

**EXISTING PLAT**  
**0.5094-ACRE TRACT**

BEING A 0.5094-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRAZOS COUNTY, TEXAS, AND BEING ALL OF LOTS 16 AND 17 AND PARTS OF LOTS 15, HANUS ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, RECORDED IN VOLUME 116, PAGE 409, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND BEING A PORTION OF THE 0.6818-ACRE TRACT CONVEYED TO VICTORIA RODRIGUEZ BY CHRISTINA GARZA BY DEED RECORDED IN VOLUME 2500, PAGE 222, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8" IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF LOT 1, BLOCK 2, HANUS ADDITION, SAID ROD ALSO MARKING THE EASTERNMOST CORNER OF LOT 19, BLOCK 2, HANUS ADDITION, AND FURTHERMORE SAID ROD ALSO BEING LOCATED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF HANUS STREET;

THENCE S 44°11'36" W, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 175.00' TO A 1/2" IRON ROD FOUND FOR THE POINT OF BEGINNING, SAID ROD MARKING THE SOUTHERNMOST CORNER OF LOT 18, BLOCK 2, HANUS ADDITION;

THENCE S 44°11'36" W, CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 200.00' TO A 1/2" IRON FOUND MARKING THE EASTERNMOST CORNER OF A TRACT NOW OR FORMALLY OWNED BY ALEJANDRO NEVEU RECORDED IN VOLUME 367, PAGE 622, DEED RECORDS, BRAZOS COUNTY,

THENCE N 45°47'23" W, ACROSS SAID NEVEU TRACT FOR A DISTANCE OF 110.98' TO A 1/2" IRON ROD SET ON THE SOUTHEASTERN BOUNDARY LINE OF LOT 10, BLOCK 2, HANUS ADDITION; SAID ROD ALSO MARKING THE WESTERNMOST CORNER OF THIS TRACT;

THENCE N 44°12'37" E, FOR A DISTANCE OF 200.00' ALONG SOUTHEASTERN BOUNDARY LINES OF SAID LOT 10, LOT 9, 8, AND 7A BLOCK 2, HANUS ADDITION TO A 1/2" IRON FOUND MARKING THE WESTERNMOST CORNER OF SAID LOT 18;

THENCE S 45°47'23" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 18, FOR A DISTANCE OF 110.92', TO THE POINT OF BEGINNING, CONTAINING 0.5094 ACRE OF LAND, MORE OR LESS.

- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  2. ALL CALLS ARE MEASURED CALLS.
  3. TOTAL AREA = 0.5094 ACR.
  4. BEARING SOURCE IS PLAT RECORDED IN 317/665 WITH CALLS ROTATED TO MATCH FOUND CORNERS.
  5. BASE LINE IS NOTED WITH \* \*.
  6. SITE B.M. IS TOP OF FIRE HYDRANT AT EXIST. LOT 17, ELEVATION = 345.11' (CITY OF BRYAN).
  7. PRIMARY B.M. IS TOP OF FIRE HYDRANT AT KONECKY & TATUM STREETS, ELEV. = 360.81' (CITY OF BRYAN).
  8. BUILDING SETBACK LINES BY CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
  9. 1/2" IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
  10. A 4'-WIDE SIDEWALK SHALL BE INSTALLED 4' BEHIND THE CURB ALONG THE FRONT OF LOTS 16R AND 17R, MATCHING EDGES OF EXISTING CURB INLET AS SHOWN HEREON.
  11. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN, FEMA MAP 48041 C 0133 C, JULY 2, 1992.

On: Mar 10, 2006 at 10:21A  
As a  
Plat  
Doc: 00919109 Ek: DR Vol: 7190 Pg: 47  
Document Number: 00919109  
Amount: 58.00  
Receipt Number: 286068  
By: Susie Cohen  
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.  
Mar 10, 2006  
HONORABLE KAREN MCJUREN, COUNTY CLERK  
BRAZOS COUNTY

**ROW DEDICATION**  
**1,000-S.F. TRACT**

BEING A 1,000 SQ. FT.-TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRAZOS COUNTY, TEXAS, AND BEING PARTS OF LOTS 15, 16, AND 17, HANUS ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, RECORDED IN VOLUME 116, PAGE 409, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND BEING A PORTION OF THE 0.6818-ACRE TRACT CONVEYED TO VICTORIA RODRIGUEZ BY CHRISTINA GARZA BY DEED RECORDED IN VOLUME 2500, PAGE 222, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8" IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF LOT 1, BLOCK 2, HANUS ADDITION, SAID ROD ALSO MARKING THE EASTERNMOST CORNER OF LOT 19, BLOCK 2, HANUS ADDITION, AND FURTHERMORE SAID ROD ALSO BEING LOCATED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF HANUS STREET;

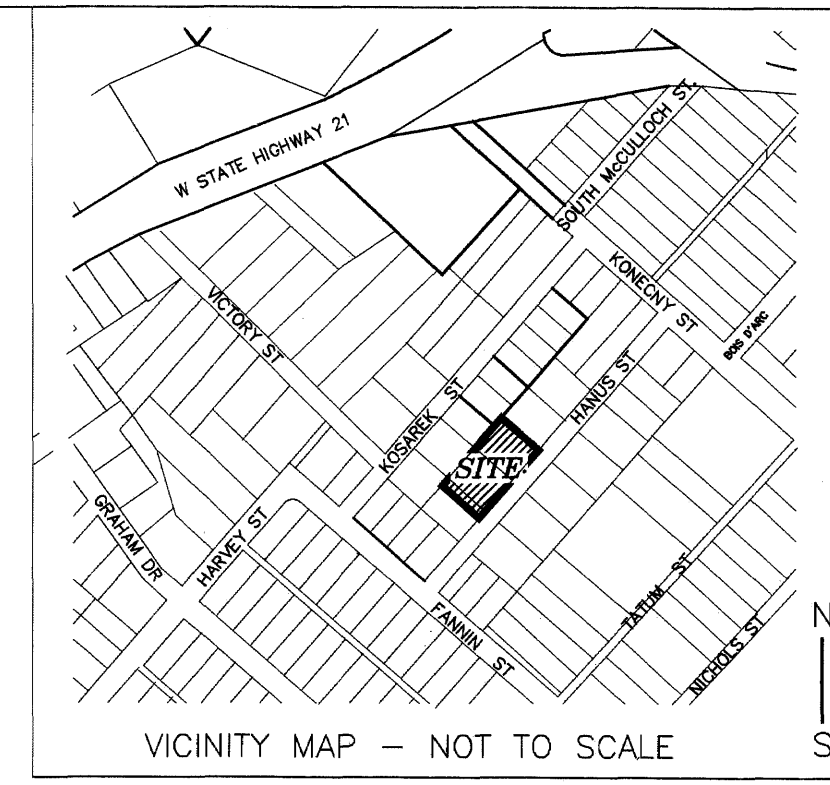
THENCE S 44°11'36" W, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 175.00' TO A 1/2" IRON ROD FOUND FOR THE POINT OF BEGINNING, SAID ROD MARKING THE SOUTHERNMOST CORNER OF LOT 18, BLOCK 2, HANUS ADDITION;

THENCE S 44°11'36" W, CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 200.00' TO A 1/2" IRON FOUND MARKING THE EASTERNMOST CORNER OF A TRACT NOW OR FORMALLY OWNED BY ALEJANDRO NEVEU RECORDED IN VOLUME 367, PAGE 622, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 45°47'23" W, ALONG NORTHEASTERN BOUNDARY OF SAID NEVEU TRACT, FOR A DISTANCE OF 5.00' TO A 1/2" IRON ROD SET;

THENCE N 44°11'36" E, FOR A DISTANCE OF 200.00' TO A 1/2" IRON SET ON THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 18;

THENCE S 45°47'23" E, ALONG SAID LOT 18 BOUNDARY LINE, FOR A DISTANCE OF 5.00' TO THE POINT OF BEGINNING, CONTAINING 1,000 SQ. FT. OF LAND, MORE OR LESS.



STATE OF TEXAS  
COUNTY OF BRAZOS  
I, VICTORIA RODRIGUEZ, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS REPLAT OF LOTS 16 R AND 17 R, BLOCK 2, HANUS ADDITION, BRYAN, TX, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, ALLEYS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.  
*Victoria Rodriguez*  
OWNER  
NONE  
LENHOLDER APPROVAL

STATE OF TEXAS  
COUNTY OF BRAZOS  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Victoria Rodriguez* 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 24th DAY OF June, 2005.  
*Rebecca A. Knight*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS  
REBECCA A. KNIGHT  
Notary Public, State of Texas  
My Commission Expires  
APRIL 20, 2007

CERTIFICATION OF THE PLANNING ADMINISTRATOR  
I, *Kevin Russell*, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.  
*Kevin Russell*  
PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER  
I, *Allyson Pratt*, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.  
*Allyson Pratt*  
CITY ENGINEER

APPROVAL OF THE PLANNING AND ZONING COMMISSION  
I, *Rim Casey*, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 25th DAY OF May, 2005 AND SAME WAS DULY APPROVED ON THE 10th DAY OF June, 2005.  
*Rim Casey*  
CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, *Karen McJuren*, 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 10 DAY OF March, 2006, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 7190, PAGE 47.

*Karen McJuren*  
COUNTY CLERK, BRAZOS COUNTY, TEXAS  
By: *Susie L. Cohen* Deputy Clerk

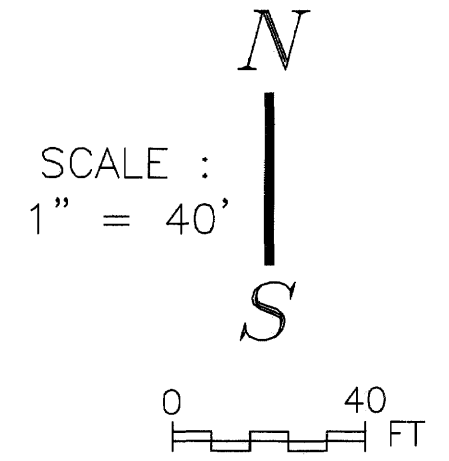
CERTIFICATE OF SURVEYOR AND ENGINEER  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

*Christian Galindo*  
CHRISTIAN A. GALINDO, P.E., R.P.L.S.  
DATE: JUNE 1, 2005



EXISTING PLAT

REPLAT



- LEGEND
- IR = IRON ROD
  - IP = IRON PIPE
  - CM = CONCRETE MARKER
  - MOC = MARK ON CONCRETE
  - S = SET
  - F = FOUND
  - FP = FENCE POST
  - FC = FENCE CORNER
  - ROW = RIGHT OF WAY
  - BB = BACK TO BACK OF CURB
  - BL = BUILDING LINE
  - PUE = PUBLIC UTILITY EASMT.
  - EE = ELECTRICAL EASEMENT
  - PDE = PRIVATE DRAINAGE EASEMENT
  - AE = ACCESS EASEMENT
  - PAE = PARKING/ACCESS EASMT.
  - ET = ELECTRICAL TRANSFORMER
  - PP = POWER POLE
  - LP = LIGHT POLE
  - MH = MANHOLE
  - CO = CLEAN OUT
  - G = GAS
  - W = WATER
  - WV = WATER VALVE
  - SS = SANITARY SEWER
  - FH = FIRE HYDRANT
  - TE = TELEPHONE PEDESTAL
  - TV = CABLE TV
  - M = METER/MARKER
  - AC = AIR CONDITIONER
  - OH = OVERHANG
  - EOP = EDGE OF PAVEMENT
  - BOC = BACK OF CURB
  - PE = PEDESTRIAN ACCESS
  - CV = IRRIG. CONTROL VALVE
  - ( M ) = MEASURED
  - ( R ) = RECORDED

**REPLAT OF LOTS 16-R & 17-R**  
**BLOCK 2**  
**HANUS ADDITION**  
0.5094 ACRES

OWNER/DEVELOPER: VICTORIA RODRIGUEZ 212 HANUS BRYAN, TX 77803 979-775-1880	LOT 17, LOT 16 & PART LOT 15 BLOCK 2 HANUS ADDITION VOL. 116, PAGE 409, DEED RECORDS BRYAN, BRAZOS COUNTY, TEXAS	DATE: MAY 24, 2005 APPROVED BY: CG REVISIONS: JUN 1, 2005	PROJECT 14-05 SHEET 1 of 1
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**ALINDO ENGINEERS AND PLANNERS, INC.**  
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

