Proposed R.O.W. Abandonment
East 31st Street (Dodge to Coulter)
Mary Cavitt Addition
Zeno Phillips league A-45
Bryan, Texas
October 2026

All that certain tract or parcel of land lying and being situated in the Zeno Phillips league, abstract no. 45, in Bryan, Brazos County, Texas, being a 50 ft. wide strip of land, 416.8 ft. in length, between Dodge Street and Coulter Drive (originally "Paige Street"), as dedicated to the public and described as "Adams Street (Diverted)" (now "East 31st Street") on the plat of the Mary Cavitt Addition recorded in volume 91, page 541 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

Commencing at a 5/8" iron rod found at the south common corner of Lot 16 and Lot 32 of the said Mary Cavitt Addition, in the northwest right-of-way line of Coulter Drive, from where a 1/2" iron rod found marking the south common corner of Lot 8 and Lot 24 on the northwest line of East Dodge Street bears N 48° 02' 19" W – 471.0 feet (controlling bearing for this survey).

Thence N 41° 57' 41" E – 126.3 feet, along the said line of Coulter Drive, to the east corner of said Lot 16 in the southwest right-of-way line of East 31st Street, being the south corner and Point of Beginning of this described tract, from where City of Bryan survey control monument GPS-35 bears N 20° 59' 39" E – 4303.9 feet;

Thence N 48° 02' 19" W – 416.80 feet, along the said southwest right-of-way line of East 31st Street, and the northeast lines of Lots 16 through 9 of the said Mary Cavitt Addition, to the north corner of said Lot 9 in the southeast right-of-way line of East Dodge Street;

Thence N 41° 57' 41" E – 50.00 feet, across the right-of-way of East 31st Street, to the north corner of this described tract in the northeast right-of-way line of said street, also being the southwest boundary line of that 8.01 acre tract (exhibit A, item 12) in the deed to St. Joseph Catholic Church – Bryan, Texas, recorded in volume 20781, page 214 of the Official Public Records of Brazos County, Texas;

Thence S 48° 02' 19" E – 416.80 feet, along the said northeast right-of-way line and 8.01 acre boundary line, to the east corner of this described tract in the northwest right-of-way line of Coulter Drive;

Thence S 41° 57' 41" W – 50.00 feet, along the said northwest right-of-way line and across the right-of-way of East 31st Street, to the Point of Beginning and containing 0.478 acre (20,840 sq.ft.) of land more or less.



Bearings are Texas State Plane, Central Zone, NAD83 datum, based on GPS observations of Oct. 17, 2026 and referenced to the Leica Smartnet VRS network.

See survey exhibit sheet 2 of 2, dated October 2026.

Proposed 20' Easement Reservation
within Proposed R.O.W. Abandonment
East 31st Street (Dodge to Coulter)
Mary Cavitt Addition
Zeno Phillips league A-45
Bryan, Texas
October 2026

All that certain tract or parcel of land lying and being situated in the Zeno Phillips league, abstract no. 45, in Bryan, Brazos County, Texas, being a 20 ft. wide strip of land, 416.8 ft. in length, between Dodge Street and Coulter Drive (originally "Paige Street"), within and contiguous with the southwest boundary of the street right-of-way dedicated to the public and described as "Adams Street (Diverted)" (now "East 31st Street") on the plat of the Mary Cavitt Addition recorded in volume 91, page 541 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

Commencing at a 5/8" iron rod found at the south common corner of Lot 16 and Lot 32 of the said Mary Cavitt Addition, in the northwest right-of-way line of Coulter Drive, from where a 1/2" iron rod found marking the south common corner of Lot 8 and Lot 24 on the northwest line of East Dodge Street bears N 48° 02' 19" W – 471.0 feet (controlling bearing for this survey).

Thence N 41° 57' 41" E – 126.3 feet, along the said line of Coulter Drive, to the east corner of said Lot 16 in the southwest right-of-way line of East 31st Street, being the south corner and Point of Beginning of this described easement tract, from where City of Bryan survey control monument GPS-35 bears N 20° 59' 39" E – 4303.9 feet;

Thence N 48° 02' 19" W – 416.80 feet, along the said southwest right-of-way line of East 31st Street, and the northeast lines of Lots 16 through 9 of the said Mary Cavitt Addition, to the north corner of said Lot 9 in the southeast right-of-way line of East Dodge Street;

Thence N 41° 57' 41" E – 20.00 feet, into the right-of-way of East 31st Street, to the north corner of this described easement tract;

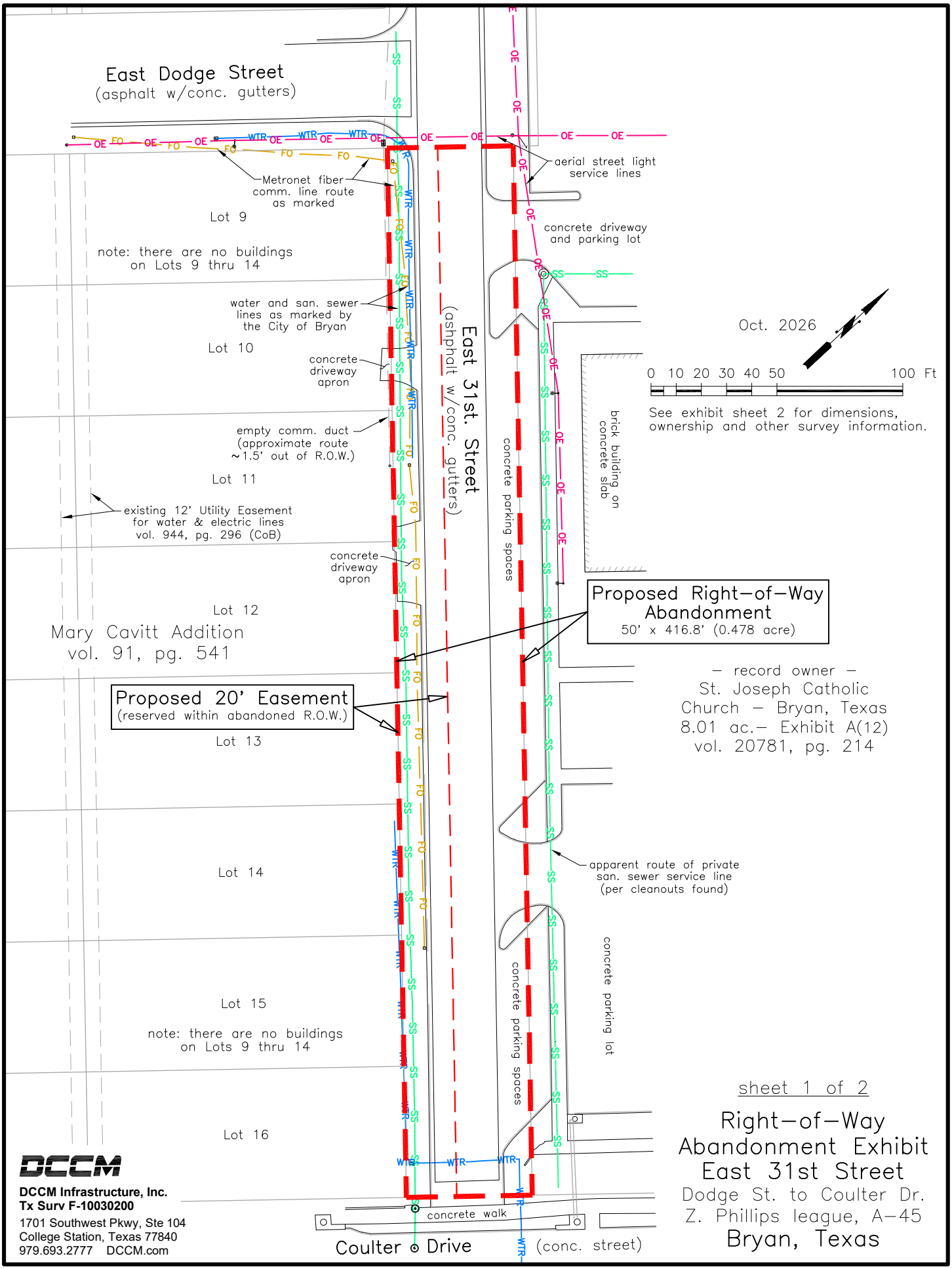
Thence S 48° 02' 19" E – 416.80 feet, through the said right-of-way of East 31st Street, parallel and 20.00 feet from its southwest boundary, to the east corner of this described easement tract in the northwest right-of-way line of Coulter Drive;

Thence S 41° 57' 41" W – 20.00 feet, along the said northwest right-of-way line of Coulter Drive, to the Point of Beginning and containing 0.191 acre (8,336 sq.ft.) of land more or less.

Bearings are Texas State Plane, Central Zone, NAD83 datum, based on GPS observations of Oct. 17, 2026 and referenced to the Leica Smartnet VRS network.

See survey exhibit sheet 2 of 2, dated October 2026.



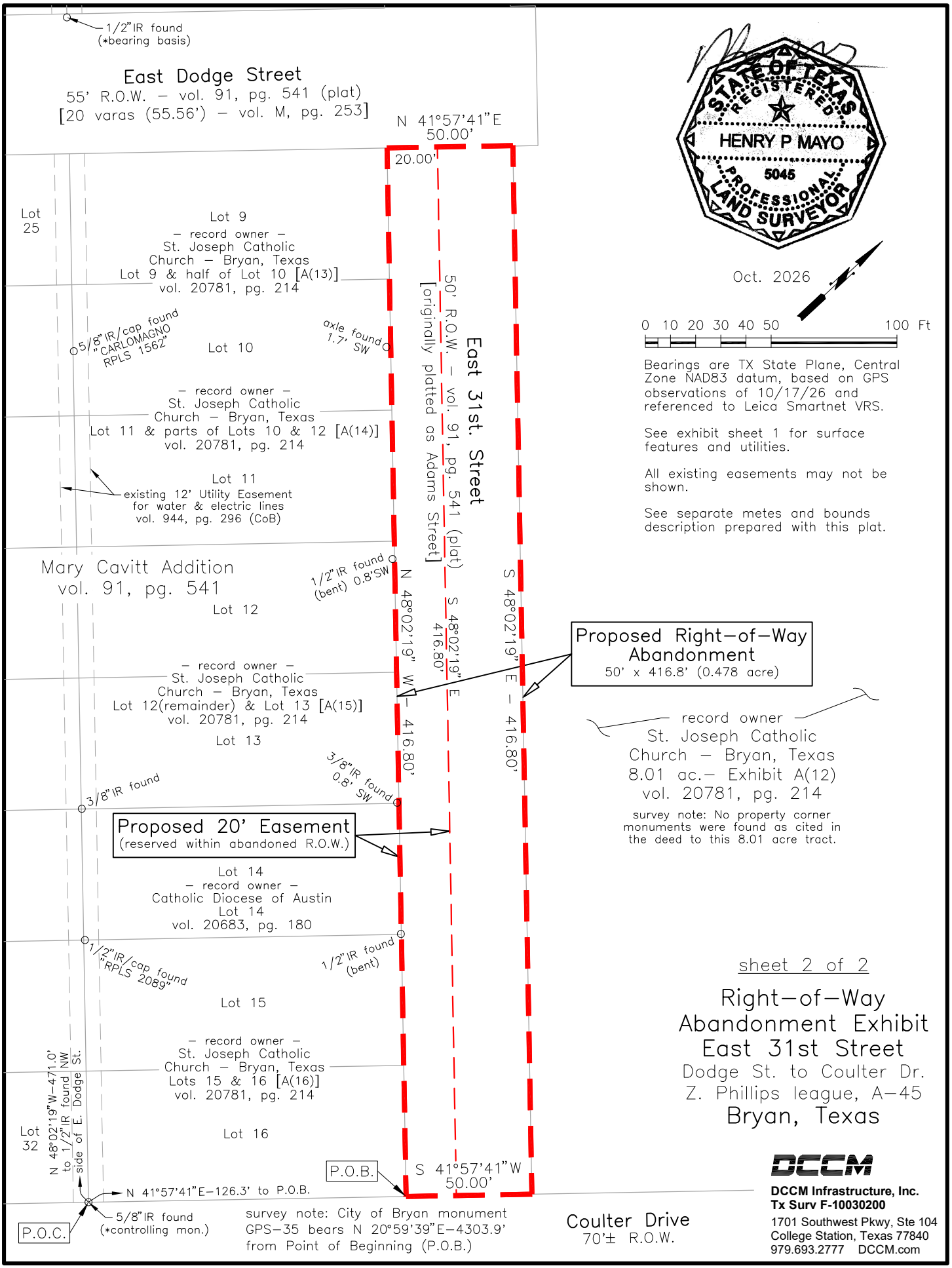


DCCM
DCCM Infrastructure, Inc.
Tx Surv F-10030200
1701 Southwest Pkwy, Ste 104
College Station, Texas 77840
979.693.2777 DCCM.com

sheet 1 of 2

Right-of-Way Abandonment Exhibit East 31st Street

Dodge St. to Coulter Dr.
Z. Phillips league, A-45
Bryan, Texas


1/2"IR found
(*bearing basis)
East Dodge Street
55' R.O.W. – vol. 91, pg. 541 (plat)
[20 varas (55.56') – vol. M, pg. 253]
N 41°57'41"E
50.00'
20.00'
Lot 25
Lot 9
– record owner –
St. Joseph Catholic
Church – Bryan, Texas
Lot 9 & half of Lot 10 [A(13)]
vol. 20781, pg. 214
5/8"IR/cap found
"CARLOMAGNO
RPLS 1562"
axle found
1.7' SW
Lot 10
– record owner –
St. Joseph Catholic
Church – Bryan, Texas
Lot 11 & parts of Lots 10 & 12 [A(14)]
vol. 20781, pg. 214
Lot 11
existing 12' Utility Easement
for water & electric lines
vol. 944, pg. 296 (CoB)
East 31st. Street
50' R.O.W. – vol. 91, pg. 541 (plat)
[originally platted as Adams Street]
Mary Cavitt Addition
vol. 91, pg. 541
Lot 12
1/2"IR found
(bent) 0.8'SW
N 48°02'19" W – 416.80'
S 48°02'19" E 416.80'
S 48°02'19" E – 416.80'
– record owner –
St. Joseph Catholic
Church – Bryan, Texas
Lot 12(remainder) & Lot 13 [A(15)]
vol. 20781, pg. 214
Lot 13
3/8"IR found
0.8' SW
3/8"IR found
Proposed Right–of–Way
Abandonment
50' x 416.8' (0.478 acre)
record owner
St. Joseph Catholic
Church – Bryan, Texas
8.01 ac.– Exhibit A(12)
vol. 20781, pg. 214
survey note: No property corner
monuments were found as cited in
the deed to this 8.01 acre tract.
Proposed 20' Easement
(reserved within abandoned R.O.W.)
Lot 14
– record owner –
Catholic Diocese of Austin
Lot 14
vol. 20683, pg. 180
1/2"IR/cap found
"RPLS 2089"
1/2"IR found
(bent)
Lot 15
– record owner –
St. Joseph Catholic
Church – Bryan, Texas
Lots 15 & 16 [A(16)]
vol. 20781, pg. 214
Lot 16
Lot 32
N 48°02'19"W–471.0'
to 1/2"IR found NW
side of E. Dodge St.
P.O.B.
S 41°57'41"W
50.00'
N 41°57'41"E–126.3' to P.O.B.
P.O.C.
5/8"IR found
(*controlling mon.)
survey note: City of Bryan monument
GPS–35 bears N 20°59'39"E–4303.9'
from Point of Beginning (P.O.B.)
Coulter Drive
70'± R.O.W.
STATE OF TEXAS
REGISTERED
HENRY P MAYO
5045
PROFESSIONAL
LAND SURVEYOR
Oct. 2026
0 10 20 30 40 50 100 Ft
Bearings are TX State Plane, Central
Zone NAD83 datum, based on GPS
observations of 10/17/26 and
referenced to Leica Smartnet VRS.
See exhibit sheet 1 for surface
features and utilities.
All existing easements may not be
shown.
See separate metes and bounds
description prepared with this plat.
sheet 2 of 2
Right–of–Way
Abandonment Exhibit
East 31st Street
Dodge St. to Coulter Dr.
Z. Phillips league, A–45
Bryan, Texas
DCCM
DCCM Infrastructure, Inc.
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