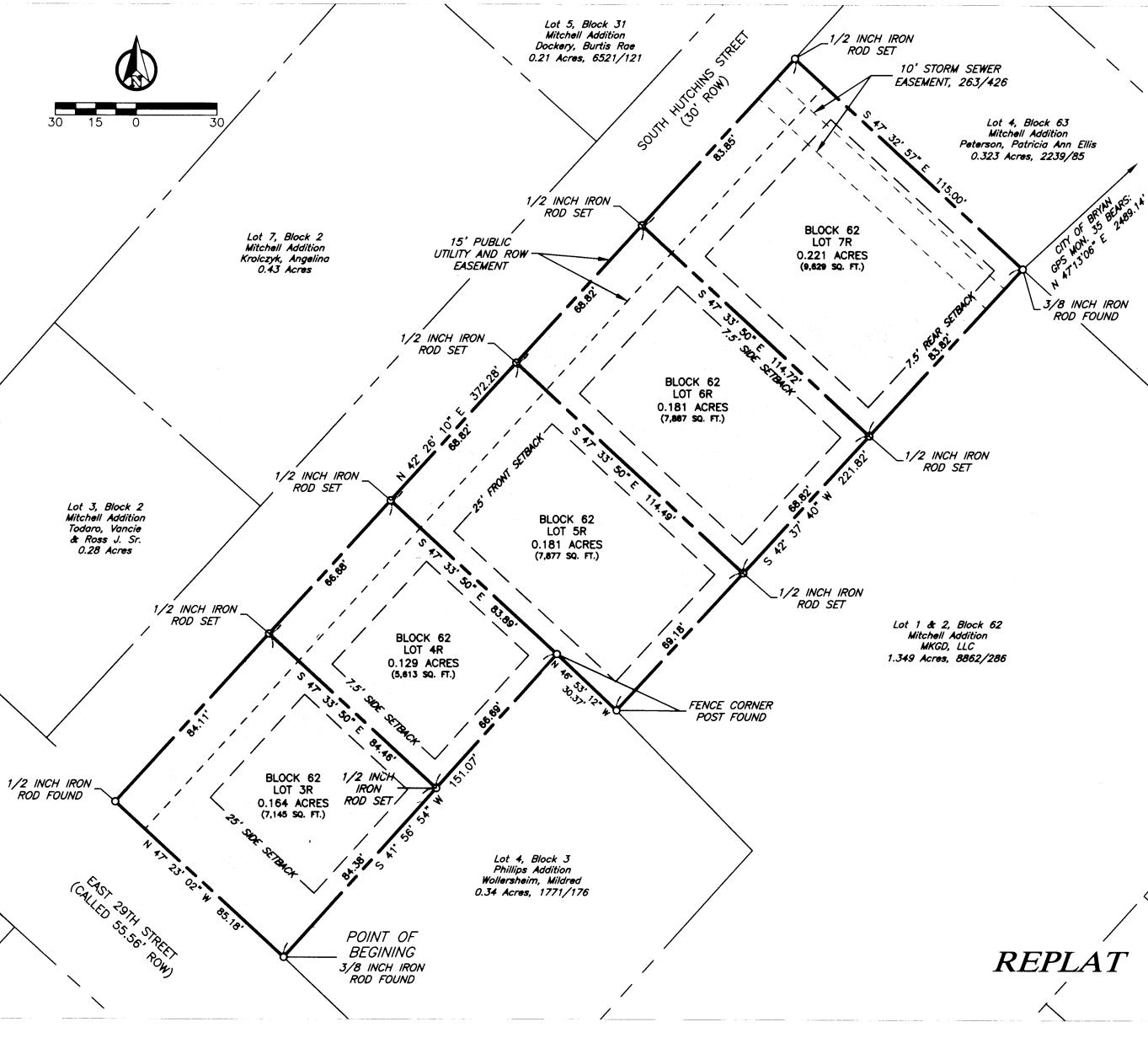
Lot 5, Block 31 Mitchell Addition 1/2 INCH IRON Dockery, Burtis Rae ROD SET 0.21 Acres, 6521/121 EXISTING 10' STORM SEWER EASEMENT, 263/426 Lot 4, Block 63 Mitchell Addition APPROXIMATE LOCATION Peterson, Patricia Ann Ellis 0.323 Acres, 2239/85 OF 6" WATER LINE Lot 7, Block 2 Mitchell Addition Krolczyk, Angelina 0.43 Acres 3/8 INCH IRON ROD FOUND APPROXIMATE LOCATION OF 6" SEWER LINE 11111 APPROXIMATE LOCATION OF STORM LINE 0.876 ACRES Lot 3, Block 2 Mitchell Addition Todaro, Vancie & Ross J. Sr. 0.28 Acres APPROXIMATE LOCATION OF TELEPHONE LINE Lot 1 & 2, Block 62 Mitchell Addition MKGD, LLC 1.349 Acres, 8862/286 FENCE CORNER POST FOUND 1/2 INCH IRON_ ROD FOUND Lot 4, Block 3 Phillips Addition Wollersheim, Mildred 0.34 Acres, 1771/176 **BEGINING** ORIGINAL PLAT 3/8 INCH IRON ROD FOUND LOCATION OF 8" WATER LINE



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

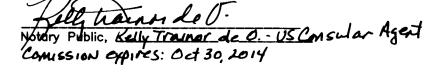
I, Laurence Marino, owner and developer of the land shown on this plat and designated herein as the Lots 1—5, Block 62 of JP Mitchell's Addition, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains,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



US pepartment of State Consular Agency Puerto Vallarta, Mexico

Before me, the undersigned authority, on this day personally appeared, Laurence Marino, known to me to be

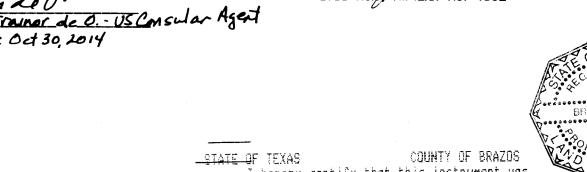
the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal on this $\frac{9^{74}}{}$ day of Scatember, 2014.



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



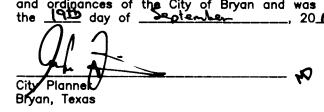
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

Sep 26,2014

BRAZOS COUNTY

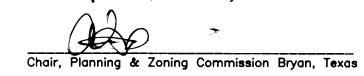
APPROVAL OF THE CITY PLANNER

Mandia Zimmermann, 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



CERTIFICATE OF CITY ENGINEER

APPROVAL OF PLANNING AND ZONING COMMISSION

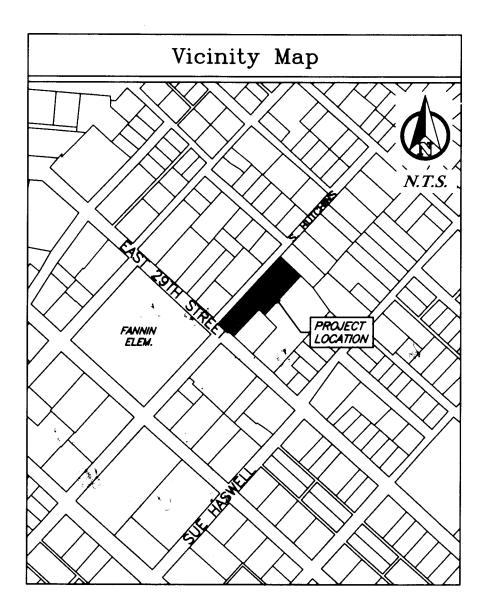


CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

Karen Mc Queen, 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 September, 20 14, in the Official Records of Brazos County in Volume 1221 Page 158.

County Clerk, Brazos County, Texas By Oebbi Buler Deputy Clerk



Doc Bk Vol Ps 01209319 OR 12291 158

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 "M", 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 (55.56' 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

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' 26' 10" E ALONG THE SOUTHEAST LINE OF S. HUTCHINS STREET FOR 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) ANI 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 DISTANCÉ

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 (1771/176) 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

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.

- 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.
- AS ESTABLISHED FROM GPS OBSERVATION. 8. NO PORTION OF THESE TRACTS OF LAND ARE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM

7. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH

- MAP #48041C0215F, EFFECTIVE MAY 16, 2012.
- 9. ALL LOTS SHALL TAKE DRIVEWAY ACCESS FROM SOUTH
- 10. NO PERMANENT FIXTURES, EXCEPT FOR DRIVEWAYS, WILL BE
- ALLOWED WITHIN THE 15' ROW EASEMENT.

11. THE FOLLOWING MINIMUM FINISH FLOOR ELEVATIONS SHALL

LOT 3R-356.5° LOT 4R-356.0° LOT 5R-355.0° LOT 6R-355.0° LOT 7R-354.0°

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

September 2014

Engineer: Laurence Marino J4 Engineering PO Box 3122 Bryan, TX 77805

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

409 N. Texas Ave. Bryan, TX 77803 979-268-3195

Filed for Record in: BRAZOS COUNTY _On: Sep 26,2014 at 02:31P As a <u>Plats</u>

Document Number: Amount _ Receipt Number - 524112

Cynchia Rincon

BRAZOS COUNTY as stamped hereon by me.

Karen McQueen, Brazos County Clerk