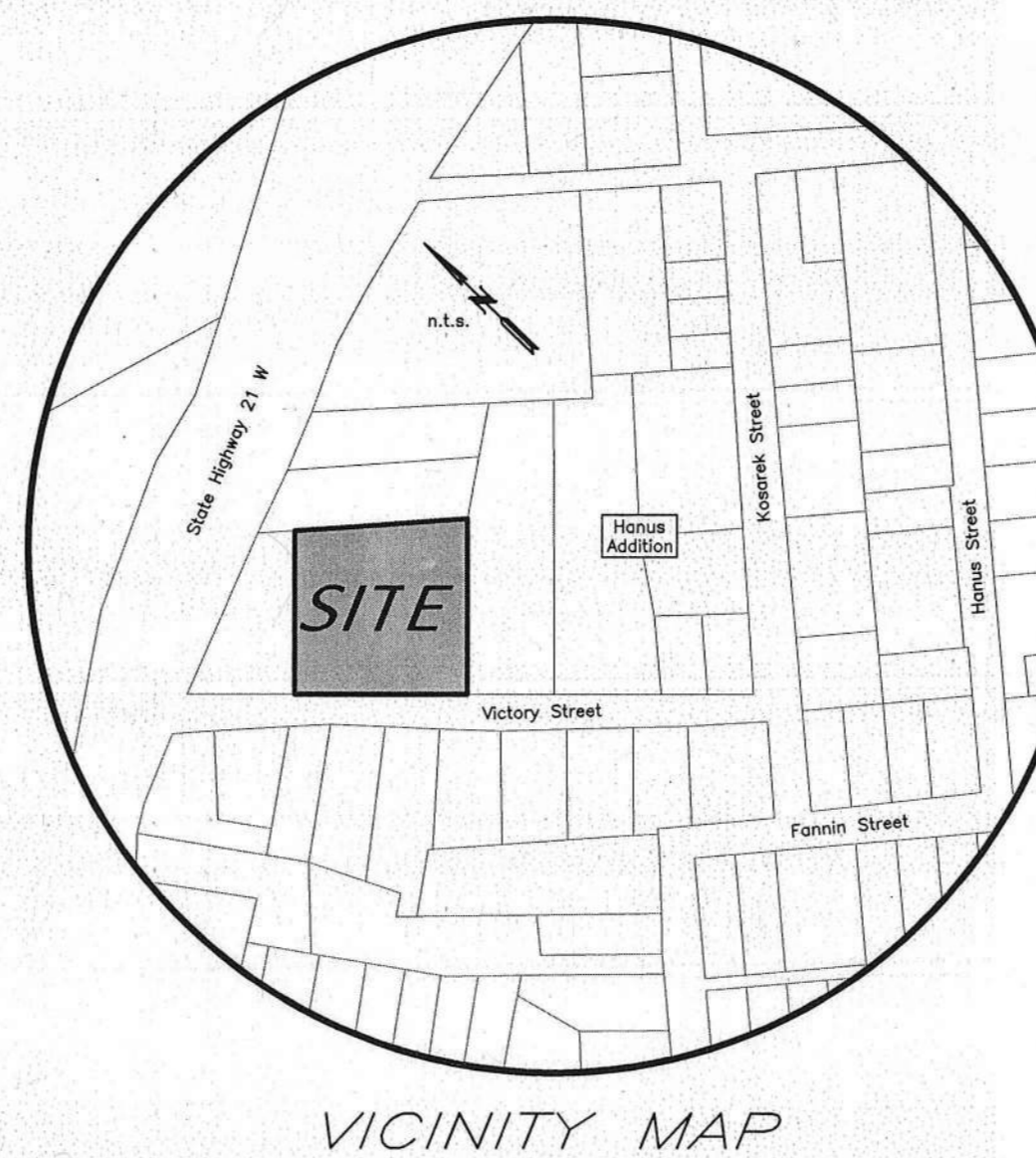
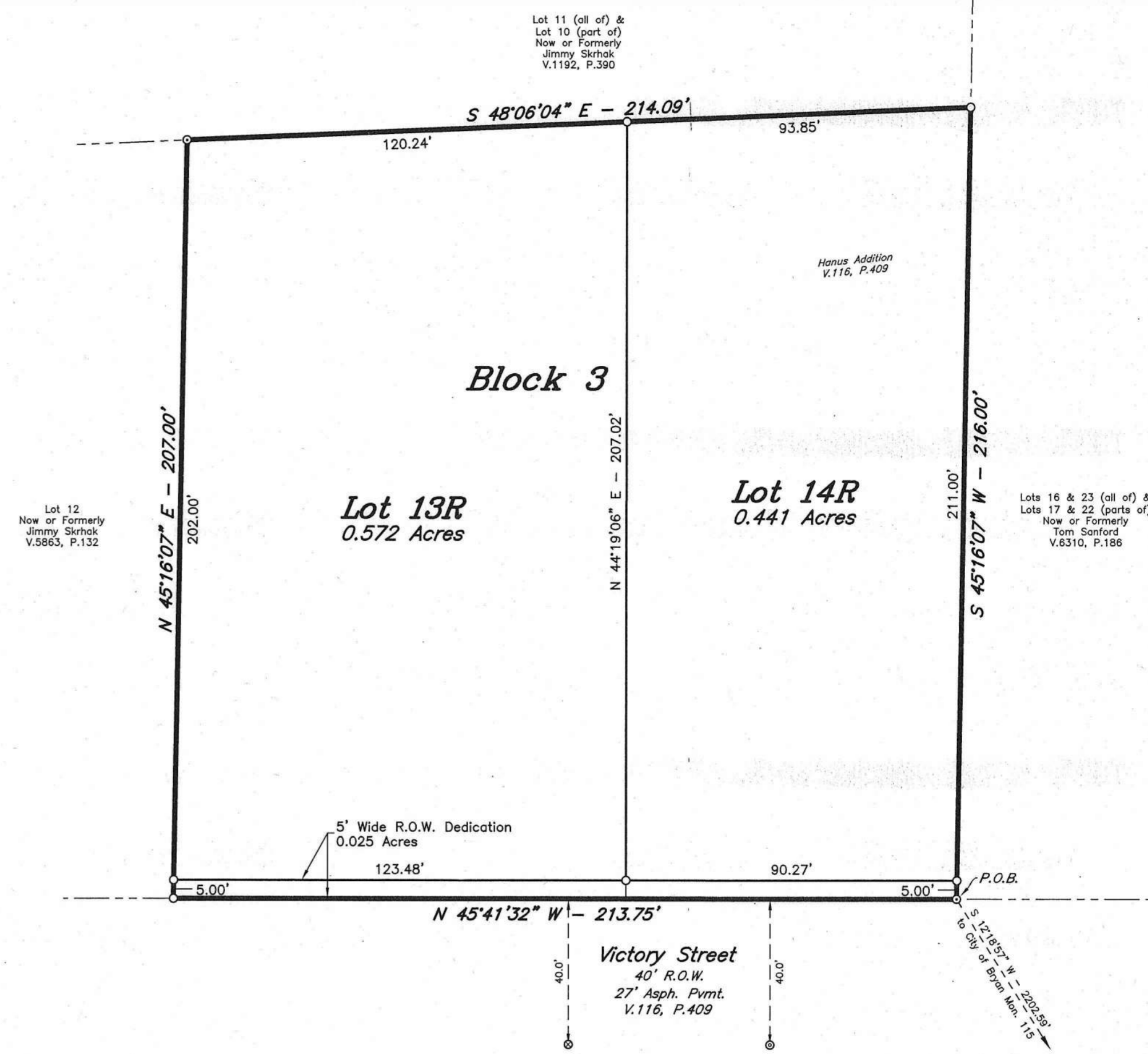


**ORIGINAL PLAT**  
 LOTS 13, 14 & 15, BLOCK 3, HANUS ADDITION  
 AS RECORDED IN VOLUME 116, PAGE 409



- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83. The actual measured distance to the monuments are consistent with the Final Plat of HANUS ADDITION, recorded in Volume 116, Page 409, Brazos County Deed Records.
  2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0195E effective May 16, 2012, this property is not located in a Special Flood Hazard Area.
  3. This property is currently zoned Residential District-5000 (RD-5).
  4. Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.
  5. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - - 1/2" Iron Rod Found
    - - 1/2" Iron Rod Set
  6. Abbreviations:
    - P.O.B. - Point of Beginning
    - (325) - Contour Elevation



**REPLAT**

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Shana Skrhak, owner and developer of LOTS 13R, and 14R, BLOCK 3, HANUS ADDITION, as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 16281, Page 12 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.

Shana Skrhak  
 Shana Skrhak

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Shana Skrhak, 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 26th day of February, 2021.

Beth Shakk  
 Notary Public, Brazos County, Texas

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 5/4/2021 12:45:14 PM  
 In the PLAT Records

Doc Number: 2021-1430190  
 Volume - Page: 16986-280  
 Number of Pages: 1  
 Amount: 73.00  
 On: 5/4/2021 12:45:14 PM  
 By: LG

Karen McQueen  
 County Clerk, Brazos County, Texas  
 by Shana Skrhak

APPROVAL OF THE CITY PLANNER

Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning & 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 26th day of April, 2021.

Martin Zimmerman  
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

W. Paul Koppes, 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 26th day of April, 2021.

W. Paul Koppes  
 City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Gregory Hoppus, Registered Professional Land Surveyor No. 6047, 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 property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Gregory Hoppus  
 Gregory Hoppus, R.P.L.S. No. 6047



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the S.F. AUSTIN LEAGUE NO. 9, Abstract No. 52, in Bryan, Brazos County, Texas and being all of Lots 13-15, Block 3, HANUS ADDITION according to the plat recorded in Volume 116, Page 409 of the Brazos County Deed Records (B.C.D.R.), being the same tract of land described as being parts of Lots 13 through 15, Block 3, HANUS ADDITION from Olga Skrhak to James V. Skrhak recorded in Volume 6249, Page 187 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3/8-inch iron rod marking the common south corner of this herein described tract and said Lot 15, Block 3, said iron rod also being the west corner of Lot 16, Block 3 of said HANUS ADDITION and being in the northeast right-of-way line of Victory Street (based on a 40-foot width);

THENCE: N 45°41'32" W along the northeast right-of-way line of said Victory Street for a distance of 213.75 feet to a 1/2-inch iron rod set for the common west corner of this tract and said Lot 13, Block 3, said iron rod also being the south corner of Lot 12, Block 3 of said HANUS ADDITION;

THENCE: N 45°16'07" E along the common line of said Lots 13 and 12, Block 3 for a distance of 207.00 feet to a 1/2-inch iron rod set for the common north corner of this herein described tract and said Lot 13, Block 3, said iron rod also being in the southwest line of Lot 11, Block 3 of said HANUS ADDITION;

THENCE: S 48°06'04" E along the common line of said Lots 11, 13, 14 and 15, Block 3 for a distance of 214.09 feet to a 1/2-inch iron rod set in the northwest line of said Lot 16, Block 3;

THENCE: S 45°16'07" W along the common line of said Lots 15 and 16, Block 3 for a distance of 216.00 feet to the POINT OF BEGINNING and containing 1.038 acres of land.

**REPLAT**

LOTS 13R & 14R, BLOCK 3  
**HANUS ADDITION**  
 BEING A REPLAT OF LOTS 13, 14 AND 15, BLOCK 3  
 RECORDED IN VOLUME 116, PAGE 409

1.038 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
 BRYAN, BRAZOS COUNTY, TEXAS  
 NOVEMBER, 2020  
 SCALE: 1" = 20'

Owner:  
 Shana Skrhak  
 1518 Victory Street  
 Bryan, Texas 77803

Surveyor:  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

**MB**