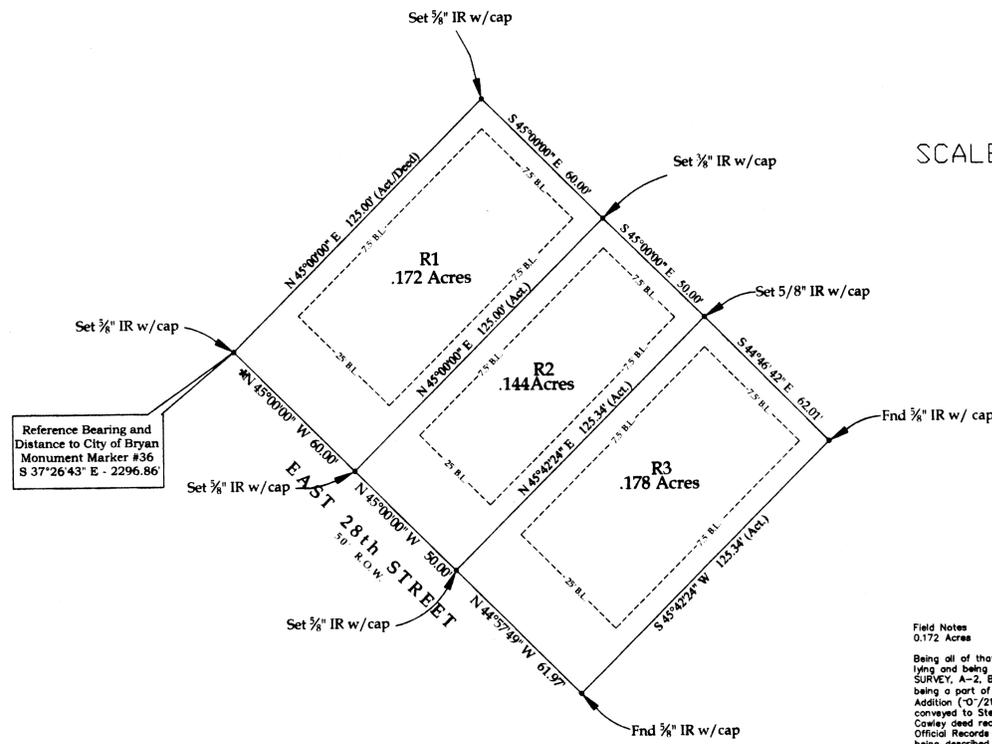


Original Plat



Replat

SCALE: 1" = 30'

Field Notes
0.172 Acres
Being all of that certain tract or parcel of land, lying and being situated in the JOHN AUSTIN SURVEY, A-2, Bryan, Brazos County, Texas, and being a part of Blocks 32 & 47 of the Mitchell's Addition (07/214) and being all of that tract conveyed to Stephen Hernandez by William Glen Cowley deed recorded in Volume 3960, page 199, Official Records of Brazos County, Texas and being described as follows:
BEGINNING, at a 5/8" iron rod with cap set at the most westerly common corner of this tract and the John W. Crump 0.19 acre tract (2132/316), same being in the northeast right-of-way line of line of 28th Street;
THENCE N 45° 00' 00" E - 125.00 feet along the common line between this tract and said Crump tract and the Sam and Nadine Morella 0.13 acre tract (4111/224) to a 5/8" iron rod with cap set at the most northerly common corner of this tract and said Morella tract, same being in the southwest line of the Kay Conlee 0.48 acre tract (3390/74);
THENCE S 45° 00' 00" E - 60.00 feet along the common line between this tract and said Conlee tract to a 5/8" iron rod with cap set at the most northerly common corner of this tract and the Erasmo Contreras tract (5478/25);
THENCE S 45° 00' 00" W - 125.00 feet along the common line between this tract and said Contreras tract to a 5/8" iron rod with cap set at the most southerly common corner of said tracts, same being in said 28th Street line;
THENCE N 45° 00' 00" W - 60.00 feet along said 28th Street line to the PLACE OF BEGINNING, and containing 0.172 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972, on June 15, 2006.

- General Notes:**
- * Deed Basis of Bearing
 - This Property does not lie in the 100 year flood plain as per FEMA Map #48041C0142 C, Effective Date: July 2, 1992.
 - This property is zoned: (R) Single-Family Residential
 - All Building Setback Lines are per ordinance of the City of Bryan.

Field Notes
0.144 Acres
Being all of that certain tract or parcel of land, lying and being situated in the JOHN AUSTIN SURVEY, A-2, Bryan, Brazos County, Texas, and being a part of Blocks 32 & 47 of the Mitchell's Addition (07/214) and being all of that tract conveyed to Erasmo Contreras by Sierrro Hernandez (5478/25) and part of that tract of land conveyed to Eliseo Delagorza by Robert W. Tatum (1981/68) Official Records of Brazos County, Texas and being described as follows:
BEGINNING, at a 5/8" iron rod with cap set at the most southerly common corner of this tract and the Stephen Hernandez tract (3360/199), same being in the northeast right-of-way line of 28th Street;
THENCE N 45° 00' 00" E - 125.00 feet along the common line between this tract and said Hernandez tract to a 5/8" iron rod with cap set for the most northerly common corner of said tracts, same being in the southwest line of the Kay, Conlee 0.48 acre tract (3390/74);
THENCE S 45° 00' 00" E - 50.00 feet along the common line between this tract and said Conlee tract to a 5/8" iron rod with cap set at the east corner of this tract;
THENCE S 45° 42' 24" W - 125.34 feet across said Delagorza tract to a 5/8" iron rod with cap set for the south corner of this tract, same being in said 28th Street line;
THENCE N 45° 00' 00" W - 50.00 feet along said 28th Street line to the PLACE OF BEGINNING, and containing 0.144 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on February 26, 2007.

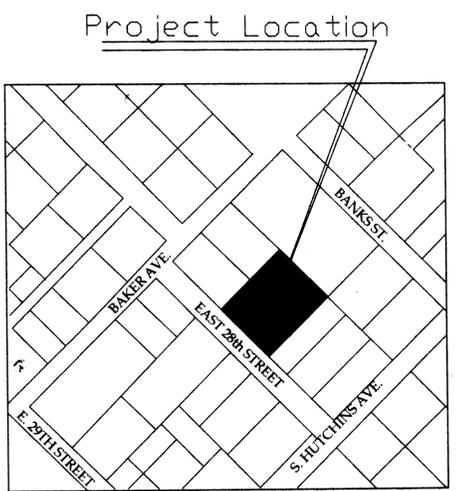
Field Notes
0.178 Acres
Being all of that certain tract or parcel of land, lying and being situated in the JOHN AUSTIN SURVEY, A-2, Bryan, Brazos County, Texas, and being a part of Blocks 32 & 47 of the Mitchell's Addition, City of Bryan, plat recorded in Volume 07, page 214, Deed Records of Brazos County, and being a part of that tract of land conveyed to Eliseo Delagorza by Robert W. Tatum, deed recorded in Volume 1981, page 68, Official Records of Brazos County, Texas and being described as follows:
BEGINNING, at a 5/8" iron rod with cap found at the most southerly common corner of this tract and the Richard Horn tract (5735/27), same being in the northeast right-of-way line of 28th Street;
THENCE N 45° 57' 49" W - 61.97 feet along said 28th Street line to a 5/8" iron rod with cap set at the most southerly common corner of this tract and the Erasmo Contreras 0.144 acre tract (5478/25);
THENCE N 45° 42' 24" E - 125.34 feet along the common line between this tract and said Contreras tract to a 5/8" iron rod with cap set for the most northerly common corner of said tracts, same being in the southwest line of the Donald Ray 0.42 acre tract (407/679);
THENCE S 44° 46' 42" E - 62.01 feet along the common line between this tract and said Ray tract to a 5/8" iron rod with cap found at the most northerly common corner of this tract and said Horn tract;
THENCE S 45° 42' 24" W - 125.34 feet along the common line between this tract and said Horn tract to the PLACE OF BEGINNING, and containing 0.178 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on June 15, 2006.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, **Stephen Hernandez**, the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 3960 page 199, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.
Stephen Hernandez
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Stephen Hernandez, 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 stated.
Given under my hand and seal of office this day of 2007.
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, **Eliseo & Elva De La Garza**, the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 1981 page 068, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.
Eliseo & Elva De La Garza
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Eliseo & Elva De La Garza, 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 stated.
Given under my hand and seal of office this day of 2007.
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, **Erasmo V. Contreras**, the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 5478 page 025, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.
Erasmo V. Contreras
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Erasmo V. Contreras, 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 stated.
Given under my hand and seal of office this day of 2007.
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer 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, 2007.
City Engineer, Bryan, Texas
CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of 2007, in the Deed / official Records of Brazos County Texas, in Volume Page
County Clerk, Brazos County, Texas



VICINITY MAP - N.T.S. -

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett, P.E. No. 22790

Amending Plat
of
MITCHELL ADDITION
LOT 1 = .172 ACRES, LOT 2 AND
PART OF 3 = .144 ACRES &
REMAINDER OF LOT 3 = .178 ACRES

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

Developer:
Steven Hernandez
804 E. 28th Street/
Bryan, TX
5085 Ridgcrest, The Colony, TX
(214) 769-4243

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 - 8888
Fax : (979) 846 - 8884

Received