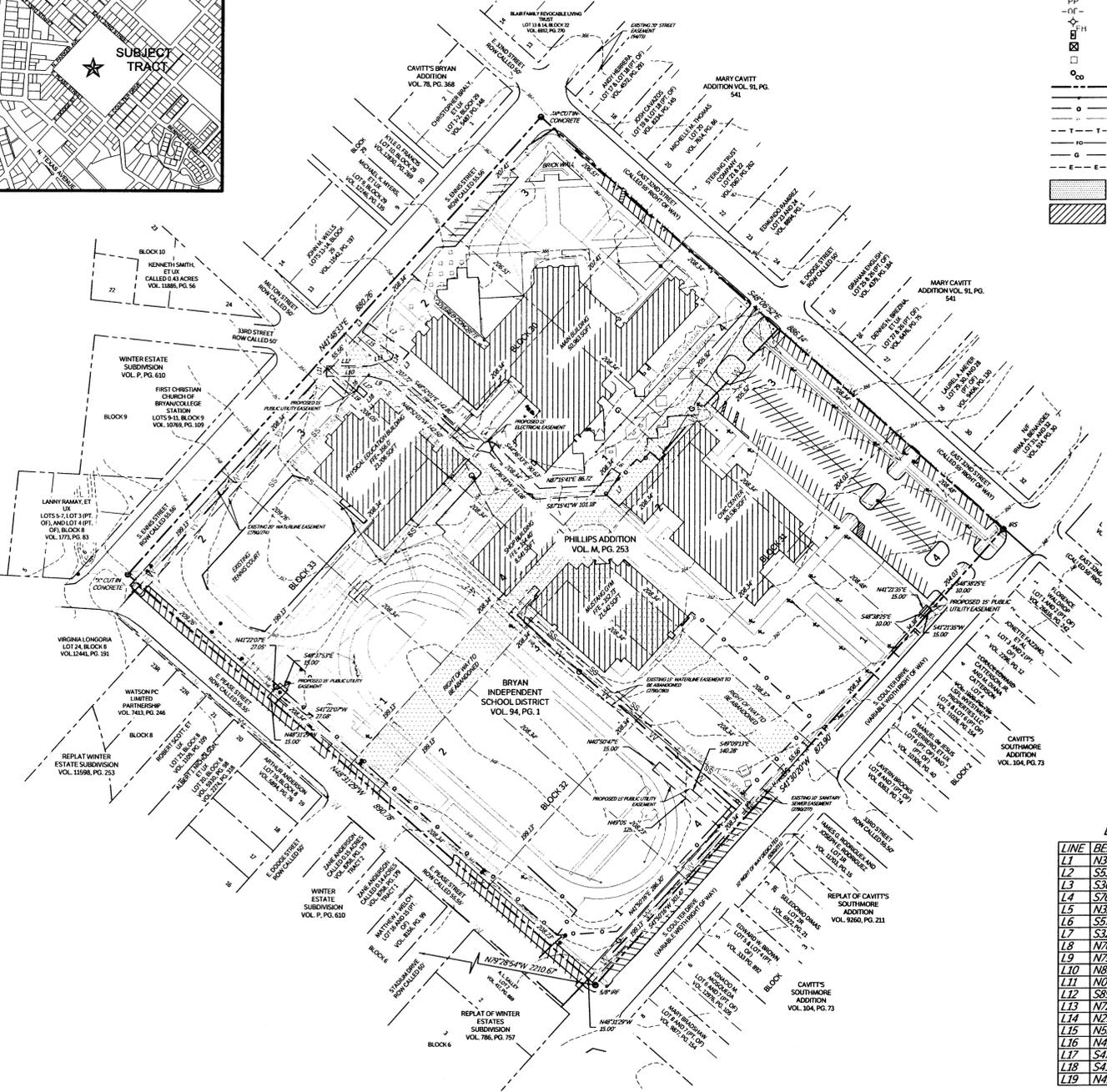


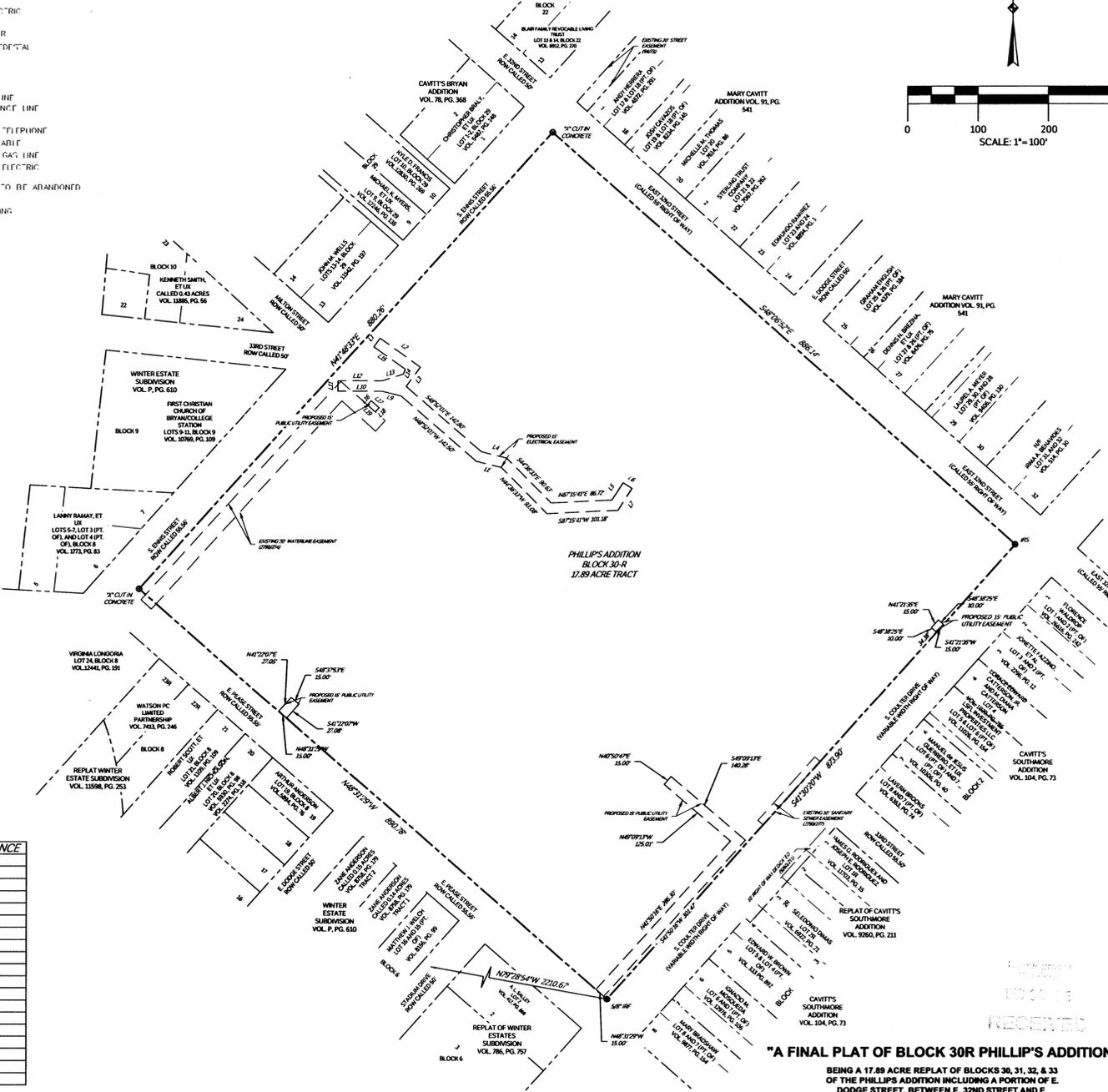
ORIGINAL



LEGEND

- IR = IRON ROD FOUND
- IR'S = IRON ROD 5"
- PP = POWER POLE
- OF- = OVERHEAD ELECTRIC
- = FIRE TRENCH
- = ELECTRIC METER
- = TELEPHONE PEDestal
- = WATER METER
- = CLEAN OUT
- = PROPERTY LINE
- = WOOD FENCE LINE
- = CHAIN LINK FENCE LINE
- = WATER LINE
- = UNDERGROUND TELEPHONE
- = FIBER OPTIC CABLE
- = UNDERGROUND GAS LINE
- = UNDERGROUND ELECTRIC
- = RIGHT OF WAY TO BE ABANDONED
- = EXISTING BUILDING

REPLAT



LINE TABLE

LINE	BEARING	DISTANCE
L1	N36°02'50"E	15.00'
L2	S53°57'10"E	70.88'
L3	S36°02'50"W	34.24'
L4	S76°14'41"E	36.97'
L5	N32°34'25"E	29.68'
L6	S52°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	31.57'
L14	N21°14'28"E	7.44'
L15	N53°57'10"W	55.31'
L16	N41°15'34"E	8.00'
L17	S47°49'11"E	15.00'
L18	S41°15'34"W	8.00'
L19	N47°49'11"W	84.66'

NOTES:

- BEARINGS AND COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AS OBTAINED BY GPS OBSERVATIONS.
- ELEVATIONS CORRESPOND TO NAVD 83 COORDINATES AND ARE DERIVED FROM GPS OBSERVATION.
- THE PROPERTY IS CURRENTLY ZONED PD-5.
- 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. 4804020215F REVISED DATE OF APRIL 2, 2014.
- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.
- 33RD AND DODGE STREET ROW WAS CLOSED AND ABANDONED BY VOTE OF THE BRYAN CITY COUNCIL ON _____

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 _____, 2015.

CITY PLANNER
BRYAN, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, THE _____ 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.

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 _____, 2015.

CHAIR, PLANNING AND ZONING COMMISSION
CITY OF BRYAN, TEXAS

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



FIELD NOTES

All that certain 17.89 acre tract of land, lying and being situated in the Zeno 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 (DRBCT), and the portion of E. Dodge Street between re 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 the same property described in a deed from Fred L. Cavitt, Ethel Cavitt, Esther Cavitt and Edith Cavitt to the City of Bryan, 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 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 Replat of Winter Estates Recorded in Volume 786, page 757 Official Record of Brazos County, Texas (ORBCT), bears South 41 degrees 16 minutes 15 seconds West, 55.35 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, 890.75 feet, to a "X" cut in concrete, for the west corner of Lot 2, Block 33, Phillips Addition, being in 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 northwest 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. 32nd 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. 32nd Street, 886.14 feet to an 1/2-inch capped iron rod, stamped "GESSNER", for the east corner of Lot 4, Block 31, Phillips Addition, being in the northwest Right of Way of S. Coulter Drive, also being the east corner of the herein described tract;

THENCE with the northwest 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.

"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. 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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www.gessnerengineering.com

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TIP: 13-F-1010310
COLLEGE STATION 979.880.8840
WRENHAM 979.836.6865
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4244

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

Project Number: 15-0009
Issue Date: 12-30-15
Drawn By: AC
Checked By: MK