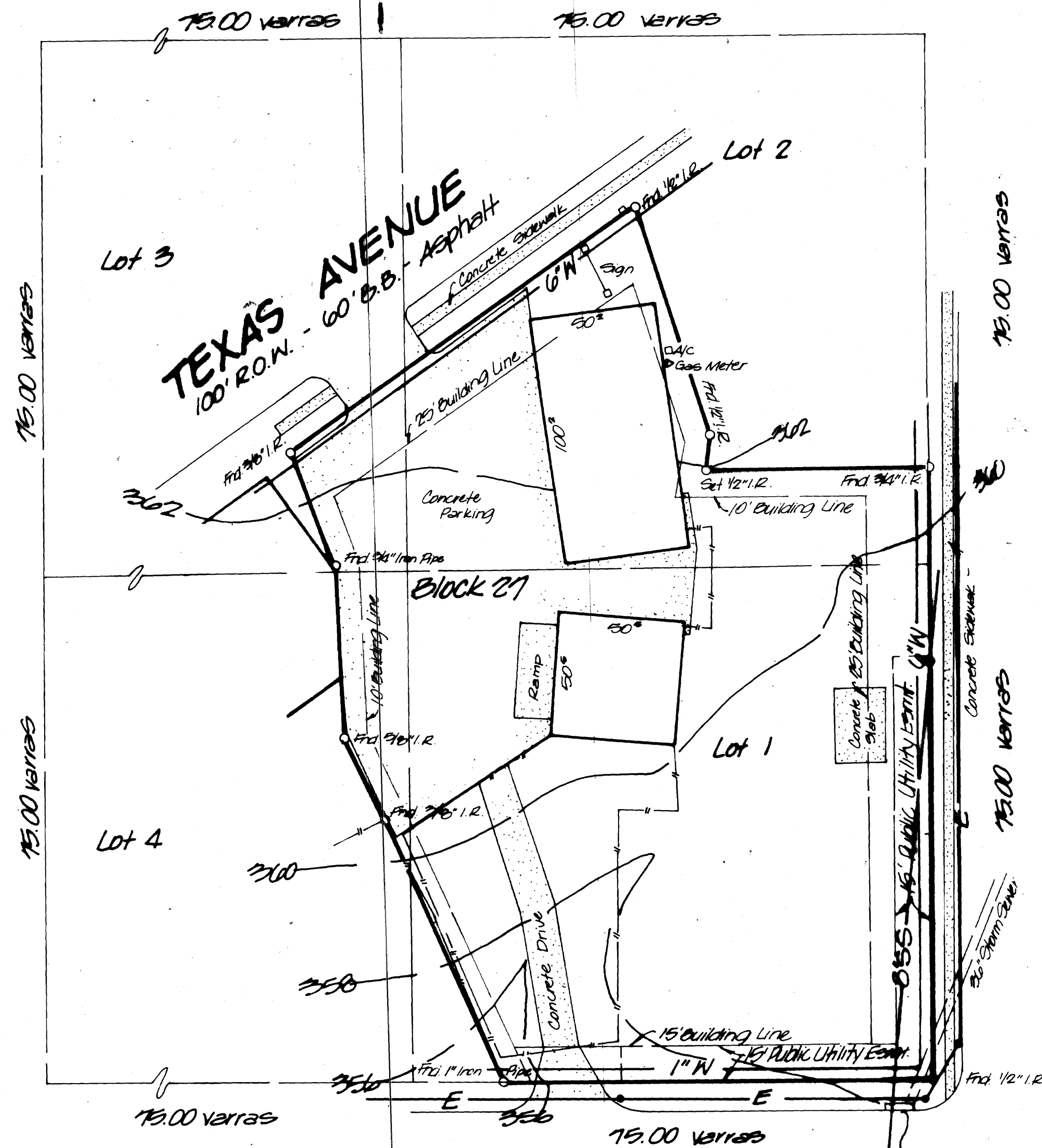
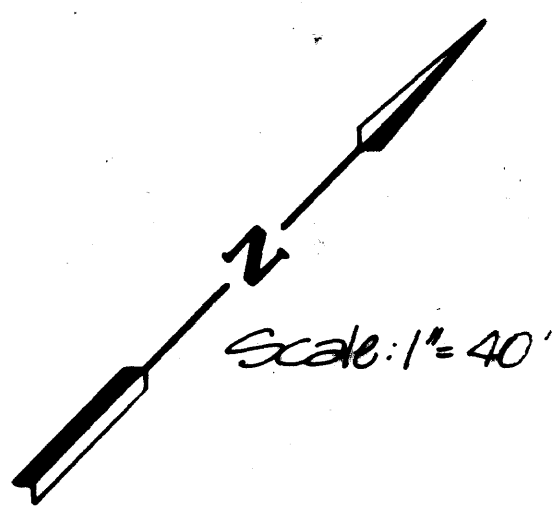


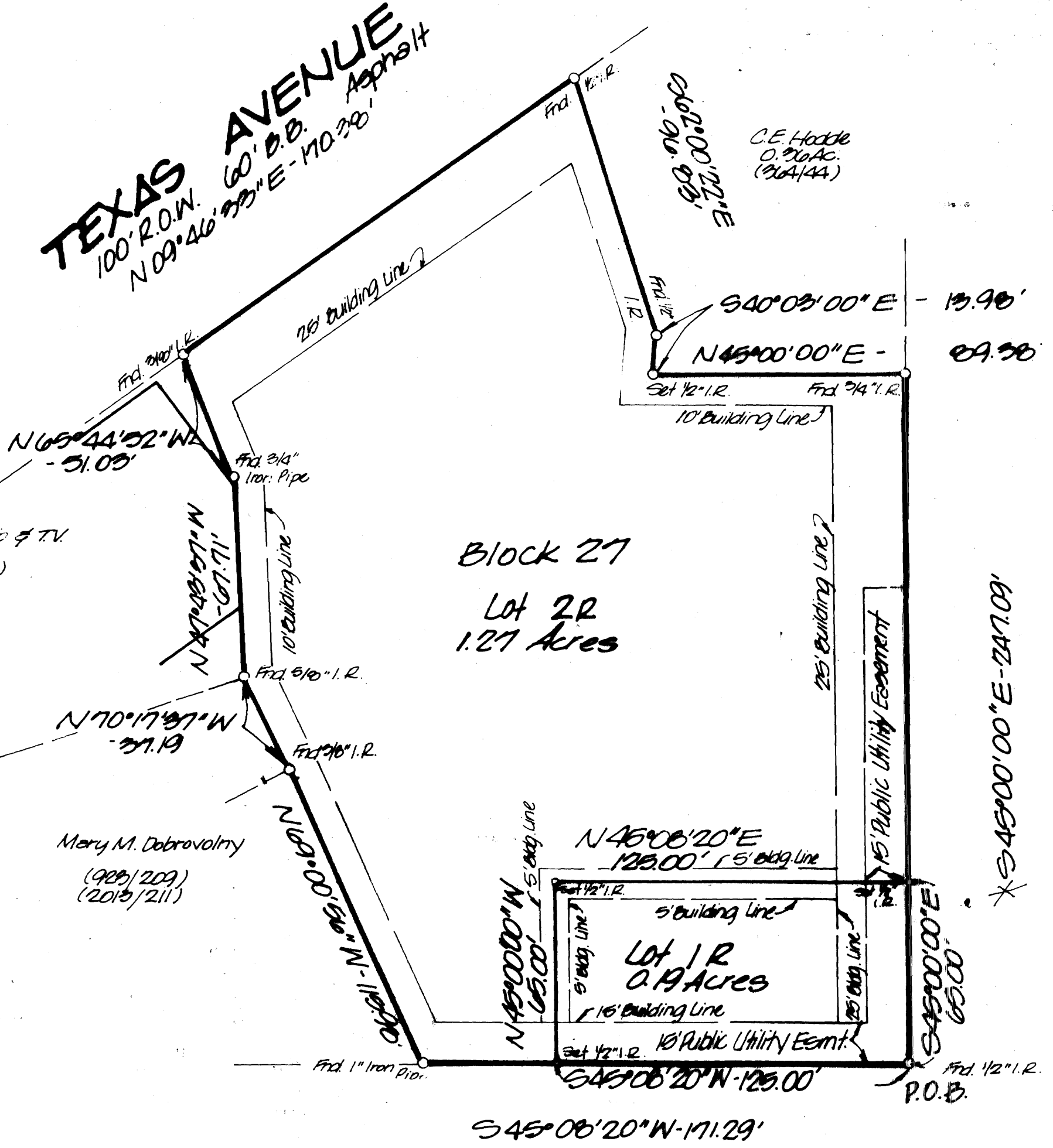
Project Location



Vicinity Map n.l.s.



THIRTY-SECOND STREET
55.5' R.O.W. - 30' B.B. - Concrete



THIRTY-SECOND STREET
55.5' R.O.W. - 30' B.B. - Concrete

Field Notes

1.46 Acres
Being all of that certain tract or parcel of land lying and being situated in Bryan, Brazos County, Texas and being a part of Lots 1, 2, 3 and 4 Block 27 of PHILLIPS ADDITION according to the Plat recorded in Volume "M" page 253, Dead Records of Brazos County, Texas and being described as follows:
BEGINNING: at a 1/8" iron rod found at the east corner of said Block 27, same being at the intersection of the southwest right-of-way line of Hutchins Street and the northeast right-of-way line of Hutchins Street.
THENCE: S 45°08'20" W - 171.29 feet along said Hutchins Street line to a 1" iron rod found at the most westerly common corner of this tract and the Mary M. Dobrovolsky tract (2013/211);
THENCE: N 69°00'56" W - 116.88 feet and N 70°17'37" W - 37.19 feet along the common line between this tract and said Dobrovolsky tract to a 5/8" iron rod found at the most northerly common corner of said Dobrovolsky tract and the Bryan Radio and TV tract (311/708);
THENCE: N 4°08'37" W - 62.71 feet and N 68°44'52" W - 51.03 feet along the common line between this tract and said Bryan Radio and TV tract to a 3/8" iron rod found at the most westerly common corner of said tracts; same being in the east right-of-way line of Texas Avenue.
THENCE: N 9°46'33" E - 170.36 feet along said Texas Avenue line to a 1/2" iron rod found at the most westerly common corner of this tract and the C. E. Hodge 0.36 acre tract (284/444);
THENCE: S 62°00'22" E - 96.83 feet and S 40°03'00" E - 13.96 feet along the common line between this tract and said Hodge tract to a 1/2" iron rod set for the most southerly common corner of said tracts;
THENCE: N 45°08'00" E - 89.36 feet continuing along said common line to a 3/4" iron rod found for the most easterly common corner of said tracts; same being in said 32nd Street line;
THENCE: S 45°08'20" W - 171.29' to the PLACE OF BEGINNING; and containing 1.46 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on August 7, 1996.

HUTCHINS STREET
55.5' R.O.W. - 25' B.B. - Asphalt

HUTCHINS STREET
55.5' R.O.W. - 25' B.B. - Asphalt

ORIGINAL

Note: 36" Storm sewer is covered under City of Bryan Public Utility Easement recorded in Vol. 996 Pg. 244.

* Bearing scaled from plat 4827 500 bears of bearings.

on lines and stakes

STATE OF TEXAS
COUNTY OF BRAZOS
I, Lee G. Kiddison, Sr.
owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us) in the Deed Records of Brazos County in Volume 2013/211 and designated herein as the PHILLIPS ADDITION in the City of Bryan, Brazos County, Texas, and whose name is subscribed hereto, dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places therein shown for the purposes and consideration therein expressed.
Lee G. Kiddison, Sr.
Owner

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, the undersigned, County Clerk in and for Brazos County, Texas, do hereby certify that this plat together with its certificates of authentication, was filed for record in my office the 23 day of October, 1996, in the Dead /Official Records of Brazos County, Texas, in Volume 4827, Page 244.
Mary Louward
County Clerk
Brazos County, Texas

CERTIFICATION OF THE CITY PLANNER
I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.
Robert Shuman
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, Texas, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.
Blaine K...
City Engineer - Bryan, Texas

FILED
95 OCT 23 PM 1:16
Brazos County Clerk
Brazos County Courthouse
Bryan, Texas
By Lee G. Kiddison, Sr.
DEPUTY
591321

REPLAT
of
PORTIONS OF LOTS 1, 2, 3, & 4
BLOCK 27
PHILLIPS ADDITION

ZENO PHILLIPS LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1' = 40'
AUGUST 1995

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Lee G. Kiddison, Sr. known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for purposes and consideration therein stated.
Given under my hand and seal on this 23 day of October, 1996.
Donald D. Garrett
Notary Public of the State of Texas

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision and that the plat and the data and bounds describing said subdivision will describe a closed geometric form.
Donald D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.
Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

APPROVAL OF PLANNING & ZONING COMMISSION
I, John Godfrey, Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, do hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 3 day of August, 1995, by said commission.
John Godfrey
Chairman of the Planning & Zoning Commission
Bryan, Texas

OWNER: LEE WIDDISON
LEE & SONS AUTO BODY SPECIALTIES
806 S. TEXAS AVENUE
BRYAN, TX 77802
(409) 823-9913

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2888

