

**ORIGINAL PLAT**

SCALE: 1"=50'

**OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (we), Mary Newton, Owner(s) and Developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 429, Page 433, and designated herein as the Phillips Addition Subdivision to the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

Mary Newton  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mary Newton, 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 and consideration therein stated.

GIVEN under my hand and seal on this 10th day of August, 1982.

Arnold Garrett  
Notary Public, Brazos County, Texas

**A CERTIFICATE BY THE ENGINEER**

STATE OF TEXAS  
COUNTY OF BRAZOS

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

Donald D. Garrett  
Registered Professional Engineer

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an accurate survey of the property made under my supervision on the \_\_\_\_\_ day of \_\_\_\_\_, 1982.

Donald D. Garrett  
Registered Public Surveyor

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Frank Baroski, County Clerk in and for the said County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 11 day of August, 1982, in the Deed Records of Brazos County, Texas, Volume 537, Page 39.

Frank Baroski  
County Clerk, Brazos County, Texas

**CERTIFICATION BY THE DIRECTOR OF PLANNING**

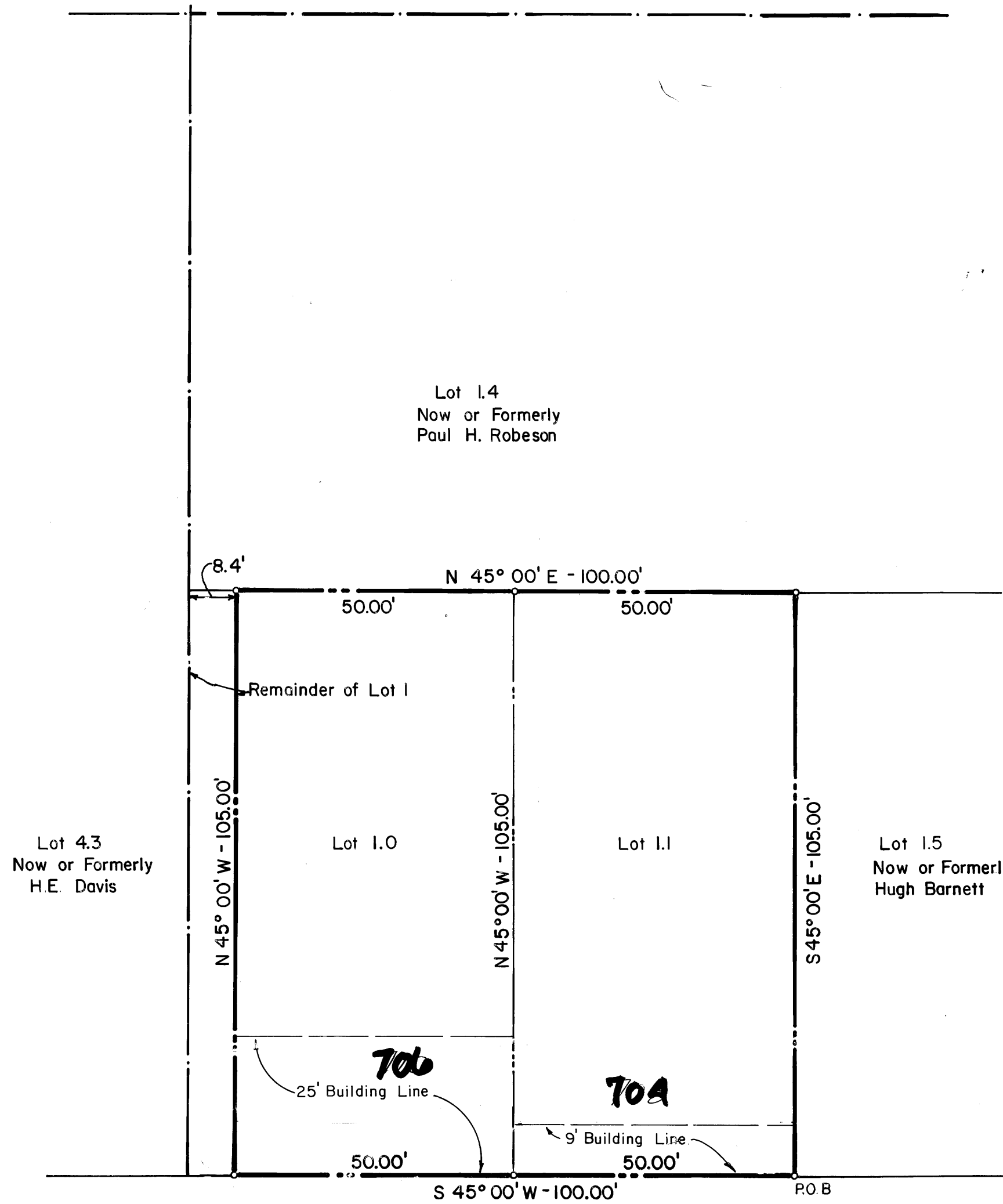
I, the Undersigned, Director of Planning of the City of Bryan hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in the Ordinance.

Clyde Miller  
Director of Planning, Bryan, Texas

**APPROVAL OF THE PLANNING COMMISSION**

I, \_\_\_\_\_, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 1982, and same was duly approved on the day of \_\_\_\_\_, 1982 by said Commission.

Roger W. Jackson  
Chairman, City Planning Commission  
Bryan, Texas



**REVISED PLAT**

SCALE: 1"=20'

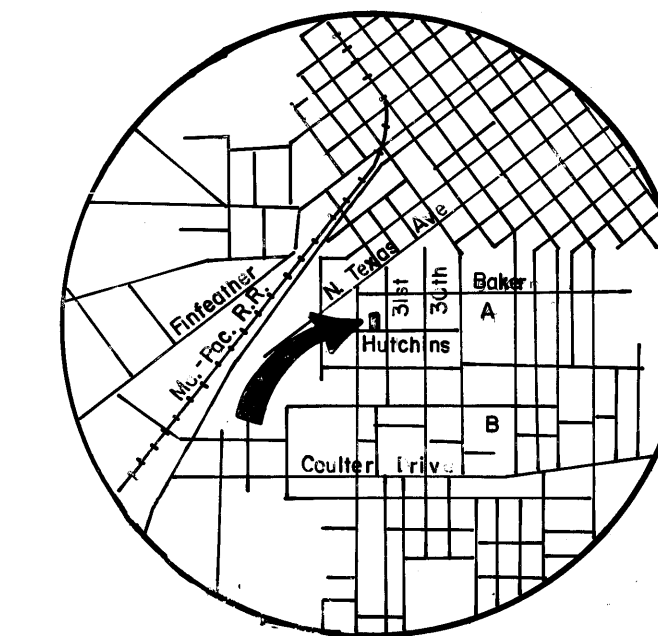
NOTE: 5' Sideyard Setback

**FIELD NOTES**

Being all that certain tract or parcel of land, lying and being situated in the ZENO PHILLIPS LEAGUE in Bryan, Brazos County, Texas, and being a part of Lot 1, Block 24 of the PHILLIPS ADDITION, Bryan, Texas, according to a plat recorded in volume M, Page 253, of the Deed Records of Brazos County, Texas and being more particularly described as follows:

- COMMENCING: at an iron rod at the intersection of the southwest right-of-way line of East 31st Street and the Northwest right-of-way line of Hutchins Street;
- THENCE: S 45°00' W - 100.00 feet along said Hutchins Street line to the PLACE OF BEGINNING;
- THENCE: S 45°00' W - 100.00 feet along Hutchins Street line to an iron rod for corner;
- THENCE: N 45°00' W - 105.00 feet to an iron rod for corner;
- THENCE: N 45°00' E - 100.00 feet to an iron rod for corner;
- THENCE: S 45°00' E - 105.00 feet to the PLACE OF BEGINNING and containing 0.24 acres of land, more or less.

The owners of land shown on this plat and whose names are subscribed hereto in person, hereby declare Lot 1, Block 24 of the Phillips Addition, according to the plat recorded in Volume M, Page 253 of the Deed Records of Brazos County, Texas to be vacated and to establish Lots 1 and 1.1 as shown on the Revised Plat.



**LOCATION MAP**  
n.i.s.

2 Residential Lots

**REPLAT**

**PART OF LOT ONE  
BLOCK 24  
PHILLIPS ADDITION**

JULY, 1982  
0.24 ACRES

**OWNER & DEVELOPER**  
Ronald Newton  
502 College View  
Bryan, Texas 77801

**ENGINEER & SURVEYOR**  
Garrett Engineering  
1520A Covitt Avenue  
Bryan, Texas 77801

FILED  
8:20  
AUG 11 1982  
COUNTY CLERK  
BRYAN, TEXAS

235839

on base  
4/5/81 WD