

Metes and bounds description of all that certain 0.697 acre tract or parcel of land, lying and being situated in the Stephen F. Austin League No. 9, Abstract No. 62, Bryan, Brazos County, Texas, and being all that same 0.697 acre tract conveyed from Charles Wuenschler, Jr. to Charles Wuenschler Sr. as described by deed recorded in VOLUME 862, PAGE 463 of the Official Records of Brazos County, Texas said 0.697 acre tract being out of Block 4, HANUS ADDITION, as depicted by plat recorded in VOLUME 116 PAGE 409, of said Deed Records said 0.697 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the Southwest right-of-way line of San Jacinto Avenue also known as State Highway 21, at its intersection with the Southwest right-of-way line of Victory Street;

THENCE S 42°30'52" E - 124.10 feet with said Southwest right-of-way line to a 1/2" iron rod found for angle point;

THENCE S 41°53'40" E 71.80 feet with said right-of-way line to a 1/2" iron rod found for corner;

THENCE S 60°51'20" W 171.00 feet to a 1/2" iron rod found for corner;

THENCE N 30°34'47" W 69.70 feet to a 5/8" iron rod found for angle point;

THENCE N 28°58'57" W 142.93 feet to a 1/2" iron rod found for corner, and lying in said Highway 21 right-of-way line;

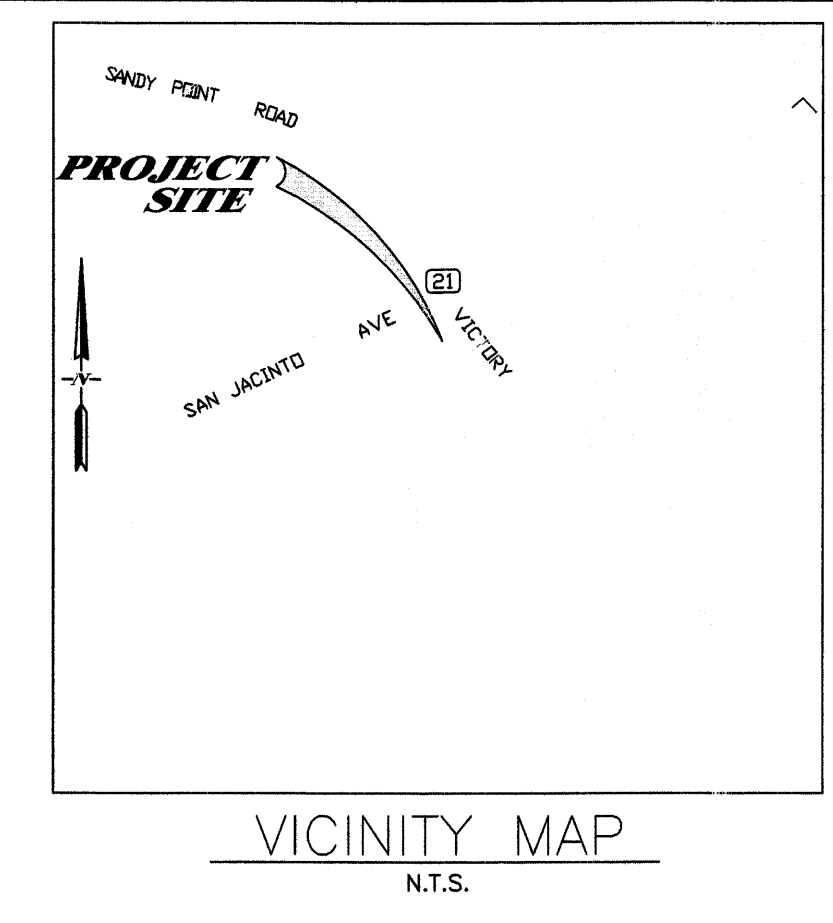
THENCE N 64°15'43" E 39.03 feet with said Southwest right-of-way line to a bent 1/2" iron rod found for angle point;

THENCE N 73°14'51" E 90.96 feet with said right-of-way line of to the PLACE OF BEGINNING and containing 0.697 acres of land.

NOTE: ALL MONUMENTS ARE 1/2" IRON RODS UNLESS OTHERWISE NOTED.

NOTE: WHEN THE HANUS ADDITION WAS PLATTED ORIGINALLY, IT INCLUDED AS LOT 6 A PARCEL ALREADY SOLD AS DESCRIBED BY DEED IN VOL. 103 PAGE 603, SHORTLY AFTER THE PLAT WAS FILED, THE SUBDIVIDER SOLD OFF SEGMENTS OF HIS SUBDIVISION BY METES AND BOUNDS, DISREGARDING THE LOTS THAT WERE PLATTED. THIS HAS BEEN TREATED AS A RESUBDIVISION BY METES AND BOUNDS.

CITY OF BRYAN MONUMENT NO. 36 BEARS S 88°01'01" - 6893.25 FEET, FROM THE NORTHWEST CORNER OF THIS TRACT.



SHEET NUMBER
FILE NUMBER
000826-3549

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REV.	DATE	BY	COMMENT
1	11/03/04	BAM	REVISIONS PER CITY COMMENTS
2	11/03/04	DH	INITIAL SUBMISSION
3	11/03/04	DH	INITIAL SUBMISSION

SCALE: 1" = 20'

PROJECT DATE: 11/03/04

FILENAME: 3549R02A

DRAWN BY: DH

CHECKED BY: GKT

RELEASED FOR: FRANKIE WEISSE ROUTE 2, BOX 168 STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62 BRYAN, BRAZOS COUNTY, TEXAS 77879

Doc Bk Vol
00877905 OR 6443

Filed for Record in:
BRAZOS COUNTY

On: Dec 22, 2004 at 10:26A

As a
Plat

Document Number: 00877905

Amount: 58.00

Receipt Number - 257226

By:
Mary Garcia

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped herein by me.

Dec 22, 2004

HONORABLE WARDEN WOLFEEN, COUNTY CLERK
BRAZOS COUNTY

HANUS ADDITION
AS ORIGINALLY SUBDIVIDED AND
RESUBDIVIDED BY METES AND BOUNDS
VOLUME 103, PAGE 603
VOLUME 119, PAGE 59
VOLUME 119, PAGE 80
(EXISTING CONDITIONS)

ORIGINAL PLAT
VOLUME 116, PAGE 409
SCALE: 1" = 30'

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, We, Frank Weisse owners and developers of --- acres, shown on this plat, as conveyed in Volume --- Page --- of the Official Records of Brazos County, Texas, and designated herein as Lot --- Subdivision, in Brazos County, Texas, and whose names are 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.

Frank Weisse

Owners

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Frank Weisse known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 13 day of December, 2004

Monica Narvaez
Notary Public in and for the State of Texas

Printed Name: Monica Narvaez
My Commission Expires: March 8, 2008

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, P.E., 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.

Linda Huff
Linda Huff, P.E. - City Engineer
City of Bryan, Texas

CERTIFICATE OF PLANNING ADMINISTRATOR

I, Karen McQueen, Planning Administrator of the City of Bryan, 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 the applicable ordinances.

Karen McQueen
Planning Administrator
City of Bryan, Texas

APPROVAL OF THE CITY PLANNING & ZONING COMMISSION

I, Kim Lacey, Chairman of the Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 22 day of December, 2004 and same was duly approved on the 22 day of March, 2005 by said Commission.

Kim Lacey
Chairman, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, 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 22 day of December, 2004, in the Official Records of Brazos County, Texas, in Volume 1233, Page 405.

Witness my hand and official seal, at my office in Bryan, Texas.

Karen McQueen
Karen McQueen, County Clerk, Brazos County

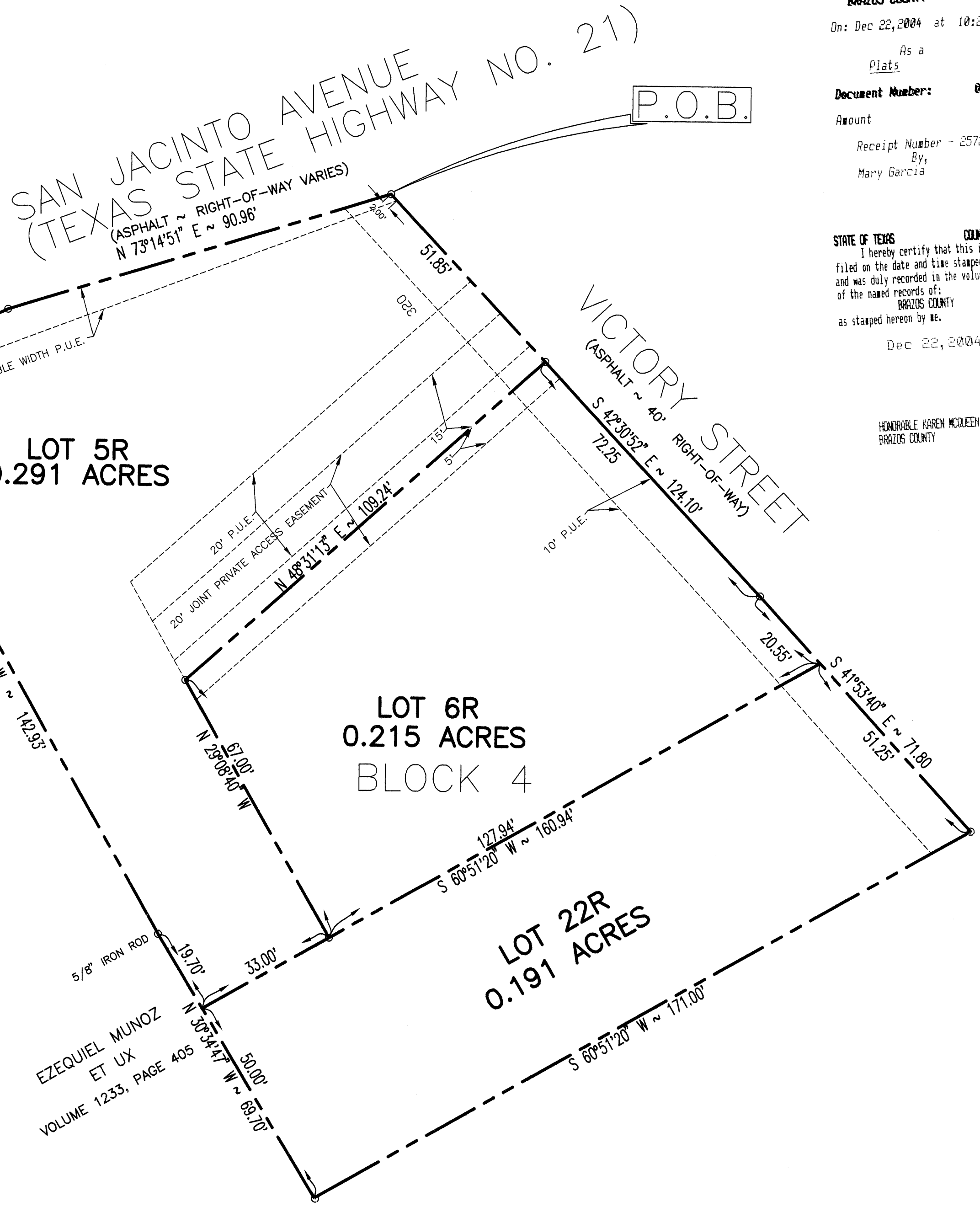
CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676, in the State of Texas, hereby state that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions except as shown hereon.

Gregory K. Taggart
Gregory K. Taggart
R.P.L.S. No. 5676

10 December 2004 A.D.



REPLAT
SCALE: 1" = 20'

FINAL PLAT
OF
LOTS 5R, 6R AND 22R
0.697 ACRES
BEING A
REPLAT OF
BLOCK 4
HANUS ADDITION
VOLUME 116, PAGE 409
STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62
BRYAN, BRAZOS COUNTY, TEXAS

M D G
MUNICIPAL DEVELOPMENT GROUP
ENGINEERS, CONSULTANTS, MANAGERS

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