

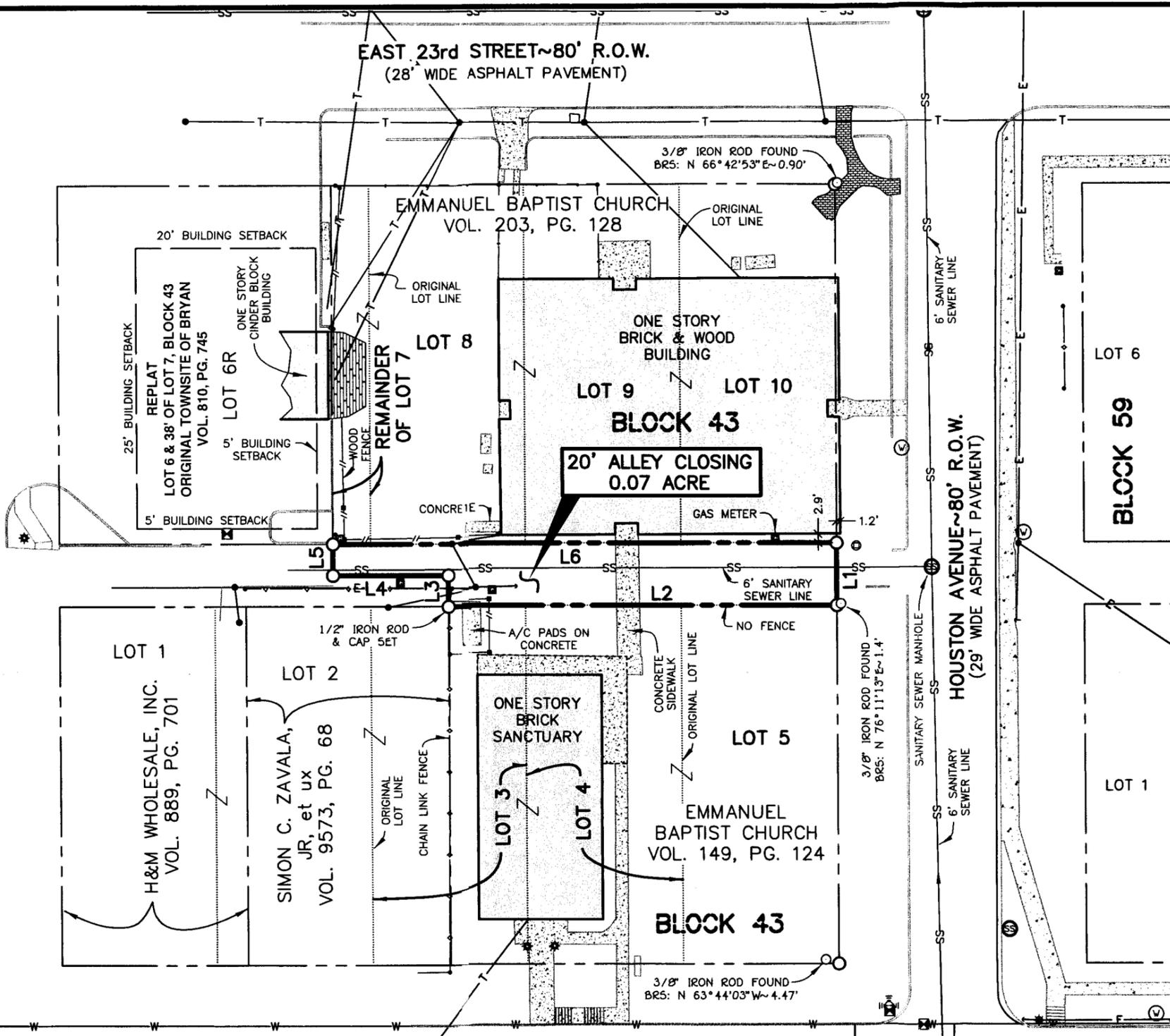
H:\Land Projects R2\041\Austin SF A-62\BOTS NAD83\Block 043 Area\dwg\Exhibits\Block 43\Alley Closing.dwg 3/22/2014 11:55:14 AM CDT

NORTH TEXAS AVENUE~100' R.O.W.

SCALE: 1"=40'

NOTES:

1. BASIS OF BEARINGS IS AN ASSUMED BEARING OF S 81°30'E ALONG THE SOUTH R.O.W. LINE OF EAST 23rd STREET.
2. CURRENT TITLE APPEARS VESTED IN EMMANUEL BAPTIST CHURCH BY VIRTUE OF DEEDS RECORDED IN VOL. 149, PG. 124 AND VOL. 203, PG. 128, BOTH OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0215E, MAP NO. 48041C0215E. EFFECTIVE DATE: MAY 16, 2012.
4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC UTILITY MAPS AND HAVE NOT BEEN FIELD VERIFIED.
6. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.



**LEGEND**

SANITARY SEWER MANHOLE	⊙
SANITARY SEWER LINE	SS
TELEPHONE PEDESTAL	■
TELEPHONE LINE	T
WATER METER	⊕
WATER LINE	W
WATER VALVE	⊠
FIRE HYDRANT	⊕
OVERHEAD ELECT. LINE	E
POWER POLE	•
LIGHT POLE	*
WOOD FENCE (& FENCE CORNER)	—//—//—
CHAIN LINK FENCE	—o—o—

**ALLEY CLOSING METES:**

LINE	BEARING	DISTANCE
L1	S08°30'00"W	20.00'
L2	N81°30'00"W	125.00'
L3	N08°30'00"E	10.00'
L4	N81°30'00"W	37.00'
L5	N08°30'00"E	10.00'
L6	S81°30'00"E	162.00'

EAST 24th STREET~80' R.O.W.  
(42' WIDE ASPHALT PAVEMENT)

SURVEYED:  
*S.M. Kling*  
BY: S.M. KLING R.P.L.S. NO. 2003



**PARTIAL ALLEY CLOSING**  
OF  
**BLOCK 43**  
**BRYAN ORIGINAL TOWNSITE**  
**0.07 ACRE**

S. F. AUSTIN SURVEY, A-62  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=40' MARCH, 2014

PREPARED BY:  
KLING ENGINEERING & SURVEYING (A DIVISION OF)  
CIVIL ENGINEERING CONSULTANTS  
4101 S. TEXAS AV. STE A + BRYAN, TX + PH.979/846-6212

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