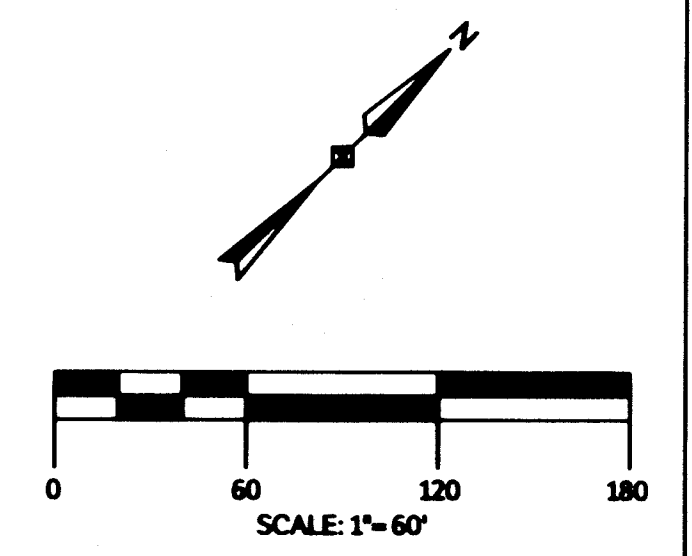


- NOTES**
1. BEARINGS AND COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM.
 2. ELEVATIONS CORRESPOND TO NAVD 88 COORDINATES AND ARE DERIVED FROM GPS OBSERVATION.
 3. THE PROPERTY IS CURRENTLY ZONED RD-S.
 4. NO PORTION OF THIS PROPERTY FALLS WITHIN THE 300 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NUMBER 48002, PANEL NO. 0255, MAP NO. 480020255, REVISED DATE OF 04/2004. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.
 5. 33RD AND DODGE STREET ROW WAS CLOSED AND ABANDONED BY VOTE OF THE BRYAN CITY COUNCIL ON



FIELD NOTES

All that certain 17.89 acre tract of land, lying and being situated in the Zero Phillips League, A-45, Brazos County, Texas, being all of Blocks 30, 31, 32, and 33 of Phillips Addition, recorded in Volume M, Page 253, Deed Records Of Brazos County, Texas (DBR/CT), and the 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 506, Page 536, (DBR/CT), being the same property described in a deed from Fred L. Cavitt, Edith Cavitt, Esther Cavitt and Edith Cavitt to the City of Bryan, Texas, recorded in Volume 94, Page 1, (DBR/CT), 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 5/8-inch iron rod found, in the northwest Right-of-Way of S. Coulter Drive and the northeast Right-of-Way of E. Pease Street, being the south corner of Lot 1, Block 32, of said Phillips Addition, from which a 1/2-inch iron rod found for the east corner of the Right of Way of Winter Estates Recorded in Volume 786, page 757 Official Record of Brazos County, Texas (DBR/CT), bears South 41 degrees 48 minutes 38 seconds West, 56.35 feet;

THENCE North 48 degrees 30 minutes 40 seconds West, with the northeast line of said E. Pease Street and the southwest line of Block 32, Phillips Addition, 880.25 feet, to a "T" cut in concrete, for the west corner of Lot 2, Block 33, Phillips Addition, being in the southwest Right of Way of S. Ennis Street, also being the west corner of the herein described tract;

THENCE North 41 degrees 48 minutes 33 seconds East, with the northeast line of said Block 33 and the southeast Right of Way of S. Ennis Street, 880.26 feet to an "X" cut in concrete for the north corner of Lot 3, Block 30, Phillips Addition, in the southwest Right of Way of E. 33rd Street, also being the north corner of the herein described tract;

THENCE South 48 degrees 06 minutes 52 seconds East, with the northwest line Block 30 and the southwest Right of Way of E. 33rd Street, 886.34 feet to an 1/2-inch capped iron rod, stamped "DESSNER", for the east corner of Lot 4, Block 31, Phillips Addition, being in the northeast Right of Way of S. Coulter Drive, also being the east corner of the herein described tract;

THENCE with the northeast line of said S. Coulter Drive, South 41 degrees 30 minutes 28 seconds West, 874.11 feet to the POINT OF BEGINNING, and containing 17.89 acres of land, more or less.

STREET ABANDONMENT

All that certain 2.81 acre tract of land, lying and being situated in the Zero 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 (DBR/CT), 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 506, Page 536, (DBR/CT), being a portion of the same property described in a deed from Fred L. Cavitt, Edith Cavitt, Esther Cavitt and Edith Cavitt to the City of Bryan, Texas, recorded in Volume 94, Page 1, (DBR/CT), 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 northeast 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 northeast 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, 471.99 feet;

THENCE North 41 degrees 48 minutes 31 seconds East, with the northeast line of said E. Dodge Street and the southwest line of Block 33, Phillips Addition, 407.47 feet, to a point for the east corner of Lot 4, Block 33, Phillips Addition, being in the southwest Right of Way of E. 33rd Street and being an interior 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 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 56.56 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 northeast Right of Way of E. Dodge Street, being the northeast corner of the herein described tract;

THENCE North 41 degrees 28 minutes 31 seconds East, with the southwest line of said Block 30 and the southwest 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. 33rd Street;

THENCE South 48 degrees 06 minutes 52 seconds East 56.56 feet, crossing said E. Dodge Street to a point in the southwest Right of Way of said E. 33rd 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 northeast line of said Block 33 and the southwest 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 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 northeast Right of Way of S. Coulter Drive;

THENCE South 41 degrees 30 minutes 28 seconds East 56.56 feet, crossing said E. 33rd Street to a point in the northeast 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, 416.88 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 northeast line of said Block 32 and the southwest Right of Way of E. Dodge Street, 407.47 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, 56.56 feet to the POINT OF BEGINNING, and containing 2.81 acres of land, more or less.

"A FINAL PLAT OF BLOCK 30R PHILLIPS' ADDITION"

Doc Bk Vol Ps
01284878 OR 13815 90

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. 33RD STREET AND E. PEASE STREET AND A PORTION OF E. 33RD STREET (FORMERLY KNOWN AS JONES STREET) BETWEEN S. ENNIS STREET AND S. COULTER DRIVE TO BE ABANDONED ACCORDING TO THE MAP RECORDED IN VOLUME 506, PAGE 536, BEING RECORDS, BRAZOS COUNTY, TEXAS. ZERO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS

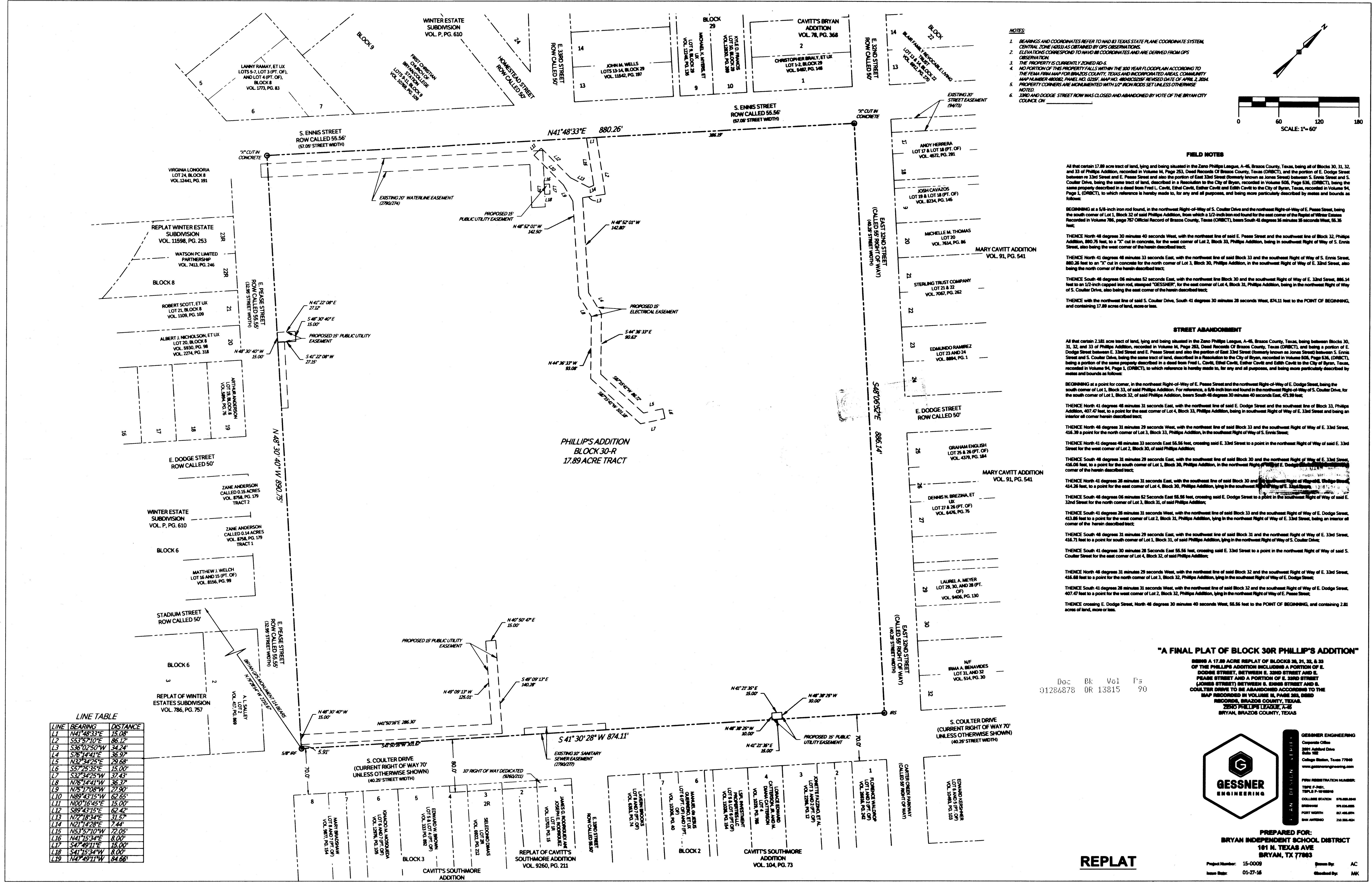
PREPARED FOR:
BRYAN INDEPENDENT SCHOOL DISTRICT
161 N. TEXAS AVE
BRYAN, TX 77803

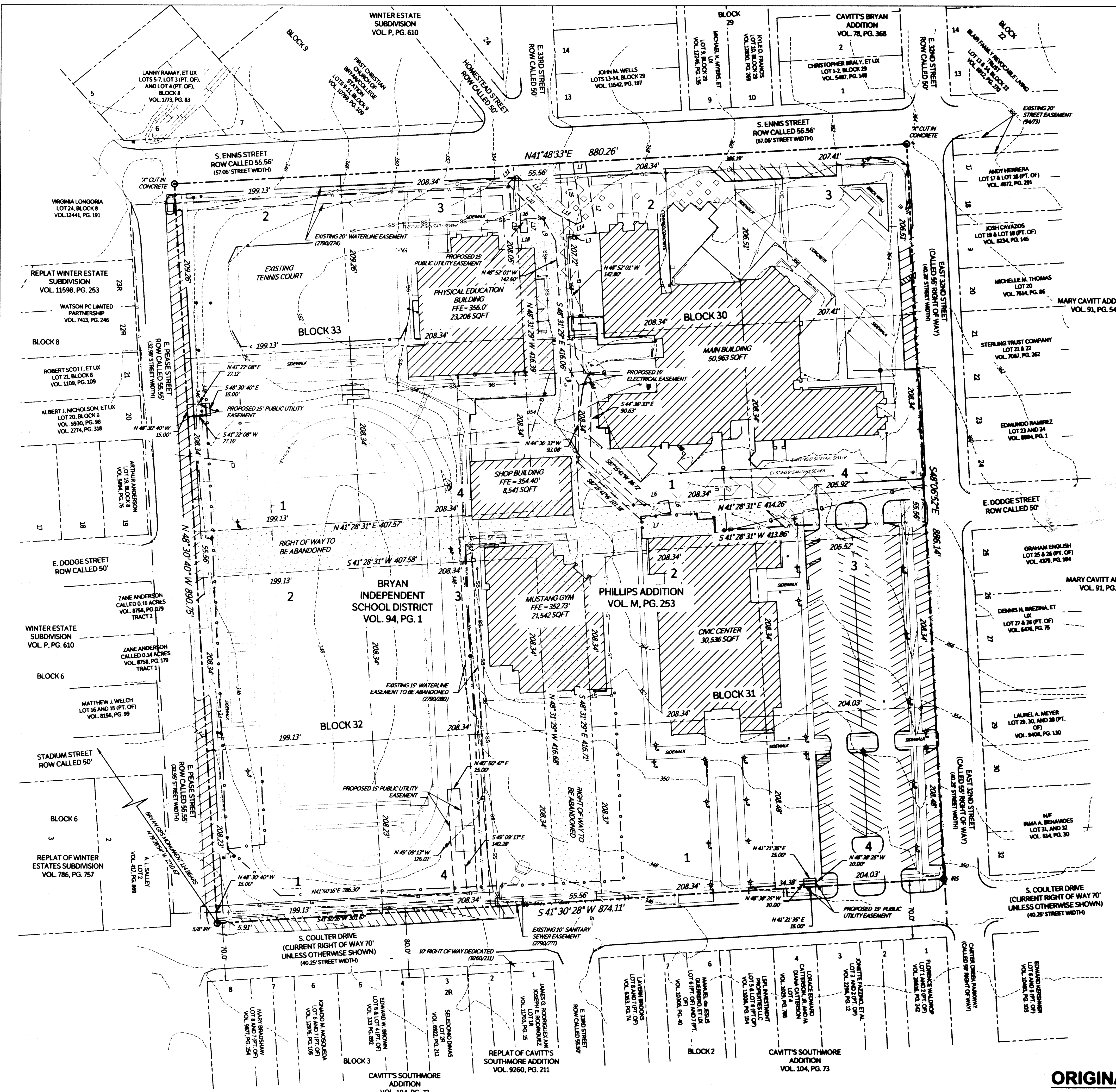
Project Number: 15-0009
Issue Date: 01-27-16
Drawn By: AC
Checked By: MK

REPLAT

LINE TABLE

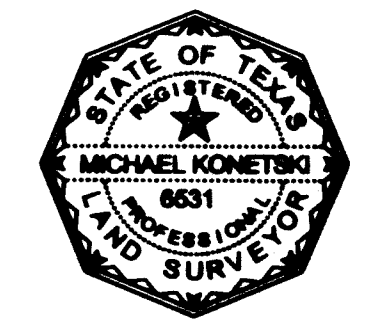
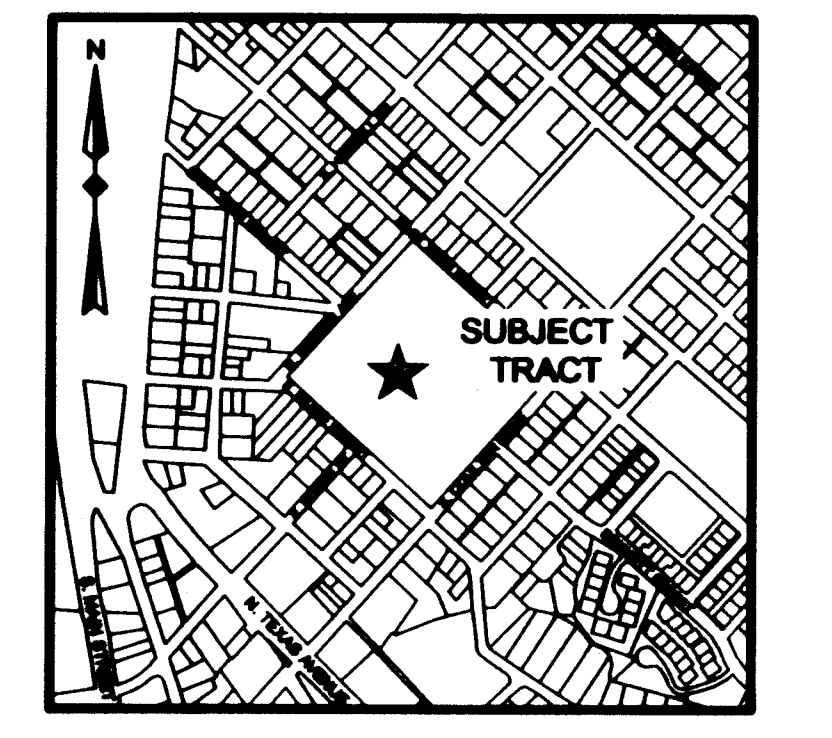
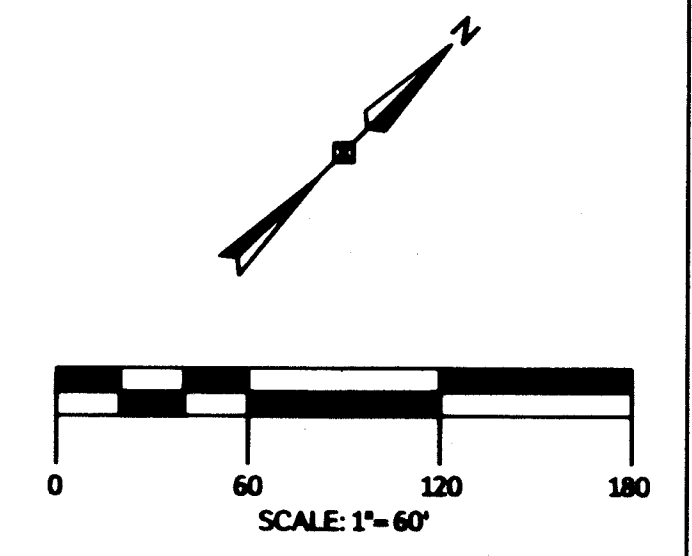
LINE	BEARING	DISTANCE
L1	N41°48'33"E	15.08'
L2	S53°57'10"E	86.12'
L3	S36°02'50"W	34.24'
L4	S78°14'11"E	35.97'
L5	N32°34'25"E	29.68'
L6	S57°25'35"E	15.00'
L7	S32°34'25"W	37.43'
L8	N76°14'41"W	36.37'
L9	N76°17'08"W	27.90'
L10	N89°43'15"W	62.65'
L11	N00°16'45"E	15.00'
L12	S89°43'15"E	62.42'
L13	N72°18'34"E	31.57'
L14	N21°42'28"E	7.44'
L15	N53°57'10"W	72.05'
L16	N41°15'34"E	8.00'
L17	S47°45'11"E	15.00'
L18	S47°15'34"W	8.00'
L19	N47°49'11"W	84.66'





LINE TABLE

LINE	BEARING	DISTANCE
L1	N41°48'33"E	15.08'
L2	S53°57'10"E	86.12'
L3	S36°02'50"W	34.74'
L4	S76°14'41"E	36.97'
L5	N33°23'25"E	29.88'
L6	S37°24'25"W	37.43'
L7	N76°14'41"W	36.37'
L8	N05°17'02"W	27.90'
L9	N89°43'15"W	62.65'
L10	N00°16'45"E	15.00'
L11	S89°43'15"E	62.42'
L12	N07°18'24"E	31.57'
L13	N21°14'28"E	7.44'
L14	N63°57'10"W	72.05'
L15	N41°15'34"E	8.00'
L16	S47°49'11"E	15.00'
L17	S41°15'34"W	8.00'
L18	N47°49'11"W	84.66'



CERTIFICATE OF SURVEYOR
 I, MICHAEL KOHETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6831, 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 ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

CERTIFICATE OF CITY ENGINEER
 I, PAUL KAMPAH, 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.

CERTIFICATE OF CITY PLANNER
 I, MARTIN ZIMMERMAN, 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 ZONING ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 15 DAY OF December, 2017.

CERTIFICATE OF THE COUNTY CLERK
 I, KATHA MCGUIRE, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHORIZATION WAS FILED FOR RECORD IN MY OFFICE ON THE 15 DAY OF December, 2017, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 81, PAGE 288.

CERTIFICATE OF OWNERSHIP AND RESIGNATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 WE, Bryan ISD OWNERS AND DEVELOPERS OF THE TRACT OF LAND AS SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY CONSTITUTE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES HEREBY SHOWN FOR THE PURPOSES INTENDED.

CERTIFICATE OF PLANNING AND ZONING COMMISSION
 I, Robb Gutierrez, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FULLY APPROVED BY THE COMMISSION ON THE 15 DAY OF December, 2017.

COUNTY CLERK
 KATHA MCGUIRE
 COUNTY CLERK
 BRAZOS COUNTY, TEXAS

COUNTY CLERK
 KATHA MCGUIRE
 COUNTY CLERK
 BRAZOS COUNTY, TEXAS

LEGEND
 IRF = IRON ROD FOUND
 IRG = IRON ROD "G"
 PP = POWER POLE
 -O- = OVERHEAD ELECTRIC
 -H- = FIRE HYDRANT
 -E- = ELECTRIC METR
 -T- = TELEPHONE PDE/TA
 -W- = WATER METER
 -C- = CLEAN OUT
 -P- = PROPERTY LINE
 -W- = WOOD FENCE LINE
 -C- = CHAIN LINK FENCE LINE
 -W- = WATER LINE
 -T- = UNDERGROUND TELEPHONE
 -F- = FIBER OPTIC CABLE
 -G- = UNDERGROUND GAS LINE
 -E- = UNDERGROUND ELECTRIC
 -R- = RIGHT OF WAY TO BE ABANDONED
 -B- = EXISTING BUILDING

"A FINAL PLAT OF BLOCK 30R PHILLIPS' 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. 33RD STREET AND E. PEARLE STREET AND A PORTION OF E. 33RD STREET (JONES STREET) BETWEEN S. ENNIS STREET AND S. COULTER DRIVE TO BE ABANDONED ACCORDS TO THE MAP RECORDED IN VOLUME 81, PAGE 288, DEED RECORDS, BRAZOS COUNTY, TEXAS.
 ZENO PHILLIPS LEASE, A-28
 BRYAN, BRAZOS COUNTY, TEXAS

FILED FOR RECORD IN:
 BRAZOS COUNTY
 On: Jan 26, 2017 at 01:11P
 As a
 Plat
 Document Number: 01286878
 Amount: 72.00
 Receipt Number: 593552
 By: Lauren Bestiano
 STATE OF TEXAS
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public Records of:
 BRAZOS COUNTY
 as stated herein by me.
 Jan 26, 2017
 Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY



PREPARED FOR:
 BRYAN INDEPENDENT SCHOOL DISTRICT
 161 N. TEXAS AVE
 BRYAN, TX 77883

PROJECT INFORMATION:
 Project Number: 15-009
 Issue Date: 02-10-16
 Drawn By: AC
 Checked By: MK

ORIGINAL