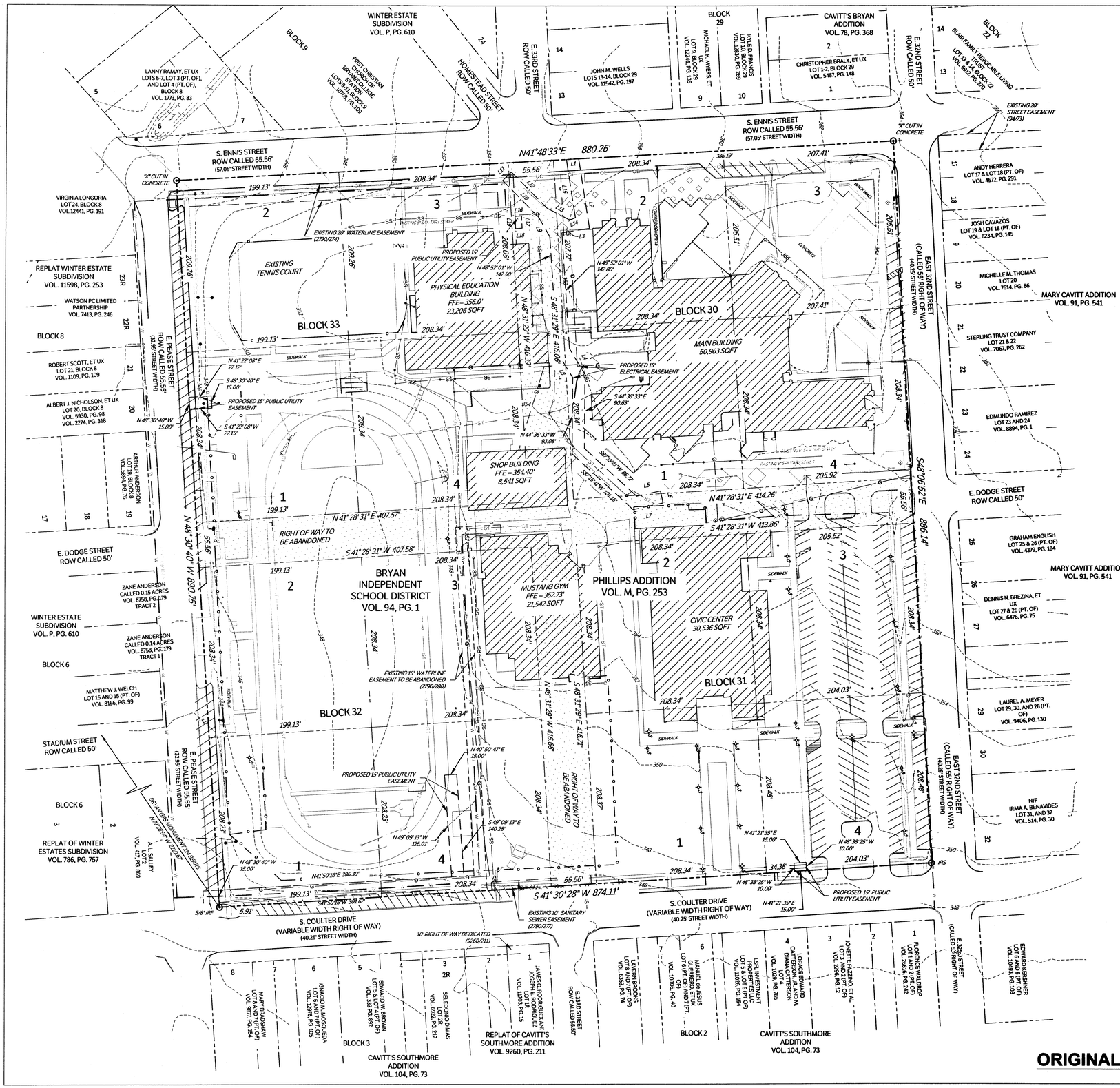


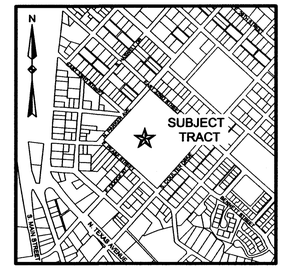
LINE TABLE

LINE	BEARING	DISTANCE
L1	N41°48'33"E	15.08'
L2	S53°57'10"E	86.12'
L3	S36°02'50"W	34.24'
L4	S76°14'41"E	36.97'
L5	N32°34'25"E	29.68'
L6	S57°25'35"E	15.00'
L7	S32°34'25"W	37.43'
L8	N76°14'41"W	36.37'
L9	N75°17'08"W	27.90'
L10	N89°43'15"W	62.65'
L11	N00°16'45"E	15.00'
L12	S89°43'15"E	62.42'
L13	N72°18'34"E	31.67'
L14	N21°14'28"E	7.44'
L15	N53°57'10"W	72.05'
L16	N41°15'34"E	8.00'
L17	S47°49'11"E	15.00'
L18	S41°15'34"W	8.00'

N

0 60 120 180

SCALE: 1"= 60'



STATE OF TEXAS REGISTERED R. MICHAEL KONETSKI 6531 PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF SURVEYOR

I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT IT INDICATES ALL EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

MICHAEL KONETSKI R.P.L.S. NO. 6531

CERTIFICATE OF CITY ENGINEER

I, PAUL KASPAR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

CITY ENGINEER
CITY OF BRYAN, TEXAS

CERTIFICATE OF CITY PLANNER

I, MARTIN ZIMMERMANN, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE ___ DAY OF _____, 2016.

CITY PLANNER
BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ___ DAY OF _____, 20__, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____ PAGE _____

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

COUNTY CLERK
BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

WE, _____, OWNERS AND DEVELOPERS OF _____ SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

_____

NOTARY PUBLIC CERTIFICATION
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE ___ DAY OF _____, 2016.

_____
CHAIR, PLANNING AND ZONING COMMISSION
CITY OF BRYAN, TEXAS

Engineering Services
FEB 10 2016
RECEIVED

"A FINAL PLAT OF BLOCK 30R PHILLIP'S ADDITION"

BEING A 17.89 ACRE REPLAT OF BLOCKS 30, 31, 32, & 33 OF THE PHILLIPS ADDITION INCLUDING A 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

LEGEND

IRF	= IRON ROD FOUND
IRS	= IRON ROD SET
PP	= POWER POLE
—OE—	= OVERHEAD ELECTRIC
FH	= FIRE HYDRANT
	= ELECTRIC METER
	= TELEPHONE PEDESTAL
	= WATER METER
CO	= CLEAN OUT
	= PROPERTY LINE
	= WOOD FENCE LINE
—O—	= CHAIN LINK FENCE LINE
	= WATER LINE
—T—T—	= UNDERGROUND TELEPHONE
—FO—	= FIBER OPTIC CABLE
—G—	= UNDERGROUND GAS LINE
—E—E—	= UNDERGROUND ELECTRIC
	= RIGHT OF WAY TO BE ABANDONED
	= EXISTING BUILDING

ORIGINAL

GESSNER ENGINEERING
PLAN | DESIGN | VERIFY
GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
Suite 102
College Station, Texas 77840
www.gessnerengineering.com
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TBPLS F-10193910
COLLEGE STATION 979.680.8940
BRENHAM 979.836.5855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124

PREPARED FOR:
BRYAN INDEPENDENT SCHOOL DISTRICT
101 N. TEXAS AVE
BRYAN, TX 77803

Project Number:	15-0009	Drawn By:	AC
Issue Date:	02-10-16	Checked By:	MK