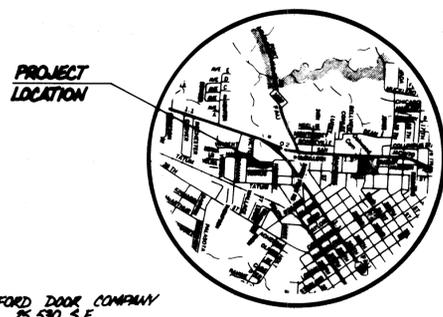
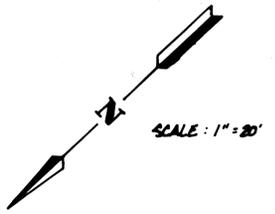


**BASIS OF BEARING:**  
 HANUS ADDITION TO THE  
 CITY OF BRYAN, TEXAS  
 VOLUME 116, PAGE 400

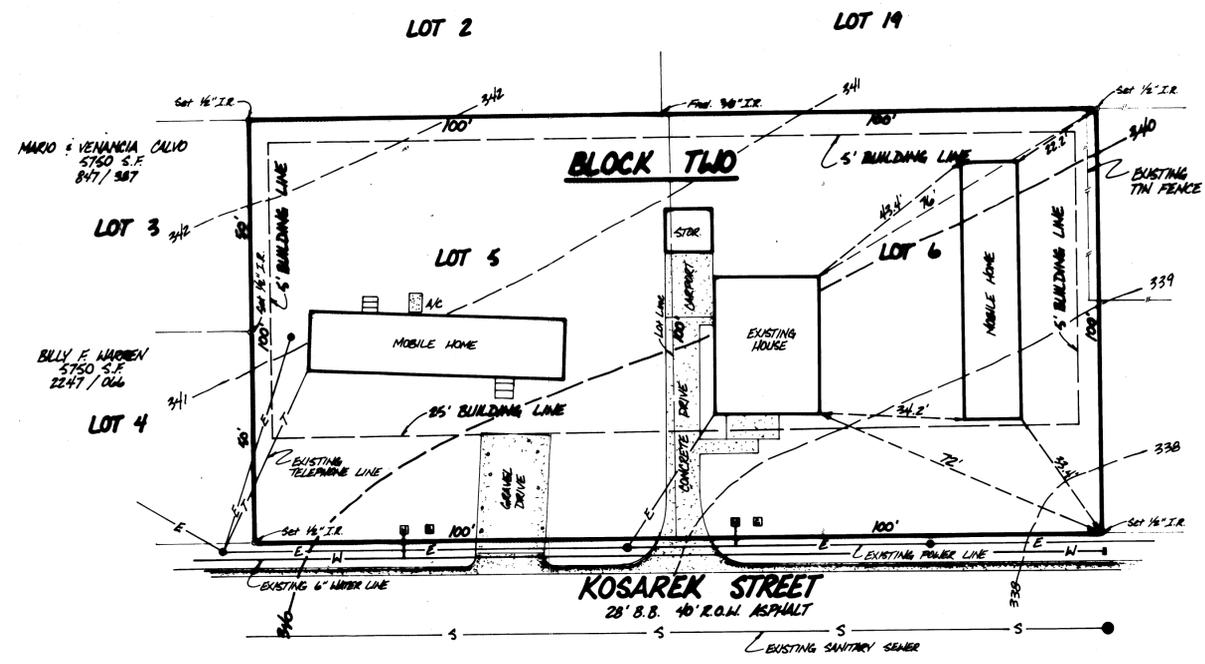


WEATHERFORD DOOR COMPANY  
 25,530 S.F.  
 1095 / 299

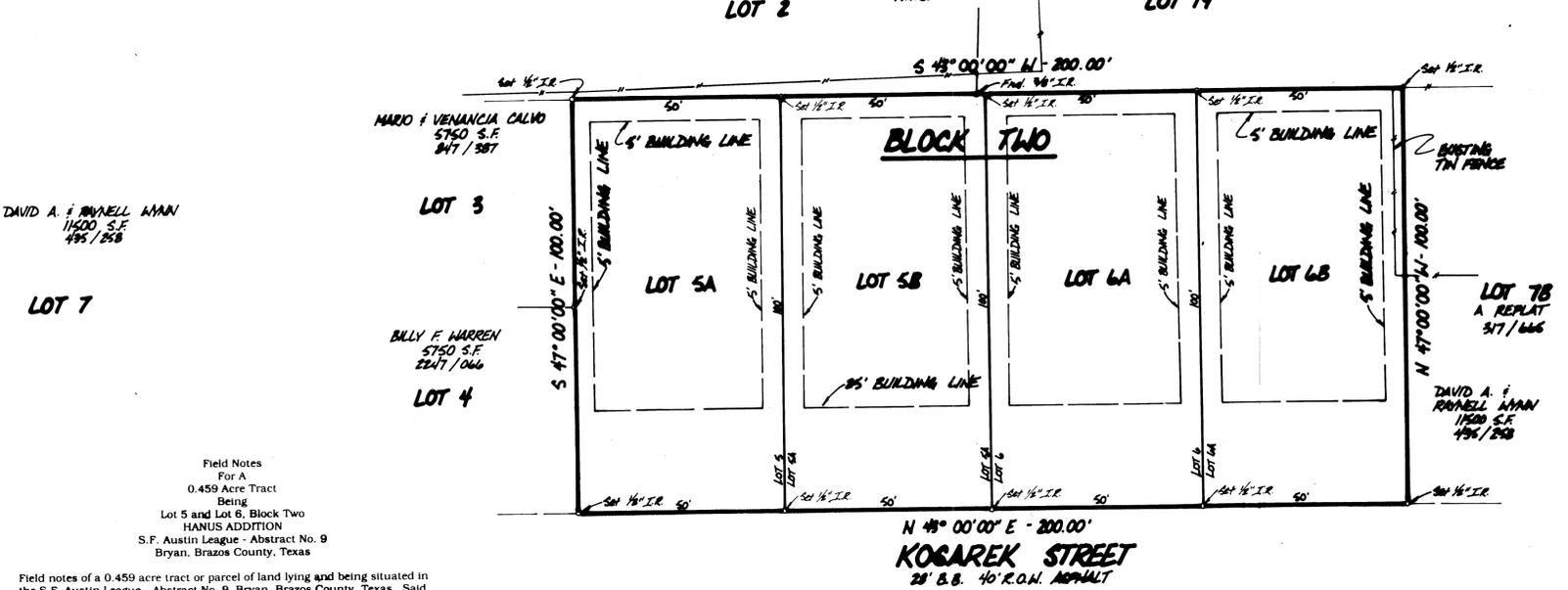
JERRY E. BOSQUEZ  
 11500 S.F.  
 1483 / 129

WEATHERFORD DOOR COMPANY  
 25,530 S.F.  
 1095 / 299

JERRY E. BOSQUEZ  
 11500 S.F.  
 1483 / 129



**ORIGINAL**



**REPLAT**

Field Notes  
 For A  
 0.459 Acre Tract  
 Being  
 Lot 5 and Lot 6, Block Two  
 HANUS ADDITION  
 S.F. Austin League - Abstract No. 9  
 Bryan, Brazos County, Texas

Field notes of a 0.459 acre tract or parcel of land lying and being situated in the S.F. Austin League - Abstract No. 9, Bryan, Brazos County, Texas. Said 0.459 being Lot 5 and Lot 6, Block Two, HANUS ADDITION (116/409 D.R.B.C.) said 0.459 acre tract being described by metes and bounds as follows:

BEGINNING: At a 1/2" diameter iron rod marking the most northerly corner of Lot 5, Block Two, HANUS ADDITION, said iron rod lying in the southeast right-of-way of Kosarek Street (40' R.O.W.) and also marking the northwest corner of Lot 4, Block Two, HANUS ADDITION;

THENCE: S 47°00'00" E along the common line between same Lot 5 and Lot 4, Block Two, HANUS ADDITION, at 50.00 feet pass a 1/2" iron rod marking the southwest corner of Lot 4 and the northwest corner of Lot 3, Block Two, HANUS ADDITION, and continuing for a total distance of 100.00 feet to a 1/2" iron rod marking the southeast corner of Lot 5 and the southwest corner of Lot 3, Block Two, HANUS ADDITION, and also lying on the common line between Lot 2 and Lot 5 of same HANUS ADDITION;

THENCE: S 43°00'00" W at 100.00 feet pass a 1/2" iron rod marking the most southerly corner of Lot 5 and southeast corner of Lot 6, and continuing for a total distance of 200.00 feet to a 1/2" iron rod for the most southerly corner of Lot 6 and also marking the southeast corner of Lot 7, all lots mentioned being a part of the HANUS ADDITION;

THENCE: N 47°00'00" W along the common line between Lot 6 and Lot 7 for a distance of 100.00 feet to a 1/2" iron rod for corner, said iron rod also lying on the southeast right-of-way line (40' R.O.W.) of Kosarek Street;

THENCE: N 43°00'00" E along said southeast right-of-way of Kosarek Street at 100.00 feet pass a 1/2" iron rod marking the most northerly corner of Lot 7 and also marking the northwest corner of Lot 6 and continuing along same street right-of-way for a total distance of 200.00 feet to the PLACE OF BEGINNING and containing 0.459 acres of land more or less.

NOTE: LOTS 5 & 6, BLOCK 2 OF THE HANUS ADDITION IS NOT IN A FLOOD PLAIN, AS PER FEMA MAP - NO. 48041 C0015 C. EFFECTIVE DATE: JULY 2, 1992.

REMARKS:  
 TOP OF FIRE HYDRANT @ CORNER OF KOSAREK AND KOSAREK CITY OF BRYAN - 345.36

FILED  
 95 OCT 23 PM 1:16  
 BRAZOS COUNTY CLERK  
 591320

**REPLAT  
 OF  
 HANUS ADDITION  
 LOTS 5 & 6, BLOCK 2**

S. F. AUSTIN LEAGUE NO. 9  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 20" JULY 1995  
 0.459 ACRE TRACT

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Billy F. Warren,  
 owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me in the Official Records of Brazos County in Volume 116, Page 400, and designated herein as the HANUS ADDITION in 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.

Billy F. Warren  
 Owner

CERTIFICATION OF THE CITY PLANNER  
 I, the undersigned, City Planner 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 this ordinance.  
Don Gibson for R.S.  
 City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION  
 I, John Godrey, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 23 day of October, 1995, and same was duly approved on the 23 day of October, 1995, by said commission.  
John Godrey  
 Chairman of the Planning & Zoning Commission  
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER  
 I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.  
Bruce K...  
 City Engineer, Bryan, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Billy F. Warren, whose name is subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.  
 Given under my hand and seal on this 23 day of October, 1995.



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

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 CERTIFICATE OF THE COUNTY CLERK  
 I, Mary Ann Ward, 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 23 day of October, 1995, in the Deed / Official Records of Brazos County, Texas, in Volume 116, Page 400.  
Mary Ann Ward  
 County Clerk  
 Brazos County, Texas

OWNER/DEVELOPER:  
 BILLY F. WARREN  
 4300 WOODY LANE  
 BRYAN, TX 77803  
 (409) 778-1422



101598 on base wd 8656