

**LOCATION MAP:**



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE PROVIDING FOR THE ABANDONMENT OF THE FOLLOWING PUBLIC RIGHTS-OF-WAY, TO WIT: 5,000 SQUARE FEET OF PUBLIC ALLEY RIGHT-OF-WAY EXTENDING EAST-TO-WEST BETWEEN SOUTH PARKER AVENUE AND SOUTH SIMS AVENUE IN BLOCK 135, BRYAN ORIGINAL TOWNSITE, BEING A TOTAL OF 0.11 ACRES (5,000 SQUARE FEET) OF LAND IN BRYAN, BRAZOS COUNTY, TEXAS; AUTHORIZING THE CONVEYANCE THEREOF TO THE ABUTTING PROPERTY OWNERS; PROVIDING FOR THE TERMS AND CONDITIONS OF ABANDONMENT AND CONVEYANCE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the owners of the properties abutting the 20-foot wide and 250-foot long public alley right-of-way extending east-to-west between South Parker and South Sims Avenues in Block 135 of Bryan Original Townsite have requested the abandonment of the 5,000 square-foot of public alley right-of-way located adjacent to said lots; and

**WHEREAS**, during its regular meeting on October 20, 2016, the Bryan Planning and Zoning Commission recommended approving the request to abandon and close said public alley right-of-way, subject to the condition that a public utility easement be reserved for the entire width and length of the abandoned alley right-of-way, to accommodate existing utility facilities; and

**WHEREAS**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration a part of which being the discontinuance of the obligations of the City of Bryan to maintain said right-of-way; and

**WHEREAS**, said above recited considerations are of at least equal value to the appraised market value of said right-of-way; and

**WHEREAS**, the City Council of the City of Bryan, acting pursuant to law, deems it advisable to abandon and convey this tract of land to the abutting property owners and is of the opinion that said land is not needed for public use, and that same should be abandoned to the abutting property owner as hereinafter provided; and

**WHEREAS**, the City Council of the City of Bryan is of the opinion that the best interest and welfare of the public will be served by abandoning and conveying same to the abutting property owners;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYAN:**

1.

That all language contained in the preambles to this Ordinance shall be incorporated into the text of the Ordinance as if set forth verbatim herein.

2.

That the following described tract in the City of Bryan, Brazos County, Texas be and the same is hereby abandoned, vacated and closed insofar as the right and title of the public are concerned:

20-foot wide and 250-foot long public alley right-of-way extending east-to-west between South Parker and South Sims Avenues in Block 135 of Bryan Original Townsite, being a total of 0.1148 acres (5,000 square feet) of land, said tract being described more particularly on attached Exhibit "A" and depicted on attached Exhibit "B."

3.

That the abandonment and conveyance provided for herein is made and accepted subject to all present zoning and deed restrictions, if the latter exist, and all existing easements, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

4.

That the abandonment and conveyance provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to the interest which the governing body for the City of Bryan may legally and lawfully abandon and vacate.

5.

That the abandonment and conveyance provided for herein shall be subject to the condition that a public utility easement be reserved for the entire width and length of the abandoned alley right-of-way, to accommodate existing utility facilities.

6.

That the Mayor of the City of Bryan is hereby authorized to execute and deliver quit claim deeds conveying the above-described property to the abutting property owners.

Said deeds shall furthermore conform to all other conditions and restrictions herein set out and are attached hereto as Exhibits "C-1" through "C-7" and incorporated herein by this reference for all purposes.

7.

That this ordinance shall take effect immediately upon its second and final reading and passage.

PRESENTED AND GIVEN first reading the 21<sup>st</sup> day of November, 2016 at a regular meeting of the City Council of the City of Bryan, Texas; and given second reading, PASSED AND APPROVED on the 6<sup>th</sup> day of December, 2016 by a vote of \_\_\_ yeses and \_\_\_ noes at a regular meeting of the City Council of the City of Bryan, Texas.

ATTEST:

CITY OF BRYAN:

\_\_\_\_\_  
Mary Lynne Stratta, City Secretary

\_\_\_\_\_  
\_\_\_\_\_, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Janis K. Hampton, City Attorney

**EXHIBIT "A":**

**METES AND BOUNDS DESCRIPTION  
0.1148 ACRES  
CITY OF BRYAN TOWNSITE  
BRAZOS COUTNY, TEXAS**

Being a tract of land containing 0.1148 acres, out of the City of Bryan Townsite, Brazos County, Texas, also being out of the 20' Alley of Block 135 of the said City of Bryan Townsite, as recorded in Volume H, Page 721 of the Brazos County Deeds Records (B.C.D.R.), all of the following Lots referenced are out of Block 135 of the said City of Bryan Townsite, the said 0.1148 acres tract being the same tract of land shown on the Plat of Survey prepared by Carlomagno Surveying, having the file name 16091-ALLEY.dwg and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the northwest corner of this tract, also being a point along the east right-of-way line of South Sims Avenue, an 80' right-of-way, also being the southwest corner of Lot 10;

**THENCE** along the common line this tract and the said Lot 10, passing the said Lot 10, and continuing along the south line of Lot 9, passing the said Lot 9, and continuing along the south line of Lot 8, South 85°13'39" East, a distance of 150.20 feet to an angle point of this tract, also being the southeast corner of the said Lot 8, also being the southwest corner of Lot 7, also being a point along the north line of the said Alley;

**THENCE** along the common line of this tract and the said Lot 7, South 85°16'12" East, a distance of 50.15 feet to a 5/8" iron rod found for an angle point of this tract, also being the southeast corner of the said Lot 7, also being the southwest corner of Lot Six (6);

**THENCE** along the common line of this tract and the said Lot 6, South 85°11'05" East, a distance of 49.85 feet to a 1/2" iron rod found for the northeast corner of this tract, also being the northeast corner of the said Alley, also being the southeast corner of the said Lot 6, also being a point along the west right-of-way line of South Parker Avenue, an 100' right-of-way;

**THENCE** along the common line of this tract and the said South Parker Avenue, South 04°46'21" West, a distance of 20.00 feet to a point for the southeast corner of this tract, also being a point along the west right-of-way line of the said South Parker Avenue, also being northeast corner of parts of Lots 3-5, owned by Guadalupe and Delorie Arredondo (Arredondo), as recorded in Volume 3274, Page 94 of the B.C.O.R., from which a 5/8" iron rod found for reference bears South 67°51'48" West, a distance of 0.95 feet;

**THENCE** along the common line of this tract and the said Arredondo tract, North 85°13'39" West, a distance of 125.00 feet an angle point of this tract, also being the northwest corner of the said Arredondo tract, also being the northeast corner of parts of Lot 2 and Lot 3, owned by Elizabeth Hernandez (Hernandez), as recorded in Volume 7442, Page 5 of the B.C.O.R., from which a 5/8" square rod found for reference bears, North 34°26'25" West, a distance of 0.58 feet ;

**THENCE** along the common line of this tract and the said Hernandez tract, North 85°14'47" West, a distance of 62.50 feet to an angle point of this tract, also being the northwest corner of the said Hernandez tract, also being the northeast corner of Lot 1 and part of Lot 2, owned by Jenaro Hernandez-Maldonado

(Maldonado), as recorded in Volume 5512, Page 212 of the B.C.O.R.;

**THENCE** along the common line of this tract and the said Maldonado tract, North  $85^{\circ}02'18''$  West, a distance of 62.48 feet, to a  $5/8''$  iron rod found for the southwest corner of this tract, also being the southwest corner of the said Alley, also being the northwest corner of the said Maldonado tract, also being a point along the east right-of-way line of the said South Sims Avenue;

**THENCE** along the common line of this tract and the east right-of-way line of the said South Sims Avenue, North  $04^{\circ}08'43''$  East, a distance of 19.82 feet to the **PLACE OF BEGINNING** containing 0.1148 acres.



**EXHIBIT "C-1":**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

**QUITCLAIM DEED**

THE STATE OF TEXAS     §  
COUNTY OF BRAZOS     §

KNOW ALL PERSONS BY THESE PRESENTS:

That the CITY OF BRYAN TEXAS a municipal corporation existing by and under the laws of the STATE OF TEXAS acting by and through its duly elected mayor (Grantor) does by these presents RELEASE AND FOREVER QUIT CLAIM unto **Serafin and Inocencia Trejo**, the owners of the property adjacent thereto (Grantee), all of the following tract of land described as follows:

0.0114 acre tract or parcel of land, lying and being situated in the Bryan Original Townsite, Block 135, in Bryan, Brazos County, Texas, and being part of the 20' wide alley of the said Bryan Original Townsite adjacent to Lot 10, Block 135, according to the plat recorded in Volume H, Page 721, of the Deed Records of Brazos County, Texas, said tract being more particularly described by metes-and-bounds as follows on attached Exhibit "C-1A" and labelled "AC 1" on attached Exhibit "C-1B."

This conveyance is subject to all present zoning and deed restrictions, if the latter exist. Grantor expressly reserves all easements whether apparent or non-apparent, aerial, surface, underground or otherwise. Specifically a public utility easement is reserved for the entire width and length of the abandoned alley right-of-way.

Subject to the above reservation, Grantor quitclaims to Grantee all of Grantor right, title and interest in and to such tract of land, to have and to hold it to Grantee, Grantee's heirs successors and assigns forever. Neither Grantor nor Grantor's successors or assigns will have, claim or demand any right or title to the property or any part of it and this deed is given to relinquish and release any right, title, and interest the Grantor its successors and assigns may have in the above-described property. When the context requires singular nouns and pronouns include the plural.

This conveyance is authorized by an ordinance of the governing body for the City of Bryan as approved and adopted on December 6, 2016.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

CITY OF BRYAN:

\_\_\_\_\_  
Mary Lynne Stratta, City Secretary

\_\_\_\_\_  
, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Janis K. Hampton, City Attorney

THE STATE OF TEXAS    §  
COUNTY OF BRAZOS     §

This instrument was acknowledged before a notary public on \_\_\_\_\_ by \_\_\_\_\_, Mayor of the City of Bryan, a municipal corporation, on behalf of said Municipal Corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit "C-1A":**

**ALLEY CLOSURE 1  
METES AND BOUNDS DESCRIPTION  
0.0114 ACRES TRACT  
CITY OF BRYAN TOWNSITE  
BRAZOS COUTNTY, TEXAS**

Being a tract of land containing 0.0114 acres, out of the City of Bryan Townsite, Brazos County, Texas, also being out of the 20' Alley of Block 135 (Alley) of the said City of Bryan Townsite, as recorded in Volume H, Page 721 of the Brazos County Deeds Records (B.C.D.R.), all of the following Lots referenced are out of Block 135 of the said City of Bryan Townsite, the said 0.0114 acres tract being the same tract of land shown on the Plat of Survey prepared by Carlomagno Surveying, having the file name 16091-divide.dwg and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the northwest corner of this tract, also being the northwest corner of the said Alley, also being a point along the east right-of-way line of South Sims Avenue, an 80' right-of-way, also being the southwest corner of Lot 10;

**THENCE** along the common line of this tract and the said Lot 10, South 85°13'39" East, a distance of 50.20 feet to a point for the northeast corner of this tract, also being the southeast corner of the said Lot 10, also being the southwest corner of Lot 9, from which a 5/8" iron rod found for reference bears South 42°31'44" West, a distance of 0.63 feet;

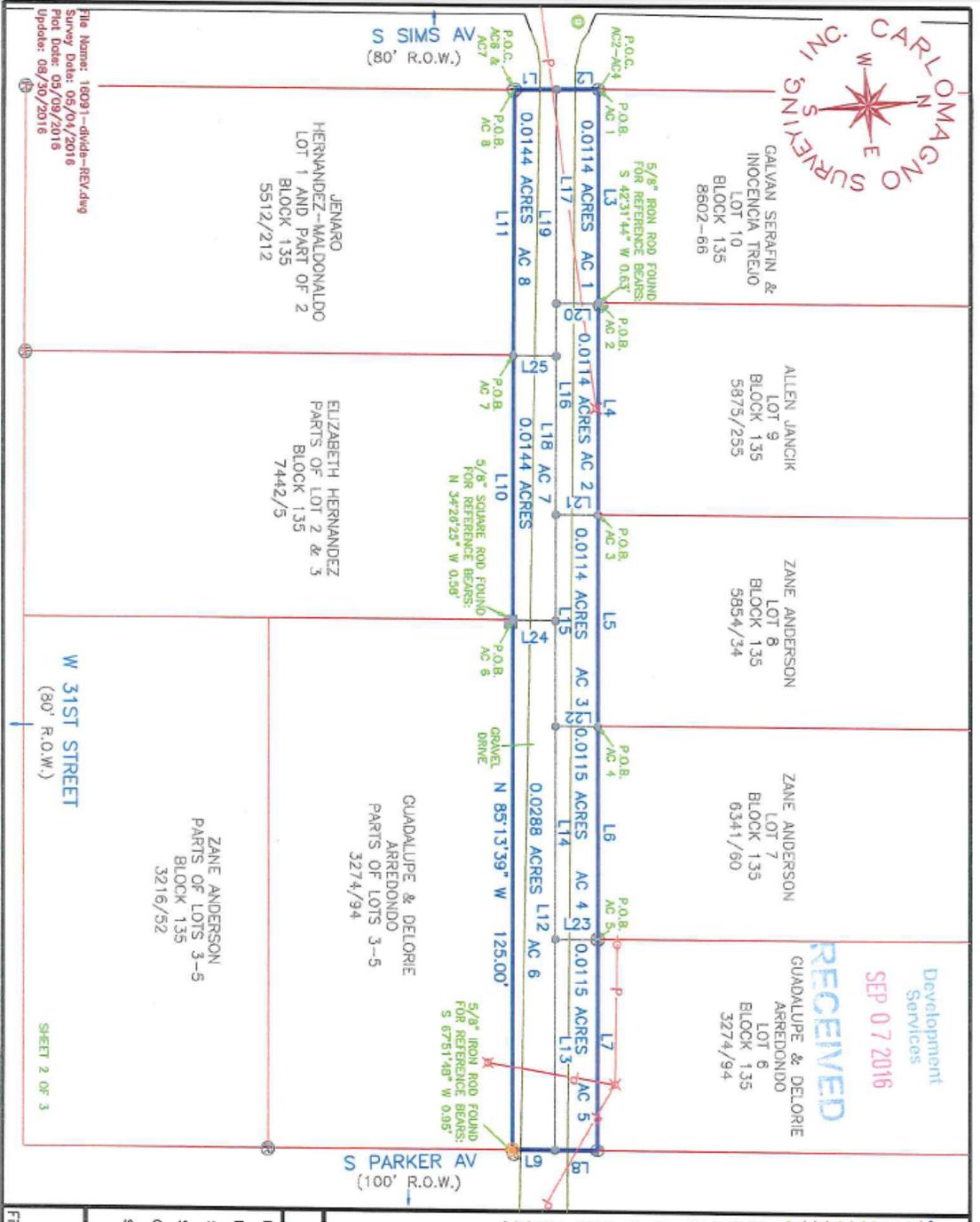
**THENCE** severing the said Alley, the following calls and distances:

South 04°43'17" West, a distance of 9.93 feet to a point for the southeast corner of this tract;

North 85°12'22" West, a distance of 50.10 feet to a point for the southwest corner of this tract, also being a point along the east right-of-way line of the said South Sims Avenue, also being a point along the west line of the said Alley;

**THENCE** along the common line of this tract and the east right-of-way line of the said South Sims Avenue, North 04°08'43" East, a distance of 9.91 feet to the **PLACE OF BEGINNING** containing 0.0114 acres.

**Exhibit "C-1B":**



**EXHIBIT "C-2":**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

**QUITCLAIM DEED**

THE STATE OF TEXAS     §  
COUNTY OF BRAZOS     §

KNOW ALL PERSONS BY THESE PRESENTS:

That the CITY OF BRYAN TEXAS a municipal corporation existing by and under the laws of the STATE OF TEXAS acting by and through its duly elected mayor (Grantor) does by these presents RELEASE AND FOREVER QUIT CLAIM unto **Allen Jancik**, the owner of the property adjacent thereto (Grantee), all of the following tract of land described as follows:

0.0114 acre tract or parcel of land, lying and being situated in the Bryan Original Townsite, Block 135, in Bryan, Brazos County, Texas, and being part of the 20' wide alley of the said Bryan Original Townsite adjacent to Lot 9, Block 135, according to the plat recorded in Volume H, Page 721, of the Deed Records of Brazos County, Texas, said tract being more particularly described by metes-and-bounds as follows on attached Exhibit "C-2A" and labelled "AC 2" on attached Exhibit "C-2B."

This conveyance is subject to all present zoning and deed restrictions, if the latter exist. Grantor expressly reserves all easements whether apparent or non-apparent, aerial, surface, underground or otherwise. Specifically a public utility easement is reserved for the entire width and length of the abandoned alley right-of-way.

Subject to the above reservation, Grantor quitclaims to Grantee all of Grantor right, title and interest in and to such tract of land, to have and to hold it to Grantee, Grantee's heirs successors and assigns forever. Neither Grantor nor Grantor's successors or assigns will have, claim or demand any right or title to the property or any part of it and this deed is given to relinquish and release any right, title, and interest the Grantor its successors and assigns may have in the above-described property. When the context requires singular nouns and pronouns include the plural.

This conveyance is authorized by an ordinance of the governing body for the City of Bryan as approved and adopted on December 6, 2016.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

CITY OF BRYAN:

\_\_\_\_\_  
Mary Lynne Stratta, City Secretary

\_\_\_\_\_  
, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Janis K. Hampton, City Attorney

THE STATE OF TEXAS    §  
COUNTY OF BRAZOS     §

This instrument was acknowledged before a notary public on \_\_\_\_\_ by \_\_\_\_\_, Mayor of the City of Bryan, a municipal corporation, on behalf of said Municipal Corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit "C-2A":**

**ALLEY CLOSURE 2  
METES AND BOUNDS DESCRIPTION  
0.0114 ACRES TRACT  
CITY OF BRYAN TOWNSITE  
BRAZOS COUNTY, TEXAS**

Being a tract of land containing 0.0114 acres, out of the City of Bryan Townsite, Brazos County, Texas, also being out of the 20' Alley of Block 135 (Alley) of the said City of Bryan Townsite, as recorded in Volume H, Page 721 of the Brazos County Deeds Records (B.C.D.R.), all of the following Lots referenced are out of Block 135 of the said City of Bryan Townsite, the said 0.0114 acres tract being the same tract of land shown on the Plat of Survey prepared by Carlomagno Surveying, having the file name 16091-divide.dwg and being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod found for the northwest corner of the said alley, also being a point along the east right-of-way line of South Sims Avenue, an 80' right-of-way, also being the southwest corner of Lot 10;

**THENCE** along the north line of the said Alley and the south line of the said Lot 10, South 85°13'39" East, a distance of 50.20 feet the **PLACE OF BEGINNING** of this tract, also being the northwest corner of this tract, also being a point along the north line of the said Alley, also being the southeast corner of the said Lot 10, also being the southwest corner of Lot 9, from which a 5/8" iron rod found for reference bears South 42°31'44" West, a distance of 0.63 feet;

**THENCE** along the common line of this tract and the said Lot 9, South 85°13'39" East, a distance of 50.00 feet to a point for the northeast corner of this tract, also being a point along the north line of the said Alley, also being the southeast corner of the said Lot 9, also being the southwest corner of Lot 8;

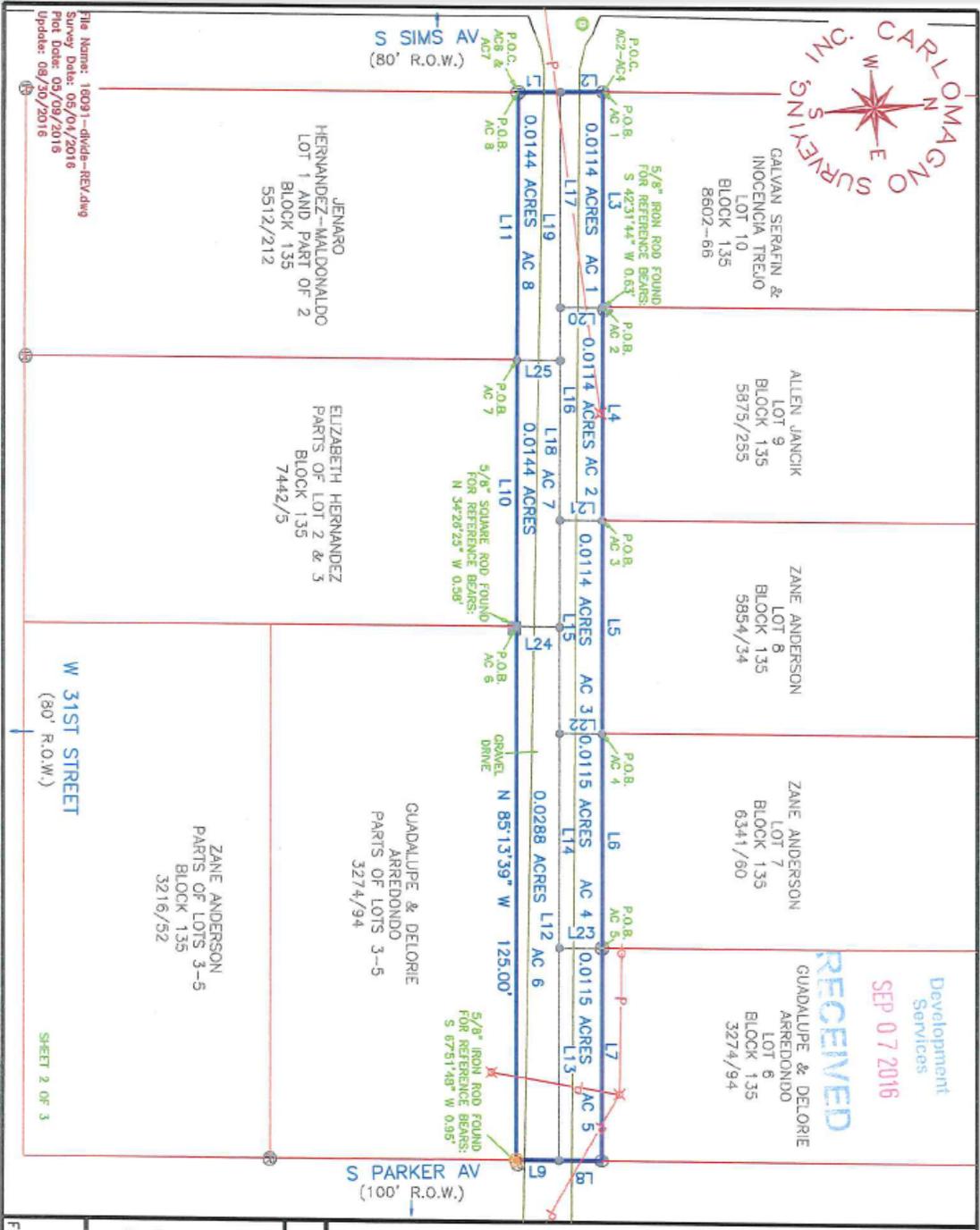
**THENCE** severing the said Alley, the following calls and distances:

South 04°44'22" West, a distance of 9.94 feet to a point for the southeast corner of this tract;

North 85°12'22" West, a distance of 50.00 feet to a point for the southwest corner of this tract;

North 04°43'17" East, a distance of 9.93 feet to the **PLACE OF BEGINNING** containing 0.0114 acres.

**Exhibit "C-2B":**



**EXHIBIT "C-3":**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

**QUITCLAIM DEED**

THE STATE OF TEXAS     §  
COUNTY OF BRAZOS     §

KNOW ALL PERSONS BY THESE PRESENTS:

That the CITY OF BRYAN TEXAS a municipal corporation existing by and under the laws of the STATE OF TEXAS acting by and through its duly elected mayor (Grantor) does by these presents RELEASE AND FOREVER QUIT CLAIM unto **Zane Anderson**, the owner of the property adjacent thereto (Grantee), all of the following tract of land described as follows:

0.0114 acre tract or parcel of land, lying and being situated in the Bryan Original Townsite, Block 135, in Bryan, Brazos County, Texas, and being part of the 20' wide alley of the said Bryan Original Townsite adjacent to Lot 8, Block 135, according to the plat recorded in Volume H, Page 721, of the Deed Records of Brazos County, Texas, said tract being more particularly described by metes-and-bounds as follows on attached Exhibit "C-3A" and labelled "AC 3" on attached Exhibit "C-3B."

This conveyance is subject to all present zoning and deed restrictions, if the latter exist. Grantor expressly reserves all easements whether apparent or non-apparent, aerial, surface, underground or otherwise. Specifically a public utility easement is reserved for the entire width and length of the abandoned alley right-of-way.

Subject to the above reservation, Grantor quitclaims to Grantee all of Grantor right, title and interest in and to such tract of land, to have and to hold it to Grantee, Grantee's heirs successors and assigns forever. Neither Grantor nor Grantor's successors or assigns will have, claim or demand any right or title to the property or any part of it and this deed is given to relinquish and release any right, title, and interest the Grantor its successors and assigns may have in the above-described property. When the context requires singular nouns and pronouns include the plural.

This conveyance is authorized by an ordinance of the governing body for the City of Bryan as approved and adopted on December 6, 2016.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

CITY OF BRYAN:

\_\_\_\_\_  
Mary Lynne Stratta, City Secretary

\_\_\_\_\_  
, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Janis K. Hampton, City Attorney

THE STATE OF TEXAS     §  
COUNTY OF BRAZOS     §

This instrument was acknowledged before a notary public on \_\_\_\_\_ by \_\_\_\_\_, Mayor of the City of Bryan, a municipal corporation, on behalf of said Municipal Corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit "C-3A":**

**ALLEY CLOSURE 3  
METES AND BOUNDS DESCRIPTION  
0.0114 ACRES TRACT  
CITY OF BRYAN TOWNSITE  
BRAZOS COUNTY, TEXAS**

Being a tract of land containing 0.0114 acres, out of the City of Bryan Townsite, Brazos County, Texas, also being out of the 20' Alley of Block 135 (Alley) of the said City of Bryan Townsite, as recorded in Volume H, Page 721 of the Brazos County Deeds Records (B.C.D.R.), all of the following Lots referenced are out of Block 135 of the said City of Bryan Townsite, the said 0.0114 acres tract being the same tract of land shown on the Plat of Survey prepared by Carlomagno Surveying, having the file name 16091-divide.dwg and being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod found for the northwest corner of the said Alley, also being a point along the east right-of-way line of South Sims Avenue, an 80' right-of-way, also being the southwest corner of Lot 10;

**THENCE** along the common line of the said Alley and the said Lot 10, passing the said Lot 10, and continuing along the south boundary line of Lot 9, South 85°13'39" East, a distance of 100.20 feet to a point for the **PLACE OF BEGINNING** of this tract, also being the northwest corner of this tract, also being a point along the north line of the said Alley, also being the southeast corner of the said Lot 9, also being the southwest corner of Lot 8;

**THENCE** along the common line of this tract and the said Lot 8, South 85°13'39" East, a distance of 50.00 feet to a point for the northeast corner of this tract, also being a point along the north line of the said Alley, also being the southeast corner of the said Lot 8, also being the southwest corner of Lot 7;

**THENCE** severing the said Alley, the following calls and distances:

South 04°45'28" West, a distance of 9.96 feet to a point for the southeast corner of this tract;

North 85°12'22" West, a distance of 50.00 feet to a point for the southwest corner of this tract;

North 04°44'22" East, a distance of 9.94 feet to the **PLACE OF BEGINNING** containing 0.0114 acres.



**EXHIBIT "C-4":**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

**QUITCLAIM DEED**

THE STATE OF TEXAS     §  
COUNTY OF BRAZOS     §

KNOW ALL PERSONS BY THESE PRESENTS:

That the CITY OF BRYAN TEXAS a municipal corporation existing by and under the laws of the STATE OF TEXAS acting by and through its duly elected mayor (Grantor) does by these presents RELEASE AND FOREVER QUIT CLAIM unto **Zane Anderson**, the owner of the property adjacent thereto (Grantee), all of the following tract of land described as follows:

0.0115 acre tract or parcel of land, lying and being situated in the Bryan Original Townsite, Block 135, in Bryan, Brazos County, Texas, and being part of the 20' wide alley of the said Bryan Original Townsite adjacent to Lot 7, Block 135, according to the plat recorded in Volume H, Page 721, of the Deed Records of Brazos County, Texas, said tract being more particularly described by metes-and-bounds as follows on attached Exhibit "C-4A" and labelled "AC 4" on attached Exhibit "C-4B."

This conveyance is subject to all present zoning and deed restrictions, if the latter exist. Grantor expressly reserves all easements whether apparent or non-apparent, aerial, surface, underground or otherwise. Specifically a public utility easement is reserved for the entire width and length of the abandoned alley right-of-way.

Subject to the above reservation, Grantor quitclaims to Grantee all of Grantor right, title and interest in and to such tract of land, to have and to hold it to Grantee, Grantee's heirs successors and assigns forever. Neither Grantor nor Grantor's successors or assigns will have, claim or demand any right or title to the property or any part of it and this deed is given to relinquish and release any right, title, and interest the Grantor its successors and assigns may have in the above-described property. When the context requires singular nouns and pronouns include the plural.

This conveyance is authorized by an ordinance of the governing body for the City of Bryan as approved and adopted on December 6, 2016.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

CITY OF BRYAN:

\_\_\_\_\_  
Mary Lynne Stratta, City Secretary

\_\_\_\_\_  
, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Janis K. Hampton, City Attorney

THE STATE OF TEXAS    §  
COUNTY OF BRAZOS     §

This instrument was acknowledged before a notary public on \_\_\_\_\_ by \_\_\_\_\_, Mayor of the City of Bryan, a municipal corporation, on behalf of said Municipal Corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit "C-4A":**

**ALLEY CLOSURE 4  
METES AND BOUNDS DESCRIPTION  
0.0115 ACRES TRACT  
CITY OF BRYAN TOWNSITE  
BRAZOS COUNTY, TEXAS**

Being a tract of land containing 0.0115 acres, out of the City of Bryan Townsite, Brazos County, Texas, also being out of the 20' Alley of Block 135, (Alley) of the said City of Bryan Townsite, as recorded in Volume H, Page 721 of the Brazos County Deeds Records (B.C.D.R.) all of the following Lots referenced are out of Block 135 of the said City of Bryan Townsite, the said 0.0115 acres tract being the same tract of land shown on the Plat of Survey prepared by Carlomagno Surveying, having the file name 16091-divide.dwg and being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod found for the northwest corner of the said Alley, also being a point along the east right-of-way line of South Sims Avenue, an 80' right-of-way, also being the southwest corner of Lot 10;

**THENCE** along the common line of the said Alley and the said Lot 10, passing the said Lot 10 and continuing along the south boundary line of Lot 9, passing the said Lot 9, and continuing along the south boundary line of Lot 8, South 85°13'39" East, a distance of 150.20 feet to the **PLACE OF BEGINNING** of this tract, also being the northwest corner of this tract, also being a point along the north line of the said Alley, also being the southeast corner of the said Lot 8, also being the southwest corner of Lot 7;

**THENCE** along the common line of this tract and the said Lot 7, South 85°16'12" East, a distance of 50.15 feet to a 5/8" iron rod found for the northeast corner of this tract, also being a point along the north line of the said Alley, also being the southeast corner of the said Lot 7, also being the southwest corner of Lot 6;

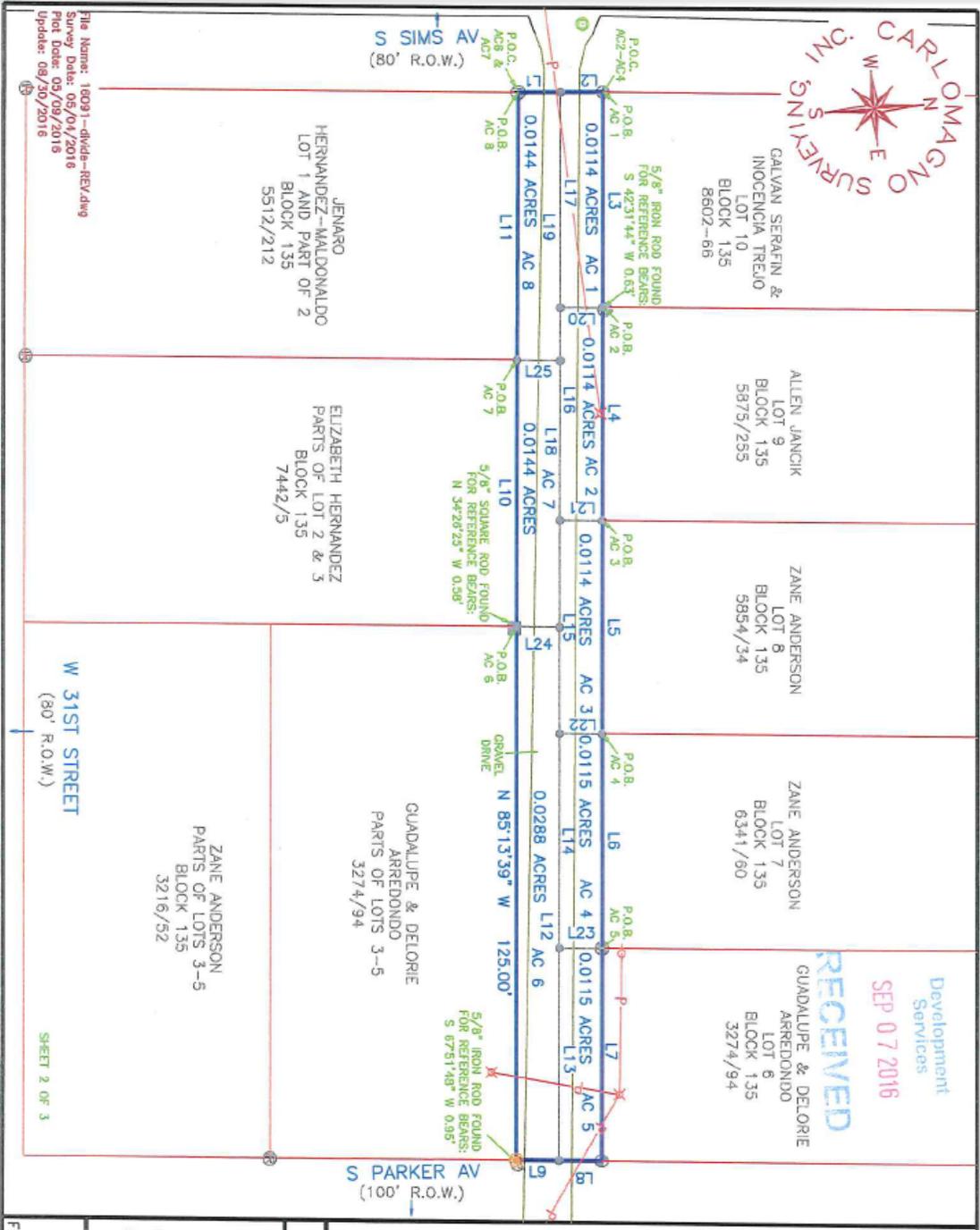
**THENCE** severing the said Alley the following calls and distances:

South 04°47'51" West, a distance of 10.02 feet to a point for the southeast corner of this tract;

North 85°12'22" West, a distance of 50.14 feet to a point for the southwest corner of this tract;

North 04°45'28" East, a distance of 9.96 feet to the **PLACE OF BEGINNING** containing 0.0115 acres.

**Exhibit "C-4B":**



**EXHIBIT "C-5":**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

**QUITCLAIM DEED**

THE STATE OF TEXAS     §  
COUNTY OF BRAZOS     §

KNOW ALL PERSONS BY THESE PRESENTS:

That the CITY OF BRYAN TEXAS a municipal corporation existing by and under the laws of the STATE OF TEXAS acting by and through its duly elected mayor (Grantor) does by these presents RELEASE AND FOREVER QUIT CLAIM unto **Guadalupe and Delorie Arredondo**, the owners of the property adjacent thereto (Grantee), all of the following tract of land described as follows:

0.0115 acre tract or parcel of land, lying and being situated in the Bryan Original Townsite, Block 135, in Bryan, Brazos County, Texas, and being part of the 20' wide alley of the said Bryan Original Townsite adjacent to Lot 6, Block 135, according to the plat recorded in Volume H, Page 721, of the Deed Records of Brazos County, Texas, said tract being more particularly described by metes-and-bounds as follows on attached Exhibit "C-5A" and labelled "AC 5" on attached Exhibit "C-5B."

This conveyance is subject to all present zoning and deed restrictions, if the latter exist. Grantor expressly reserves all easements whether apparent or non-apparent, aerial, surface, underground or otherwise. Specifically a public utility easement is reserved for the entire width and length of the abandoned alley right-of-way.

Subject to the above reservation, Grantor quitclaims to Grantee all of Grantor right, title and interest in and to such tract of land, to have and to hold it to Grantee, Grantee's heirs successors and assigns forever. Neither Grantor nor Grantor's successors or assigns will have, claim or demand any right or title to the property or any part of it and this deed is given to relinquish and release any right, title, and interest the Grantor its successors and assigns may have in the above-described property. When the context requires singular nouns and pronouns include the plural.

This conveyance is authorized by an ordinance of the governing body for the City of Bryan as approved and adopted on December 6, 2016.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

CITY OF BRYAN:

\_\_\_\_\_  
Mary Lynne Stratta, City Secretary

\_\_\_\_\_  
, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Janis K. Hampton, City Attorney

THE STATE OF TEXAS    §  
COUNTY OF BRAZOS     §

This instrument was acknowledged before a notary public on \_\_\_\_\_ by  
, Mayor of the City of Bryan, a municipal corporation, on behalf of said Municipal Corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit "C-5A":**

**ALLEY CLOSURE 5  
METES AND BOUNDS DESCRIPTION  
0.0115 ACRES TRACT  
CITY OF BRYAN TOWNSITE  
BRAZOS COUNTY, TEXAS**

Being a tract of land containing 0.0115 acres, out of the City of Bryan Townsite, Brazos County, Texas, also being out of the 20' Alley of Block 135, (Alley) of the said City of Bryan Townsite, as recorded in Volume H, Page 721 of the Brazos County Deeds Records (B.C.D.R.) all of the following Lots referenced are out of Block 135 of the said City of Bryan Townsite, the said 0.0115 acres tract being the same tract of land shown on the Plat of Survey prepared by Carlomagno Surveying, having the file name 16091-divde.dwg and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found for the northwest corner of this tract, also being a point along the north line of the said Alley, also being the southeast corner of Lot 7, also being the southwest corner of Lot 6;

**THENCE** along the common line of this tract and the said Lot 6, South 85°11'05" East, a distance of 49.85 feet to a 1/2" iron rod found for the northeast corner of this tract, also being the northeast corner of the said Alley, also being the southeast corner of the said Lot 6, also being a point along the west right-of-way line of South Parker Avenue, an 100' right-of-way;

**THENCE** along the common line of this tract and the west right-of-way line of the said South Parker Avenue, South 04°46'21" West, a distance of 10.00 feet to a point for the southeast corner of this tract, also being a point along the east line of the said Alley, also being a point along the west right-of-way line of the said South Parker Avenue;

**THENCE** severing the said Alley the following calls and distances:

North 85°12'22" West, a distance of 49.85 feet to a point for the southwest corner of this tract;

North 04°47'51" East, a distance of 10.02 feet to the **PLACE OF BEGINNING** containing 0.0115 acres.

**Exhibit "C-5B":**



**EXHIBIT "C-6":**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

**QUITCLAIM DEED**

THE STATE OF TEXAS     §  
COUNTY OF BRAZOS     §

KNOW ALL PERSONS BY THESE PRESENTS:

That the CITY OF BRYAN TEXAS a municipal corporation existing by and under the laws of the STATE OF TEXAS acting by and through its duly elected mayor (Grantor) does by these presents RELEASE AND FOREVER QUIT CLAIM unto **Guadalupe and Delorie Arredondo**, the owners of the property adjacent thereto (Grantee), all of the following tract of land described as follows:

0.0288 acre tract or parcel of land, lying and being situated in the Bryan Original Townsite, Block 135, in Bryan, Brazos County, Texas, and being part of the 20' wide alley of the said Bryan Original Townsite adjacent to parts of Lots 3-5 , Block 135, according to the plat recorded in Volume H, Page 721, of the Deed Records of Brazos County, Texas, said tract being more particularly described by metes-and-bounds as follows on attached Exhibit "C-6A" and labelled "AC 6" on attached Exhibit "C-6B."

This conveyance is subject to all present zoning and deed restrictions, if the latter exist. Grantor expressly reserves all easements whether apparent or non-apparent, aerial, surface, underground or otherwise. Specifically a public utility easement is reserved for the entire width and length of the abandoned alley right-of-way.

Subject to the above reservation, Grantor quitclaims to Grantee all of Grantor right, title and interest in and to such tract of land, to have and to hold it to Grantee, Grantee's heirs successors and assigns forever. Neither Grantor nor Grantor's successors or assigns will have, claim or demand any right or title to the property or any part of it and this deed is given to relinquish and release any right, title, and interest the Grantor its successors and assigns may have in the above-described property. When the context requires singular nouns and pronouns include the plural.

This conveyance is authorized by an ordinance of the governing body for the City of Bryan as approved and adopted on December 6, 2016.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

CITY OF BRYAN:

\_\_\_\_\_  
Mary Lynne Stratta, City Secretary

\_\_\_\_\_  
, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Janis K. Hampton, City Attorney

THE STATE OF TEXAS     §  
COUNTY OF BRAZOS     §

This instrument was acknowledged before a notary public on \_\_\_\_\_ by  
, Mayor of the City of Bryan, a municipal corporation, on behalf of said Municipal Corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit "C-6A":**

**ALLEY CLOSURE 6**  
**METES AND BOUNDS DESCRIPTION**  
**0.0288 ACRES**  
**CITY OF BRYAN TOWNSITE**  
**BRAZOS COUNTY, TEXAS**

Being a tract of land containing 0.0288 acres, out of the City of Bryan Townsite, Brazos County, Texas, also being out of the 20' Alley of Block 135, (Alley) of the said City of Bryan Townsite, as recorded in Volume H, Page 721 of the Brazos County Deeds Records (B.C.D.R.) all of the following Lots referenced are out of Block 135 of the said City of Bryan Townsite, the said 0.0288 acres tract being the same tract of land shown on the Plat of Survey prepared by Carlomagno Surveying, having the file name 16091-divide.dwg and being more particularly described as follows:

**COMMENCING** at a 5/8" iron rod found for the southwest corner of the said Alley, also being the northwest corner of Lot 1 and part of Lot 2, owned by Jenaro Hernandez-Maldonado (Maldonado), as recorded in Volume 5512, Page 212 of the B.C.O.R., also being a point along the east right-of-way line of the South Sims Avenue, an 80' right-of-way;

**THENCE** along the common line of the said Alley and the said Maldonado tract, South 85°02'18" East, a distance of 62.48 feet, to a point along the south line of the said Alley, also being the northwest corner of parts of Lot 2 and Lot 3, owned by Elizabeth Hernandez (Hernandez), as recorded in Volume 7442, Page 5 of the B.C.O.R., also being the northeast corner of the said Maldonado tract:

**THENCE** along the common line of the said Alley and the said Hernandez tract, South 85°14'47" East, a distance of 62.50 feet to the **PLACE OF BEGINNING** of this tract, also being the southwest corner of this tract, also being a point along the south line of the said Alley, also being the northwest corner of parts of Lots 3-5, owned by Guadalupe and Delorie Arredondo (Arredondo), as recorded in Volume 3274, Page 94 of the B.C.O.R., also being the northeast corner of the said Hernandez tract, from which a 5/8" Square rod found for reference bears, North 34°26'25" West, a distance of 0.58 feet;

**THENCE** severing the said Alley the following calls and distances:

North 04°50'19" East, a distance of 10.05 feet to a point for the northwest corner of this tract;

South 85°12'22" East, a distance of 124.99 feet to a point for the northeast corner of this tract, also being a point along the east line of the said Alley, also being a point along the west right-of-way line of South Parker Avenue, an 100' right-of-way;

**THENCE** along the common line of this tract and west right-of-way line of the said South Parker Avenue, South 04°46'21" West, a distance of 10.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the southeast corner of this tract, also being

the southeast corner of the said Alley, also being a point along the east right-of-way of the said South Parker Avenue, also being the northeast corner of the said Arredondo tract, from which a 5/8" iron rod found for reference bears, South 67°51'48" West, a distance of 0.95 feet;

**THENCE** along the common line of this tract and the said Arredondo tract, North 85°13'39" West, a distance of 125.00 feet to the **PLACE OF BEGINNING** containing 0.0288 acres.



**EXHIBIT "C-7":**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

**QUITCLAIM DEED**

THE STATE OF TEXAS     §  
COUNTY OF BRAZOS     §

KNOW ALL PERSONS BY THESE PRESENTS:

That the CITY OF BRYAN TEXAS a municipal corporation existing by and under the laws of the STATE OF TEXAS acting by and through its duly elected mayor (Grantor) does by these presents RELEASE AND FOREVER QUIT CLAIM unto **Elizabeth Hernandez**, the owner of the property adjacent thereto (Grantee), all of the following tract of land described as follows:

0.0144 acre tract or parcel of land, lying and being situated in the Bryan Original Townsite, Block 135, in Bryan, Brazos County, Texas, and being part of the 20' wide alley of the said Bryan Original Townsite adjacent to parts of Lots 2 and 3 , Block 135, according to the plat recorded in Volume H, Page 721, of the Deed Records of Brazos County, Texas, said tract being more particularly described by metes-and-bounds as follows on attached Exhibit "C-7A" and labelled "AC 7" on attached Exhibit "C-7B."

This conveyance is subject to all present zoning and deed restrictions, if the latter exist. Grantor expressly reserves all easements whether apparent or non-apparent, aerial, surface, underground or otherwise. Specifically a public utility easement is reserved for the entire width and length of the abandoned alley right-of-way.

Subject to the above reservation, Grantor quitclaims to Grantee all of Grantor right, title and interest in and to such tract of land, to have and to hold it to Grantee, Grantee's heirs successors and assigns forever. Neither Grantor nor Grantor's successors or assigns will have, claim or demand any right or title to the property or any part of it and this deed is given to relinquish and release any right, title, and interest the Grantor its successors and assigns may have in the above-described property. When the context requires singular nouns and pronouns include the plural.

This conveyance is authorized by an ordinance of the governing body for the City of Bryan as approved and adopted on December 6, 2016.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

CITY OF BRYAN:

\_\_\_\_\_  
Mary Lynne Stratta, City Secretary

\_\_\_\_\_  
, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Janis K. Hampton, City Attorney

THE STATE OF TEXAS    §  
COUNTY OF BRAZOS     §

This instrument was acknowledged before a notary public on \_\_\_\_\_ by  
, Mayor of the City of Bryan, a municipal corporation, on behalf of said Municipal Corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit "C-7A":**

**ALLEY CLOSURE 7**  
**METES AND BOUNDS DESCRIPTION**  
**0.0144 ACRES**  
**CITY OF BRYAN TOWNSITE**  
**BRAZOS COUNTY, TEXAS**

Being a tract of land containing 0.0144 acres, out of the City of Bryan Townsite, Brazos County, Texas, also being out of the 20' Alley of Block 135, (Alley) of the said City of Bryan Townsite, as recorded in Volume H, Page 721 of the Brazos County Deeds Records (B.C.D.R.) all of the following Lots referenced are out of Block 135 of the said City of Bryan Townsite, the said 0.0144 acres tract being the same tract of land shown on the Plat of Survey prepared by Carlomagno Surveying, having the file name 16091-divide.dwg and being more particularly described as follows:

**COMMENCING** at a 5/8" iron rod found for the southwest corner of the said Alley, also being the northwest corner of Lot 1 and part of Lot 2, owned by Jenaro Hernandez-Maldonado (Maldonado), as recorded in Volume 5512, Page 212 of the B.C.O.R., also being a point along the east right-of-way line of the South Sims Avenue, an 80' right-of-way;

**THENCE** along the common line of the said Alley and the said Maldonado tract, South 85°02'18" East, a distance of 62.48 feet to a point for the **PLACE OF BEGINNING** of this tract, also being the southwest corner of this tract, also being a point along the south line of the said Alley, also being the northwest corner of parts of Lot 2 and Lot 3, owned by Elizabeth Hernandez (Hernandez), as recorded in Volume 7442, Page 5 of the B.C.O.R.;

**THENCE** severing the said Alley the following calls and distances:

North 04°51'38" East, a distance of 10.09 feet to a point for the northwest corner of this tract;

South 85°12'22" East, a distance of 62.50 feet to a point for the northeast corner of this tract;

South 04°50'19" West, a distance of 10.05 feet to a point for the southeast corner of this tract also being the northwest corner of the said Arredondo tract, also being the northeast corner of the said Hernandez tract;

**THENCE** along the common line of this tract and the said Hernandez tract, North 85°14'47" West, a distance of 62.50 feet to the **PLACE OF BEGINNING** containing 0.0144 acres.

**Exhibit "C-7B":**



Development Services  
SEP 07 2016

RECEIVED

GALVANI SERAFINI &  
INNOGENCIA TREJO  
LOT 10  
BLOCK 135  
8502--66

ALLEN JANCIK  
LOT 9  
BLOCK 135  
5875/255

ZANE ANDERSON  
LOT 8  
BLOCK 135  
5854/34

ZANE ANDERSON  
LOT 7  
BLOCK 135  
6341/60

GUADALUPE & DELORE  
ARREDONDO  
LOT 8  
BLOCK 135  
3274/94

JENARO  
HERNANDEZ-MALDONALDO  
LOT 1 AND PART OF 2  
BLOCK 135  
5512/212

ELIZABETH HERNANDEZ  
PARTS OF LOT 2 & 3  
BLOCK 135  
7442/5

ZANE ANDERSON  
PARTS OF LOTS 3-5  
BLOCK 135  
3216/52

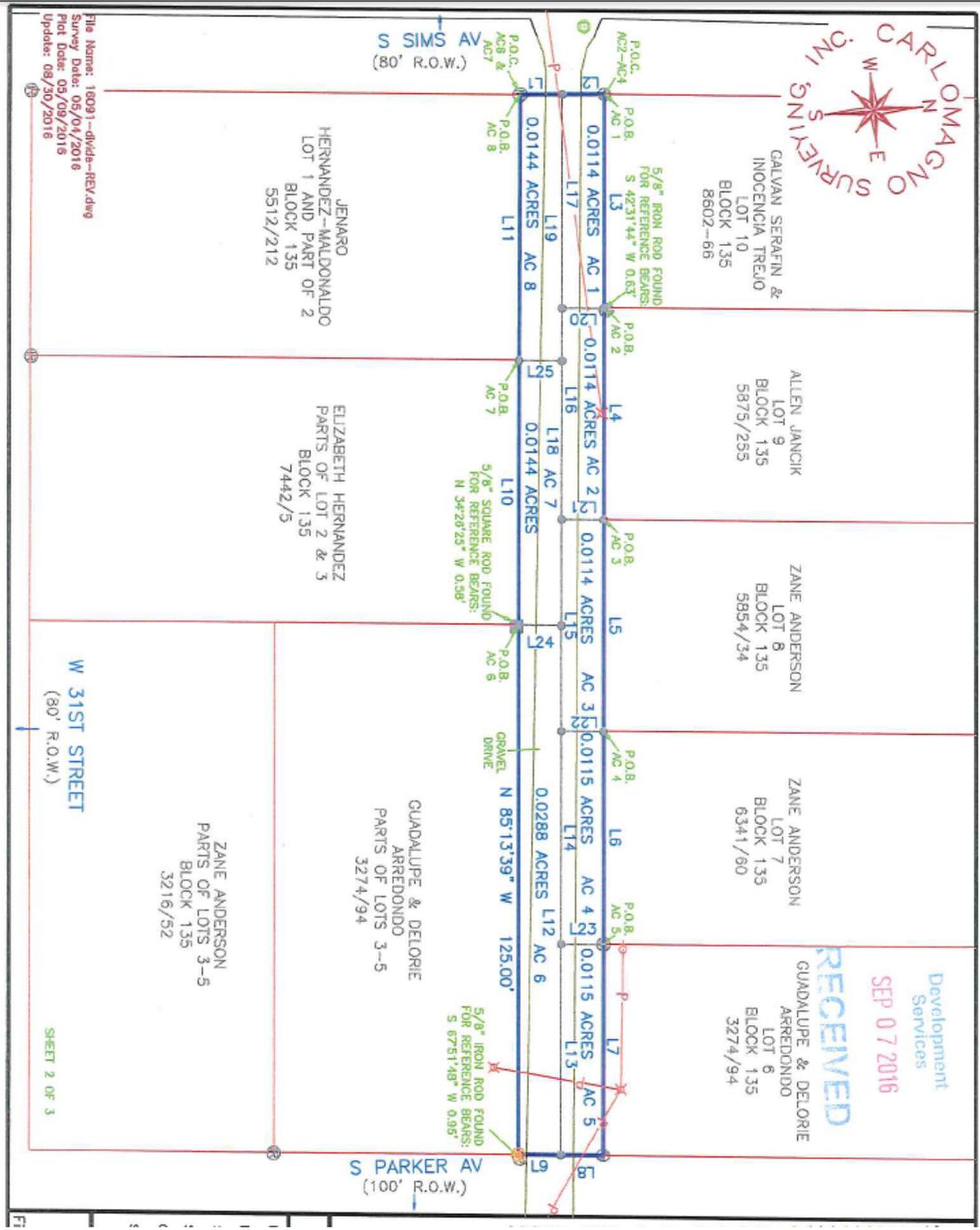
S SIMS AV  
(80' R.O.W.)

S PARKER AV  
(100' R.O.W.)

W 31ST STREET  
(90' R.O.W.)

File Name: 18091-divide-REV.dwg  
Survey Date: 05/04/2016  
Plot Date: 09/09/2016  
Update: 08/30/2016

SHEET 2 OF 3



**EXHIBIT "C-8":**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

**QUITCLAIM DEED**

THE STATE OF TEXAS     §  
COUNTY OF BRAZOS     §

KNOW ALL PERSONS BY THESE PRESENTS:

That the CITY OF BRYAN TEXAS a municipal corporation existing by and under the laws of the STATE OF TEXAS acting by and through its duly elected mayor (Grantor) does by these presents RELEASE AND FOREVER QUIT CLAIM unto **Jenaro Hernandez - Maldonado**, the owner of the property adjacent thereto (Grantee), all of the following tract of land described as follows:

0.0144 acre tract or parcel of land, lying and being situated in the Bryan Original Townsite, Block 135, in Bryan, Brazos County, Texas, and being part of the 20' wide alley of the said Bryan Original Townsite adjacent to parts of Lots 1 and 2 , Block 135, according to the plat recorded in Volume H, Page 721, of the Deed Records of Brazos County, Texas, said tract being more particularly described by metes-and-bounds as follows on attached Exhibit "C-8A" and labelled "AC 8" on attached Exhibit "C-8B."

This conveyance is subject to all present zoning and deed restrictions, if the latter exist. Grantor expressly reserves all easements whether apparent or non-apparent, aerial, surface, underground or otherwise. Specifically a public utility easement is reserved for the entire width and length of the abandoned alley right-of-way.

Subject to the above reservation, Grantor quitclaims to Grantee all of Grantor right, title and interest in and to such tract of land, to have and to hold it to Grantee, Grantee's heirs successors and assigns forever. Neither Grantor nor Grantor's successors or assigns will have, claim or demand any right or title to the property or any part of it and this deed is given to relinquish and release any right, title, and interest the Grantor its successors and assigns may have in the above-described property. When the context requires singular nouns and pronouns include the plural.

This conveyance is authorized by an ordinance of the governing body for the City of Bryan as approved and adopted on December 6, 2016.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

CITY OF BRYAN:

\_\_\_\_\_  
Mary Lynne Stratta, City Secretary

\_\_\_\_\_  
, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Janis K. Hampton, City Attorney

THE STATE OF TEXAS    §  
COUNTY OF BRAZOS     §

This instrument was acknowledged before a notary public on \_\_\_\_\_ by  
, Mayor of the City of Bryan, a municipal corporation, on behalf of said Municipal Corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit "C-8A":**

**ALLEY CLOSURE 8  
METES AND BOUNDS DESCRIPTION  
0.0144 ACRES TRACT  
CITY OF BRYAN TOWNSITE  
BRAZOS COUTNTY, TEXAS**

Being a tract of land containing 0.0144 acres, out of the City of Bryan Townsite, Brazos County, Texas, also being out of the 20' Alley of Block 135 (Alley) of the said City of Bryan Townsite, as recorded in Volume H, Page 721 of the Brazos County Deeds Records (B.C.D.R.) all of the following Lots referenced are out of Block 135 of the said City of Bryan Townsite, the said 0.0144 acres tract being the same tract of land shown on the Plat of Survey prepared by Carlomagno Surveying, having the file name 16091-divide.dwg and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found for the southwest corner of this tract, also being the southwest corner of the said Alley, also being the northwest corner of Lot 1 and part of Lot 2, owned by Jenaro Hernandez-Maldonado (Maldonado) as recorded in Volume 5512, Page 212 of the B.C.O.R., also being a point along the east right-of-way line of South Sims Avenue, an 80' right-of-way;

**THENCE** along the common line of this tract and the east right-of-way line of the said South Sims Avenue, North 04°08'43" East, a distance of 9.91 feet to a point for the northwest corner of this tract, also being a point along the east right-of-way line of the said South Sims Avenue, also being a point along the west line of the said Alley;

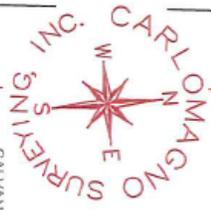
**THENCE** severing the said Alley, the following calls and distances:

South 85°12'22" East, a distance of 62.60 feet to a point for the northeast corner of this tract;

South 04°51'38" West, a distance of 10.09 feet to a point for the southeast corner of this tract, also being the northwest corner of parts of Lot 2 and Lot 3, owned by Elizabeth Hernandez, as recorded in Volume 7442. Page 5 of the B.C.O.R., also being northeast corner of the said Malonaldo tract;

**THENCE** along the common line of this tract and the said Maldonado tract, North 85°02'18" West, a distance of 62.48 feet to the **PLACE OF BEGINNING** containing 0.0144 acres.

**Exhibit "C-8B":**



Development Services  
SEP 07 2016

RECEIVED

GALVANI SERAFINI &  
INNOGENCIA TREJO  
LOT 10  
BLOCK 135  
8502--66

ALLEN JANCIK  
LOT 9  
BLOCK 135  
5875/255

ZANE ANDERSON  
LOT 8  
BLOCK 135  
5854/34

ZANE ANDERSON  
LOT 7  
BLOCK 135  
6341/60

GUADALUPE & DELORE  
ARREDONDO  
LOT 8  
BLOCK 135  
3274/94

JENARO  
HERNANDEZ-MALDONADO  
LOT 1 AND PART OF 2  
BLOCK 135  
5512/212

ELIZABETH HERNANDEZ  
PARTS OF LOT 2 & 3  
BLOCK 135  
7442/5

ZANE ANDERSON  
PARTS OF LOTS 3-5  
BLOCK 135  
3216/52

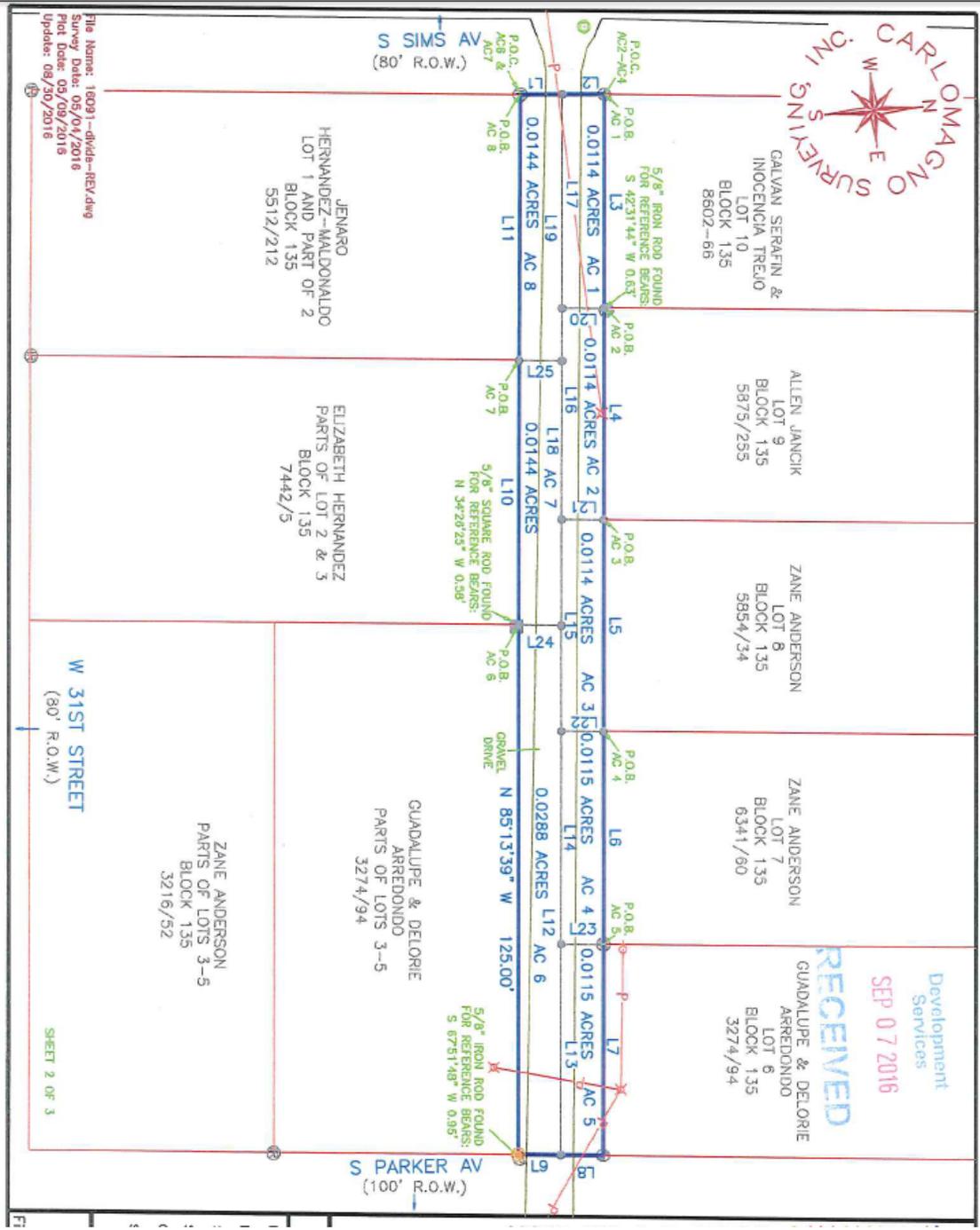
S SIMS AV  
(80' R.O.W.)

S PARKER AV  
(100' R.O.W.)

W 31ST STREET  
(90' R.O.W.)

File Name: 18091-divide-REV.dwg  
Survey Date: 05/04/2016  
Plot Date: 09/09/2016  
Update: 08/30/2016

SHEET 2 OF 3



**EXCERPT FROM PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES  
OF OCTOBER 20, 2016:**

**1. CONSENT AGENDA.**

**e. Right-of-way Abandonment RA16-07: Alley in Block 135 of Bryan Original Townsite**

*A request to abandon an approximately a 20-foot wide and 250-foot long public alley right-of-way extending east-to-west between South Parker and South Sims Avenues in Block 135 of Bryan Original Townsite in Bryan, Brazos County, Texas. (R. Haynes)*

**Commissioner Madison moved to approve the Consent Agenda. Commissioner Swearingen seconded the motion, and the motion passed unanimously.**

**PLANNING AND ZONING  
STAFF REPORT**

**October 20, 2016**



**Right-of-way Abandonment case no. RA16-07:  
Alley in Block 135 of the Bryan Original Townsite**

**SIZE AND LOCATION:** a 20-foot wide and 250-foot long public alley right-of-way extending east-to-west between South Parker Avenue and South Sims Avenue in Block 135, Bryan Original Townsite

**APPLICANT(S):** Guadalupe Arredondo

**STAFF CONTACT:** Randy Haynes, AICP, Senior Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** the requested right-of-way abandonment, **subject to a condition** (see page 4 of this staff report).



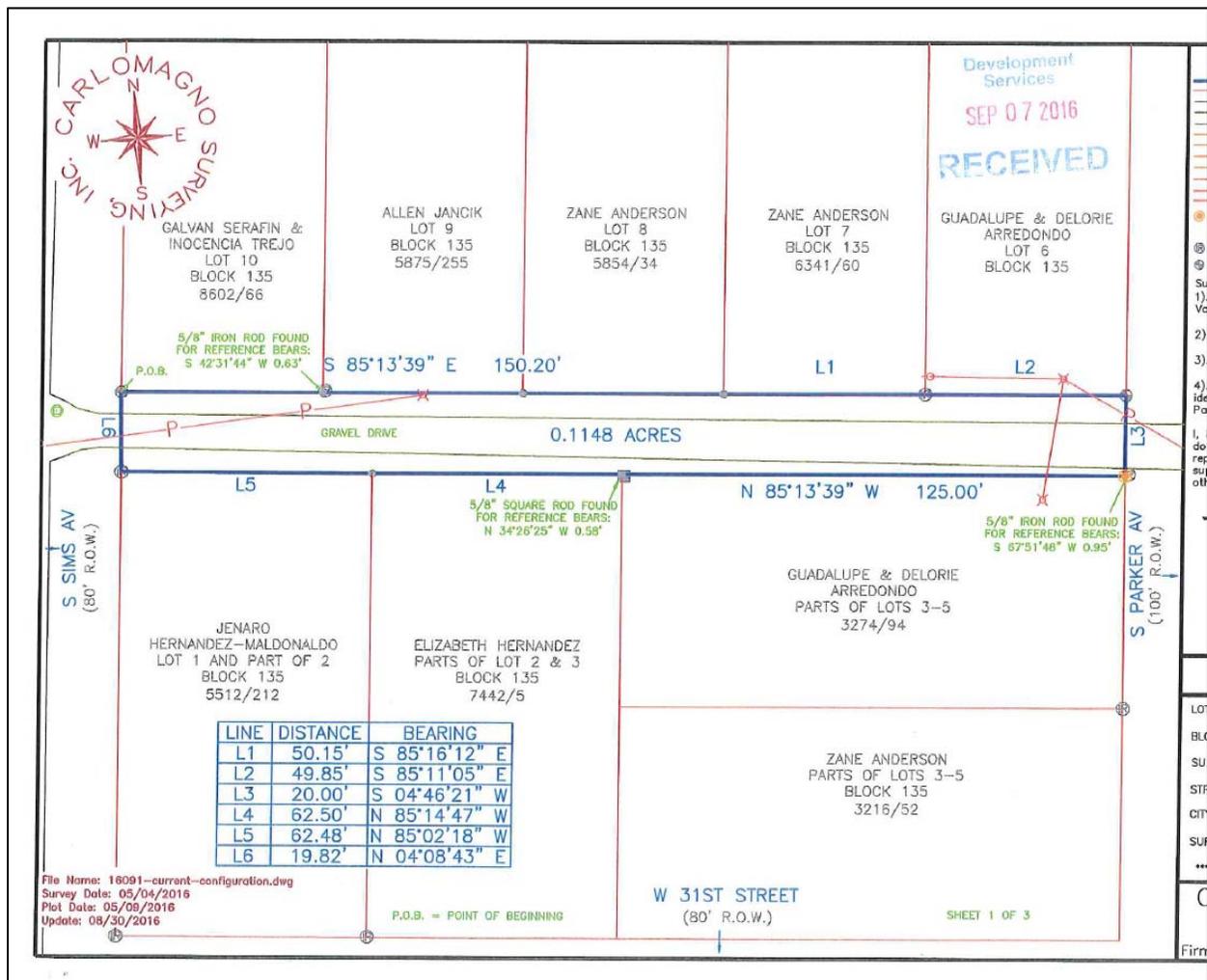
**RIGHT-OF-WAY REQUESTED TO BE ABANDONED:**

The applicant, Guadalupe Arredondo, along with all abutting property owners are requesting the official abandonment of a 250-foot long and 20-foot wide public alley right-of-way in Block 135 of the Bryan Original Townsite that extends between South Parker and South Sims Avenues. Most of the blocks in the Bryan Original Townsite were platted with alleyways serving the rear of each lot; some of which have remained in use, whether improved with a paved driving surface or, as is the case with the alley in Block

135, unimproved. As depicted in the aerial photograph, the unpaved alley in Block 135 evidently receives limited use. There is a public sanitary sewer line installed throughout the length of the alley; that line was replaced in 2006. There are also overhead utilities present within the alley which appear to be the property of the franchised utilities (telephone and/or cable).

Bryan's City Council is authorized to formally abandon all or portions of rights-of-way originally dedicated for public use, allowing the conveyance of that land to adjoining property owners, in equal and proportionate amounts based on their ownership of adjoining land. The Planning and Zoning Commission hears and makes a recommendation on proposals to abandon any such rights-of-way.

**DETAIL OF PROPOSED ALLEY RIGHT-OF-WAY REQUESTED TO BE ABANDONED:**



**DETAIL FROM APPLICATION:**

We, the undersigned property owners of

BRYAN ORIGINAL TOWNSITE, BLOCK 135  
(name of subdivision, lot, and block number)

do hereby request that the City of Bryan release and vacate the said alley, street, or easement as further described in the attached field notes.

**Adjacent Property Owners Signatures**

(please include your name, mailing address, R number of your property, and signature)

- 1. <sup>307 W. 30TH</sup> ALLEN E. JANKIK, 6483 GREENWAY RD, FT. WORTH, TX 76116, Allen E. Jankik
- 2. <sup>303 & 305 W. 30TH</sup> GUADALUPE ARREDONDO 301 W. 30TH BRYAN TX 77803 Guadalupe Arredondo
- 3. ELIZABETH HERNANDEZ 304 W 31ST BRYAN TX 77803 Elizabeth Hernandez
- 4. GENARO HERNANDEZ 306 W 31ST BRYAN TX 77803
- 5. ZANE ANDERSON, 200 S. MAIN, SUITE 200 BRYAN, TX 77803 Zane Anderson
- 6. SERAFIN TREJO
- 7. 309 W 30TH ST BRYAN TX 77803
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_

**Certification**

I, Guadalupe y. Arredondo, being one of the above named persons, do hereby certify that the above named persons include all abutting property owners of the property being vacated and released.

Please list the reasons for the request and how this request will benefit the public:

THE PROPERTY OWNERS WISH TO ABANDON/CLOSE THE ALLEYWAY IN ORDER TO IMPROVE SECURITY OF THE NEIGHBORHOOD.

Guadalupe y. Arredondo  
(Signature)

GUADALUPE Y. ARREDONDO  
(Printed Name)

## **ANALYSIS AND RECOMMENDATION:**

Excess right-of-way burdens the public with possible continued maintenance, liability concerns, and is an inefficient use of urban land. The alley right-of-way requested to be abandoned has never been improved with a driving surface and has only received limited use by the adjoining property owners. Abandoning the subject alley right-of-way, therefore, will not interfere with the smooth circulation of vehicular and pedestrian traffic.

Franchised utilities utilize the alley for overhead service lines and although there is a public sewer line located throughout the length of the alley, it has been recently replaced. City staff does not foresee a need for the expansion of use of this alley for public utility purposes.

The Site Development Review Committee and staff recommend **approving** the request to abandon this public alley right-of-way, as requested, **subject to the condition that a public utility easement be reserved for the entire width and length of the abandoned alley right-of-way, to accommodate existing utility facilities.**

Abandoning the subject right-of-way, as recommended, will allow this land to be formally integrated with adjacent land. Staff contends that the recommended rearrangement of land will have the most likely long-range public benefit.