

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 141, 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 107, 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 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 (55.56' 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 SOUTHWEST LINE OF S. HUTCHINS STREET (30' R.O.W.) MARKING THE WEST CORNER OF SAID TRACT 1 (8933/102);

THENCE: N 42° 26' 10" E ALONG THE SOUTHWEST LINE OF S. HUTCHINS STREET FOR A DISTANCE OF 372.28 FEET (DEED CALL: W 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 CONTRA OF SALE TO BRITANY 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' 45" 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 (1771/176) MARKING THE SOUTH CORNER OF SAID TRACT 2 AND THE WEST CORNER OF SAID 1.349 ACRE TRACT;

THENCE: N 46° 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 (1771/176) AND THE EAST CORNER OF SAID TRACT 1 (8933/102);

THENCE: S 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 HEREIN 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, OF NO. BC1401867, EFFECTIVE DATE 04-25-2014.
2. THIS PROPERTY IS CURRENTLY ZONED R5-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 #4804100215F, EFFECTIVE MAY 16, 2012.

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, Brazos County, Texas

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____

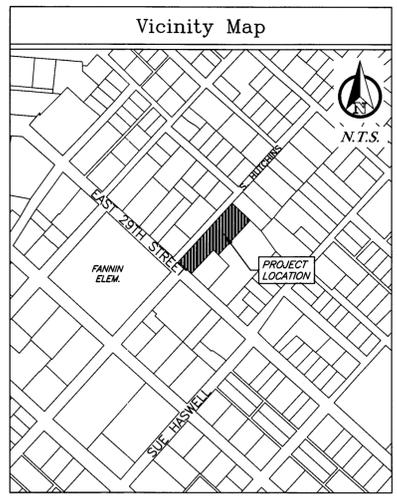
 City Engineer, Bryan, Texas

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



REPLAT

**JP MITCHELL ADDITION,
 BLOCK 62, LOTS 1-5**

*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*

April 2014

Owner:
 Laurence Marino
 PO Box 3122
 Bryan, TX 77805

Engineer:

 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE F-9951

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

JAE Project # 13-027
 4/23/2014
 Hutchins St. Replat.dwg
 J4 Engineering

Development
 Services
 APR 23 2014
 RECEIVED