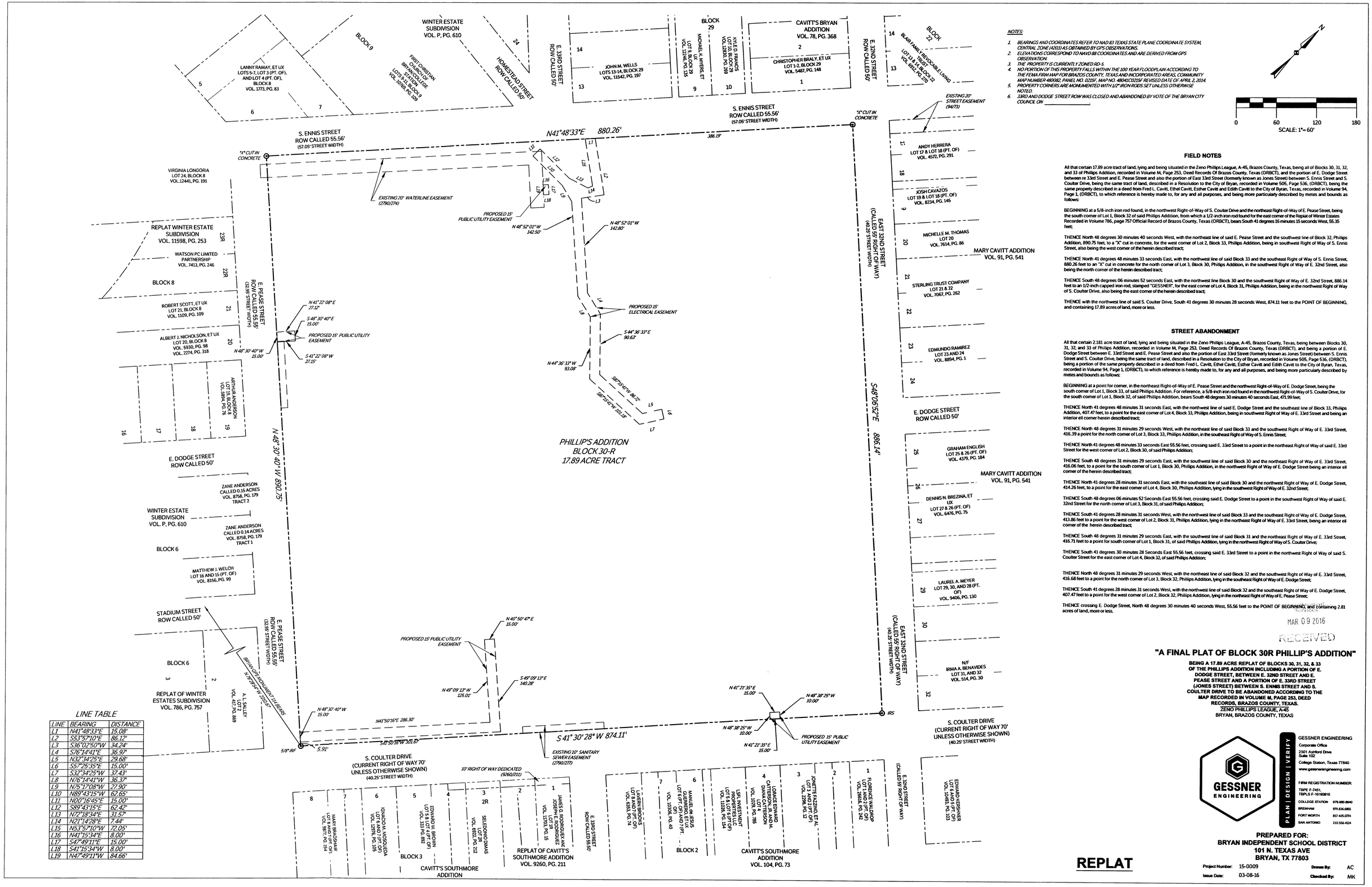

NOTES:

1. BEARINGS AND COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AS OBTAINED BY GPS OBSERVATIONS.
2. ELEVATIONS CORRESPOND TO NAVD 88 COORDINATES AND ARE DERIVED FROM GPS OBSERVATION.
3. THE PROPERTY IS CURRENTLY ZONED RD-5.
4. 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. 48041C0215F REVISED DATE OF APRIL 2, 2014.
5. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.
6. 33RD AND DODGE STREET ROW WAS CLOSED AND ABANDONED BY VOTE OF THE BRYAN CITY COUNCIL ON _____.

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	31.57'
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'
L19	N47°49'11"W	84.66'

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 Byran, 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.

STREET ABANDONMENT

All that certain 2.181 acre tract of land, lying and being situated in the Zeno 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 (DRBCT), 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 505, Page 536, (DRBCT), being a portion of the same property described in a deed from Fred L. Cavitt, Ethel Cavitt, Esther Cavitt and Edith Cavitt to the City of Byran, 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 point for corner, in the northeast Right-of-Way of E. Pease Street and the northwest 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 northwest 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 northwest line of said E. Dodge Street and the southeast 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 southwest Right of Way of E. 33rd Street and being an interior ell 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 55.56 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 northwest Right of Way of E. Dodge Street being an interior ell corner of the herein described tract;

THENCE North 41 degrees 28 minutes 31 seconds East, with the southeast line of said Block 30 and the northwest 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. 32nd Street;

THENCE South 48 degrees 06 minutes 52 Seconds East 55.56 feet, crossing said E. Dodge Street to a point in the southwest Right of Way of said E. 32nd 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 northwest line of said Block 33 and the southeast 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 ell 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 northwest Right of Way of S. Coulter Drive;

THENCE South 41 degrees 30 minutes 28 Seconds East 55.56 feet, crossing said E. 33rd Street to a point in the northwest 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, 416.68 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 northwest line of said Block 32 and the southeast 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, 55.56 feet to the POINT OF BEGINNING, and containing 2.81 acres of land, more or less.

MAR 09 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

GESSNER ENGINEERING
PLAN | DESIGN | VERIFY

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www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
TBPE F-7451,
TBPLS F-10193910

COLLEGE STATION 979.680.8940
BRENHAM 979.836.6855
FORT WORTH 817.429.0774
SAN ANTONIO 210.556.4324

REPLAT

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

Project Number:	15-0009	Drawn By:	AC
Issue Date:	03-08-16	Checked By:	MK