

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

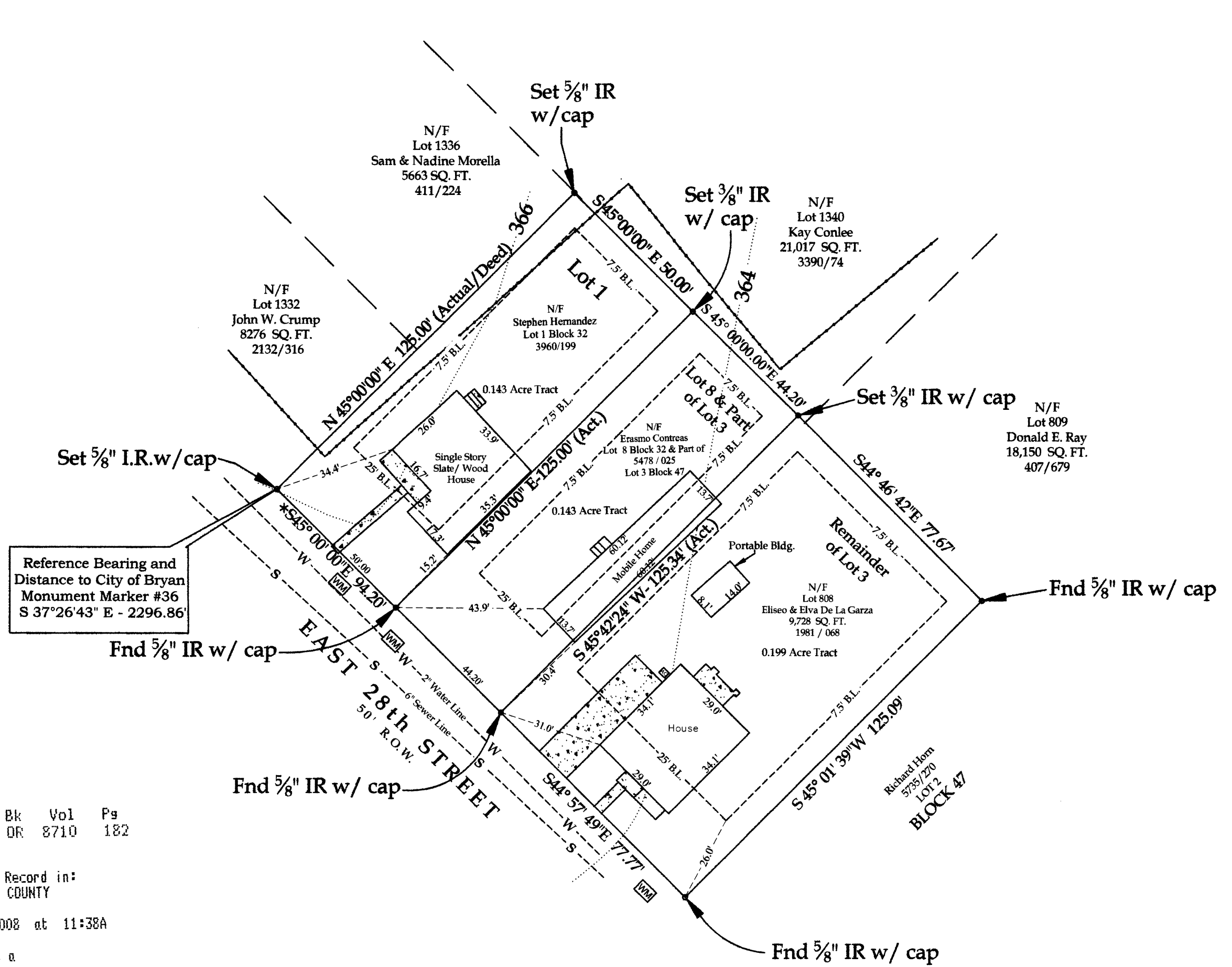
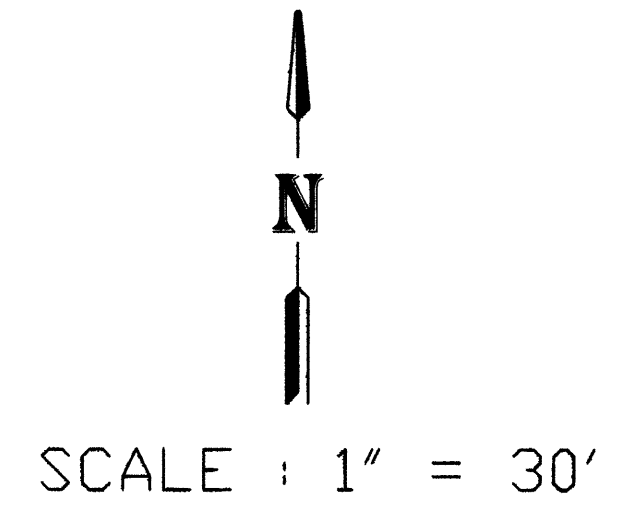
## Amending Plat of MITCHELL ADDITION LOT 1 = .172 ACRES, LOT 2 AND PART OF 3 = .144 ACRES & REMAINDER OF LOT 3 = .178 ACRES

REVISED: 08 - 07 - 2007

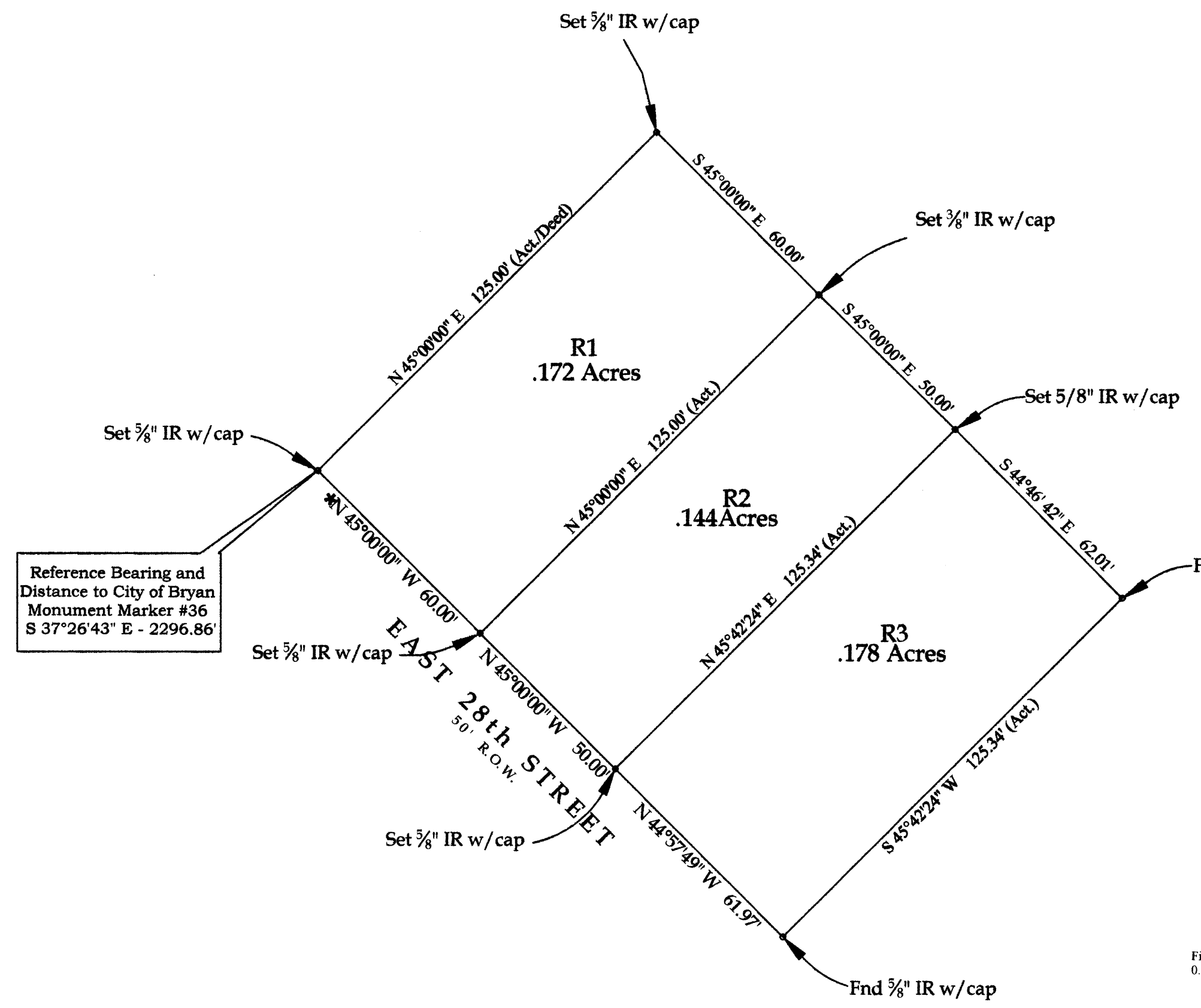
JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

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 - 2888  
Fax : (979) 846 - 3094



Original Plat



Amending Plat

Doc Blk Vol Pg  
01004435 OR 8710 182

Filed for Record in:  
BRAZOS COUNTY

On: Jul 18/2008 at 11:38A

As a  
Plats

Document Number: 01004435

Amount 58.00

Receipt Number - 246158  
By  
Lynn Greer

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY  
as stamped hereon by me.  
Jul 18/2008

HONORABLE KAREN MCQUEEN, COUNTY CLERK  
BRAZOS COUNTY

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.
- All Building Setback Lines are per ordinance of the City of Bryan.

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.

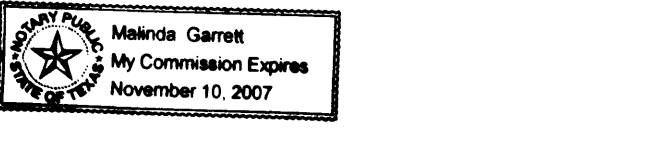
*Stephen Hernandez*  
Stephen Hernandez

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 19 day of Sept, 2007.

*Melinda Garrett*  
Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Eliso & 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.

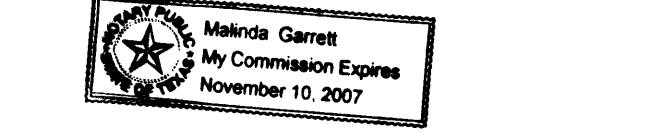
*Eliso & Elva De La Garza*  
Eliso & Elva De La Garza

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Eliso & 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 19 day of Sept, 2007.

*Melinda Garrett*  
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.

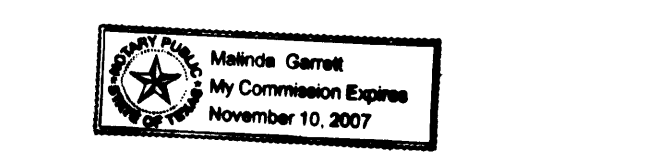
*Erasmo V. Contreras*  
Erasmo V. Contreras

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 3 day of Oct, 2007.

*Melinda Garrett*  
Notary Public, Brazos County, Texas



APPROVAL OF THE CITY ENGINEER  
STATE OF TEXAS  
COUNTY OF BRAZOS

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 17th day of July, 2008.

*W. Pullar*  
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 certificate of authentication was filed for record in my office the 17th day of July, 2008, in the Deed / Official Records of Brazos County Texas, in Volume 8710, Page 182.

*Karen McQueen*  
County Clerk, Brazos County, Texas

*By: Lynn Greer*

APPROVAL OF THE CITY PLANNER  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, the undersigned, Planning Administrator 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 17th day of July, 2008.

*John Garrett*  
Planning Administrator  
City of Bryan, Texas

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 (0214) and being all of that tract of land conveyed to Erasmo Contreras by Sereno Hernandez (47825) and part of that tract of land conveyed to Eliso Delgarza by Robert W. Tatum (198188) 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 (3960/199), 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 (339074).

THENCE S 45° 00' 00" E - 50.00 feet along the common line between this tract and said Conlee tract and the Donald Ray 0.42 acre tract (407679) 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 Delagarza 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, plus recorded in Volume "07", page 214, Deed Records of Brazos County, and being a part of that tract of land conveyed to Eliso Delagarza by Robert M. Tatum, deed recorded in Volume 1981, page 08, 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 (573527), 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 (547825).

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 (407679).

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.