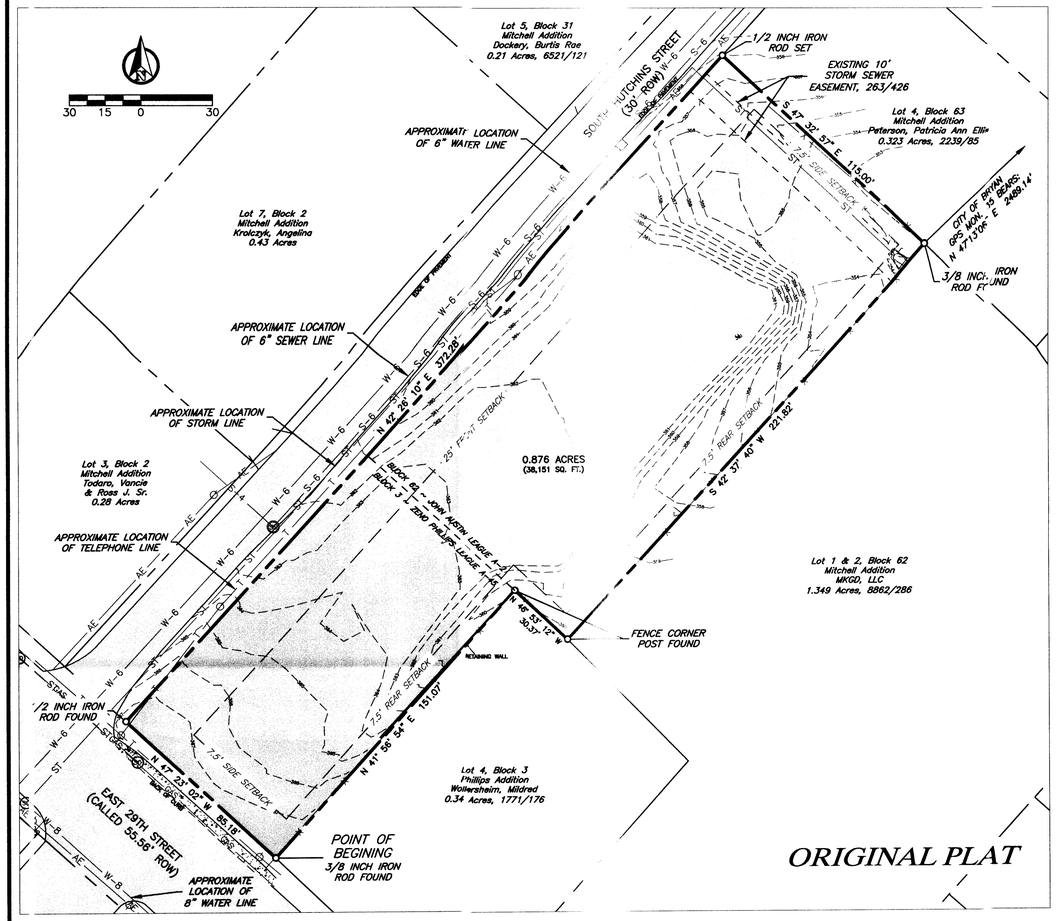
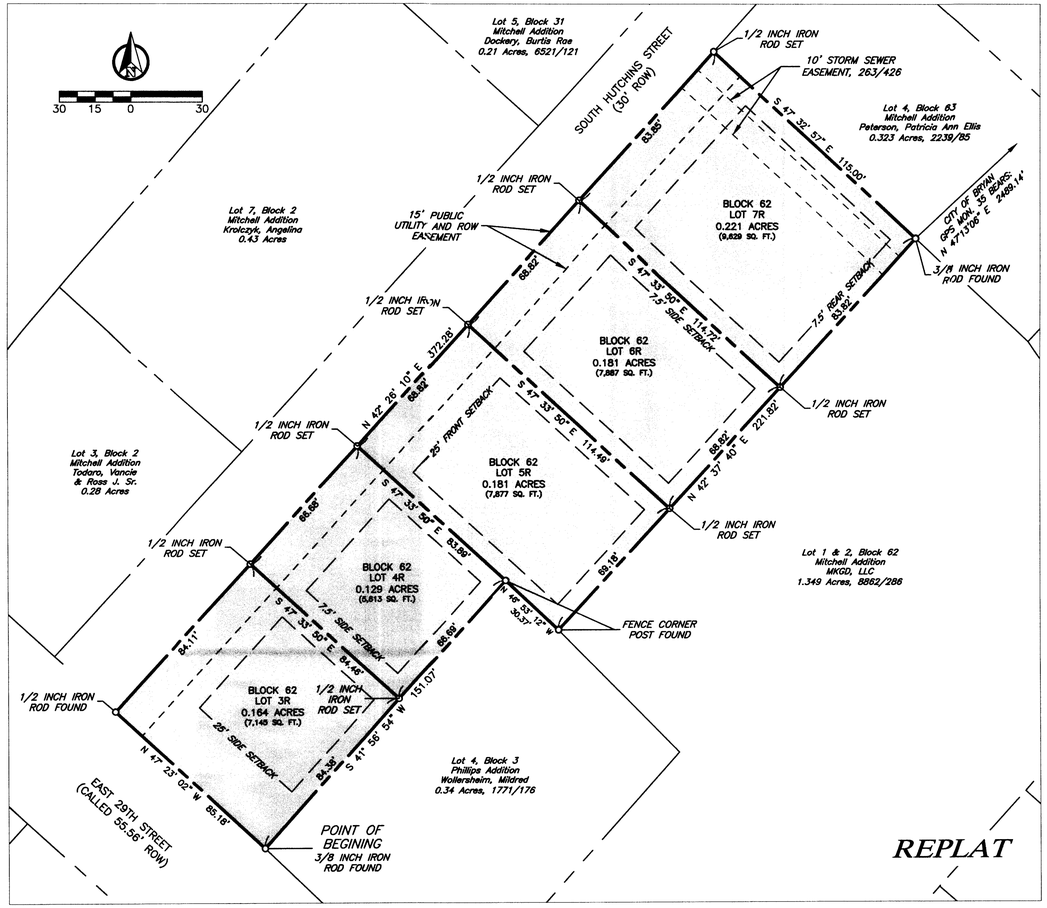


ORIGINAL PLAT



REPLAT

METES AND BOUNDS DESCRIPTION
OF A 0.876 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2 AND THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF BLOCK 3, PHILLIPS ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME "W", PAGE 253 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND A PORTION OF BLOCK 62, J. P. MITCHELL'S ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME "O", PAGE 214 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED AS TRACTS 1 AND 2 BY A DEED TO LAURENCE A. MARINO RECORDED IN VOLUME 8933, PAGE 102 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF E. 29TH STREET (55.58' R.O.W.) MARKING THE SOUTH CORNER OF SAID TRACT 1 (8933/102) AND THE WEST CORNER OF A CALLED 100' X 150' TRACT OF LAND AS DESCRIBED BY A DEED TO MILDRED WOLLERSHEIM RECORDED IN VOLUME 1771, PAGE 176 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 47° 23' 02" W ALONG THE NORTHEAST LINE OF E. 29TH STREET FOR A DISTANCE OF 85.18 FEET (DEED CALL: N 45° 00' 00" W – 85.00 FEET, 8933/102) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF S. HUTCHINS STREET (30' R.O.W.) MARKING THE WEST CORNER OF SAID TRACT 1 (8933/102);

THENCE: N 42° 28' 10" E ALONG THE SOUTHEAST LINE OF S. HUTCHINS STREET FOR A DISTANCE OF 372.28 FEET (DEED CALL: N 45° 00' 00" E – 372.28 FEET, 8933/102) TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID TRACT 2 (8933/102) AND THE WEST CORNER OF A CALLED 79' X 183' TRACT OF LAND AS DESCRIBED BY A CONTRACT OF SALE TO BRITTANY TELLO AND ALAN ALVAREZ RECORDED IN VOLUME 10613, PAGE 172 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 32' 57" E ALONG THE COMMON LINE OF SAID TRACT 2 (8933/102) AND SAID TELLO TRACT (10613/172) FOR A DISTANCE OF 115.00 FEET (DEED CALL: S 45° 00' 00" E – 115.00 FEET, 8933/102) TO A 3/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID TRACT 2 (8933/102), SAID IRON ROD FOUND MARKING THE NORTH CORNER OF A 1.349 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MKGD, LLC RECORDED IN VOLUME 8862, PAGE 286 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID 1.349 ACRE TRACT MARKING THE SOUTH CORNER OF SAID TELLO TRACT BEARS: S 47° 32' 57" E FOR A DISTANCE OF 63.94 FEET (DEED CALL AND MEASURED, 8862/286) AND THE CITY OF BRYAN GPS MONUMENT NO 35 BEARS: N 47° 13' 06" E FOR A DISTANCE OF 2489.14 FEET;

THENCE: S 42° 37' 40" W ALONG THE COMMON LINE OF SAID TRACT 2 (8933/102) AND SAID 1.349 ACRE TRACT FOR A DISTANCE OF 221.82 FEET (DEED CALL: S 45° 00' 00" W – 237.00 FEET, 8933/102)(DEED CALL AND MEASURED, 8862/286) TO A FENCE CORNER POST FOUND ON THE NORTHEAST LINE OF SAID WOLLERSHEIM TRACT (1771/178) MARKING THE SOUTH CORNER OF SAID TRACT 2 AND THE WEST CORNER OF SAID 1.349 ACRE TRACT;

THENCE: N 48° 53' 12" W ALONG THE COMMON LINE OF SAID TRACT 2 (8933/102) AND SAID WOLLERSHEIM TRACT FOR A DISTANCE OF 30.37 FEET (DEED CALL BEARING: N 45° 00' 00" W, 8933/102) TO A FENCE CORNER POST FOUND MARKING THE NORTH CORNER OF SAID WOLLERSHEIM TRACT (1771/178) AND THE EAST CORNER OF SAID TRACT 1 (8933/102);

THENCE: N 41° 56' 54" W ALONG THE COMMON LINE OF SAID TRACT 1 (8933/102) AND SAID WOLLERSHEIM TRACT FOR A DISTANCE OF 151.07 FEET (DEED CALL: S 45° 00' 00" W – 150.00 FEET, 8933/102) TO THE POINT OF BEGINNING CONTAINING 0.876 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MARCH, 2014. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION. SEE PLAT PREPARED APRIL, 2014, FOR MORE DESCRIPTIVE INFORMATION.

NOTES:

1. THIS PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY BRAZOS COUNTY ABSTRACT COMPANY, GF NO. BC1401867, EFFECTIVE DATE 04–25–2014.
2. THIS PROPERTY IS CURRENTLY ZONED RD5–RESIDENTIAL.
3. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
4. APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
5. EXISTING CONTOURS SHOWN HERE ARE FROM FIELD DATA.
6. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
7. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
8. NO PORTION OF THESE TRACTS OF LAND ARE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0215F, EFFECTIVE MAY 16, 2012.
9. ALL LOTS SHALL TAKE DRIVEWAY ACCESS FROM SOUTH HUTCHINS STREET.
10. NO PERMANENT FIXTURES, EXCEPT FOR DRIVEWAYS, WILL BE ALLOWED WITHIN THE 15' ROW EASEMENT.
11. THE FOLLOWING MINIMUM FINISH FLOOR ELEVATIONS SHALL APPLY:

LOT 3R–356.5'
LOT 4R–356.0'
LOT 5R–355.0'
LOT 6R–355.0'
LOT 7R–354.0'

JUL 22 2014

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Laurence Marino, owner and developer of the land shown on this plat and designated herein as the Lots 1–5, Block 62 of JP Mitchell's Addition, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
Laurence Marino

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Laurence Marino, 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 on this ____ day of _____, 20____.

_____
Notary Public, _____, _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

_____
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____, 20____.

_____
City Planner
Bryan, Texas

CERTIFICATE OF 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 _____, 20____.

_____
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ____ day of _____, 20____ and same was duly approved on the ____ day of _____, 20____ by said Commission.

_____
Chair, Planning & Zoning Commission Bryan, Texas

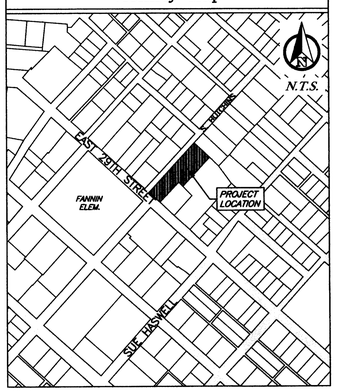
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____ 20____ in the Official Records of Brazos County in Volume _____ Page _____.

_____
County Clerk, Brazos County, Texas

Vicinity Map



REPLAT

JP MITCHELL ADDITION, BLOCK 62, LOTS 3R-7R

Being a Replat of a Portion of
Phillips Addition, Block 3
and a Portion of
JP Mitchell's Addition, Block 62
John Austin League, A2
Zeno Phillips League A45
Bryan, Brazos County, Texas

July 2014

Owner:
Laurence Marino
PO Box 3122
Bryan, TX 77805

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

J4E Project # 13-027
J4 Engineering 7/23/2014 Hutchins St Replat.dwg