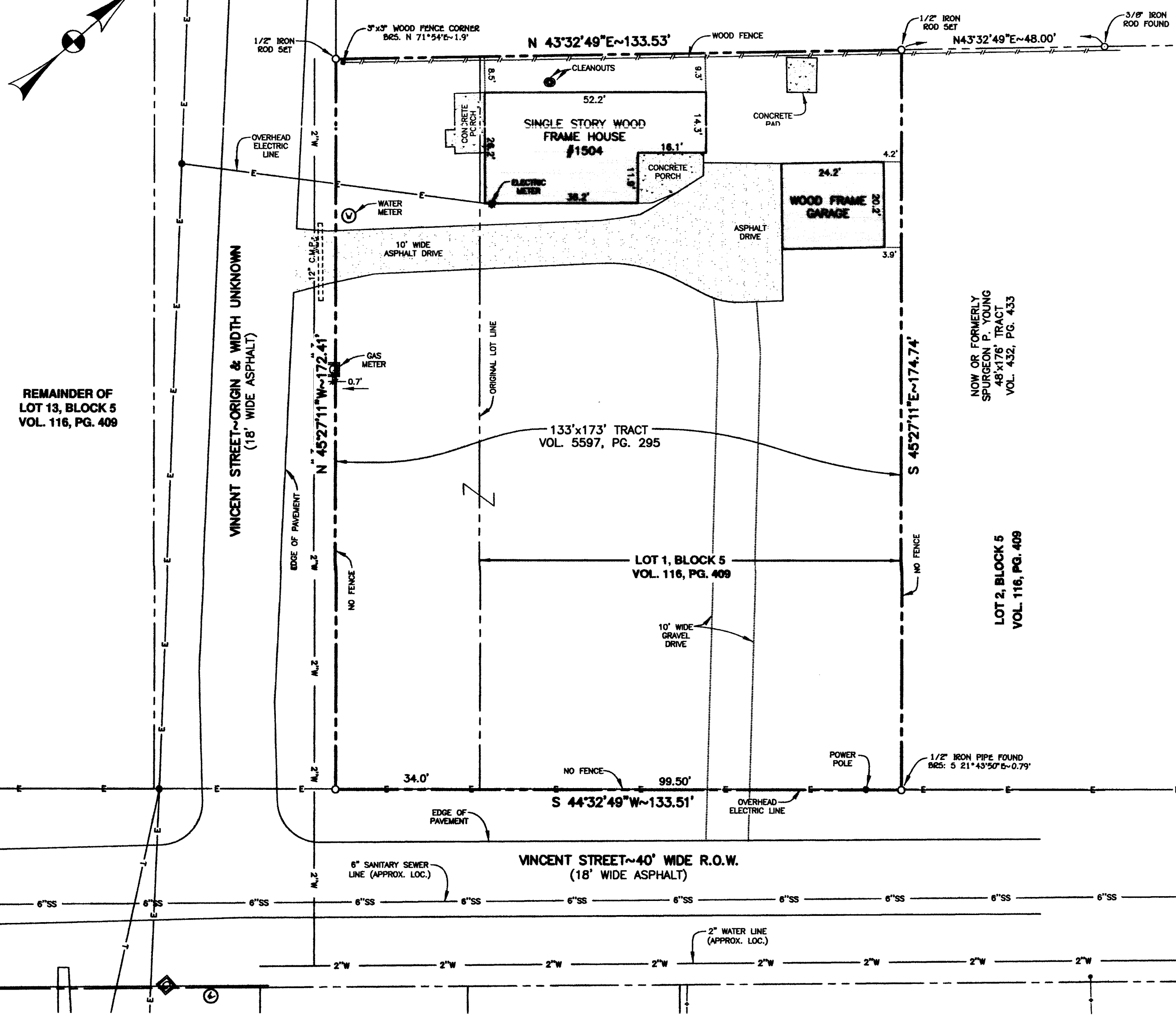


SCALE: 1"=20'



ORIGINAL PLAT

VOL. 116, PG. 409

Doc Bk Vol Pg 01144155 OR 11123 44

Filed for Record in: BRAZOS COUNTY

On: Jan 25, 2013 at 10:36A

Plats

Document Number: 01144155

Amount: 63.00

Receipt Number: 459668

By: Kim Green

STATE OF TEXAS COUNTY OF BRAZOS

I, JARIUS SAN ANGELO, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 5597, Page 295, 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.

STATE OF TEXAS COUNTY OF BRAZOS JARIUS SAN ANGELO, owner

Before me, the undersigned authority, on this day personally appeared JARIUS SAN ANGELO, 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 of office this 14th day of JANUARY 2013

KEVIN J. PFUNTNER MY COMMISSION EXPIRES FEBRUARY 13, 2014 Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Michael Beckendorf, Chair of the Planning and Zoning 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 4th day of October, 2012 and same was duly approved on the 17th day of January, 2013 by said Commission.

Signature of Michael Beckendorf, Chair, Planning & Zoning Commission, City of Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

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 25th day of January, 2013 in the Official Records of Brazos County, Texas, in Volume 11123, Page 44.

Signature of Karen McQueen, County Clerk, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, 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 24th day of January, 2013.

Signature of W. Paul Kluge, City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, 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 and ordinances of the City of Bryan and was approved on the 24th day of January, 2013.

Signature of Lindsay Coriadi, City Planner, City of Bryan, Texas

Jarius San Angelo 0.51 Acre Tract All of Lot 1 & Adjoining 34' of Lot 13, Block 5, Hanus Addition Volume 116, Page 409 Stephen F. Austin Survey, A-62 Bryan, Brazos County, Texas

Field notes of a 133 x 173' tract of land, lying and being situated in the Stephen F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being part of the 133' x 173' tract described in the deed from Jo Ann San Angelo to Jarius San Angelo, recorded in Volume 5597, Page 295, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod set at the common corner between Lots 1 and 2, Block 5 - Hanus Addition, according to the plat recorded in Volume 116, Page 409, of the Deed Records of Brazos County, Texas, same being the north corner of the beforementioned 133' x 173' tract and in the southeast line of an 85' x 228' tract described in the deed to Irineo Amador and wife, Maricela Morales, recorded in Volume 2716, Page 100, of the Official Records of Brazos County, Texas, a chain link fence corner bears N 44° 07' E - 0.8 feet;

THENCE S 45° 27' 11" E along the common line between the beforementioned Lots 1 and 2, Block 5 - Hanus Addition, same being the common line between the beforementioned 133' x 173' tract and the 48' x 176' tract described in the deed to Spurgeon Young recorded in Volume 432, Page 433, of the Deed Records of Brazos County, Texas, for a distance of 169.74 feet to a 1/2" iron rod and cap set in the proposed northwest right-of-way line of Vincent Street;

THENCE S 44° 32' 49" W parallel to and 5' northwest of the northwest right-of-way line of Vincent Street for a distance of 133.51 feet to a 1/2" iron rod and cap set in the common line between the beforementioned 133' x 173' tract and Vincent Street (origin and width unknown), the south corner of the said 133' x 173' tract bears S 45° 27' 11" E - 5.00 feet;

THENCE N 45° 27' 11" W along the common line between the beforementioned 133' x 173' tract and Vincent Street, for a distance of 167.41 feet to a 1/2" iron rod set at the common corner between the said 133' x 173' tract and the Amador tract;

THENCE N 43° 32' 49" E along the common line between the beforementioned 133' x 173' tract (lying to the southeast) and the Amador Tract (lying to the northwest), adjacent to a chain link fence, for a distance of 133.53 feet to the PLACE OF BEGINNING, containing 0.51 acre of land, more or less.

5' Vincent Street Right-of-way Dedication Stephen F. Austin Survey, A-62 Bryan, Brazos County, Texas

Field notes of a 5' strip or parcel of land, lying and being situated in the Stephen F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being part of the 133' x 173' tract described in the deed from Jo Ann San Angelo to Jarius San Angelo, recorded in Volume 5597, Page 295, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

COMMENCING at the 1/2" iron rod set at the common corner between Lots 1 and 2, Block 5 - Hanus Addition, according to the plat recorded in Volume 116, Page 409, of the Deed Records of Brazos County, Texas, same being the north corner of the beforementioned 133' x 173' tract and in the southeast line of an 85' x 228' tract described in the deed to Irineo Amador and wife, Maricela Morales, recorded in Volume 2716, Page 100, of the Official Records of Brazos County, Texas, a chain link fence corner bears N 44° 07' E - 0.8 feet;

THENCE S 45° 27' 11" E along the common line between the beforementioned Lots 1 and 2, Block 5 - Hanus Addition, same being the common line between the beforementioned 133' x 173' tract and the 48' x 176' tract described in the deed to Spurgeon Young recorded in Volume 432, Page 433, of the Deed Records of Brazos County, Texas, for a distance of 169.74 feet to a 1/2" iron rod and cap set in the proposed northwest right-of-way line of Vincent Street, and the PLACE OF BEGINNING of this description;

THENCE S 45° 27' 11" E continuing along the common line between the beforementioned Lots 1 and 2, Block 5 - Hanus Addition, same being the common line between the beforementioned 133' x 173' tract and the 48' x 176' tract, for a distance of 5.00 feet to a 1/2" iron rod and cap set in the northwest right-of-way line of Vincent Street - called 40' wide right-of-way (variable width right-of-way), at the common corner between the said San Angelo tract and the Young tract;

THENCE S 44° 32' 49" W along the original northwest right-of-way line of Vincent Street for a distance of 133.51 feet to a 1/2" iron rod and cap set at the south corner of the beforementioned 133' x 173' tract;

THENCE N 45° 27' 11" W along the common line between the beforementioned 133' x 173' tract and Vincent Street, for a distance of 5.00 feet to a 1/2" iron rod and cap set;

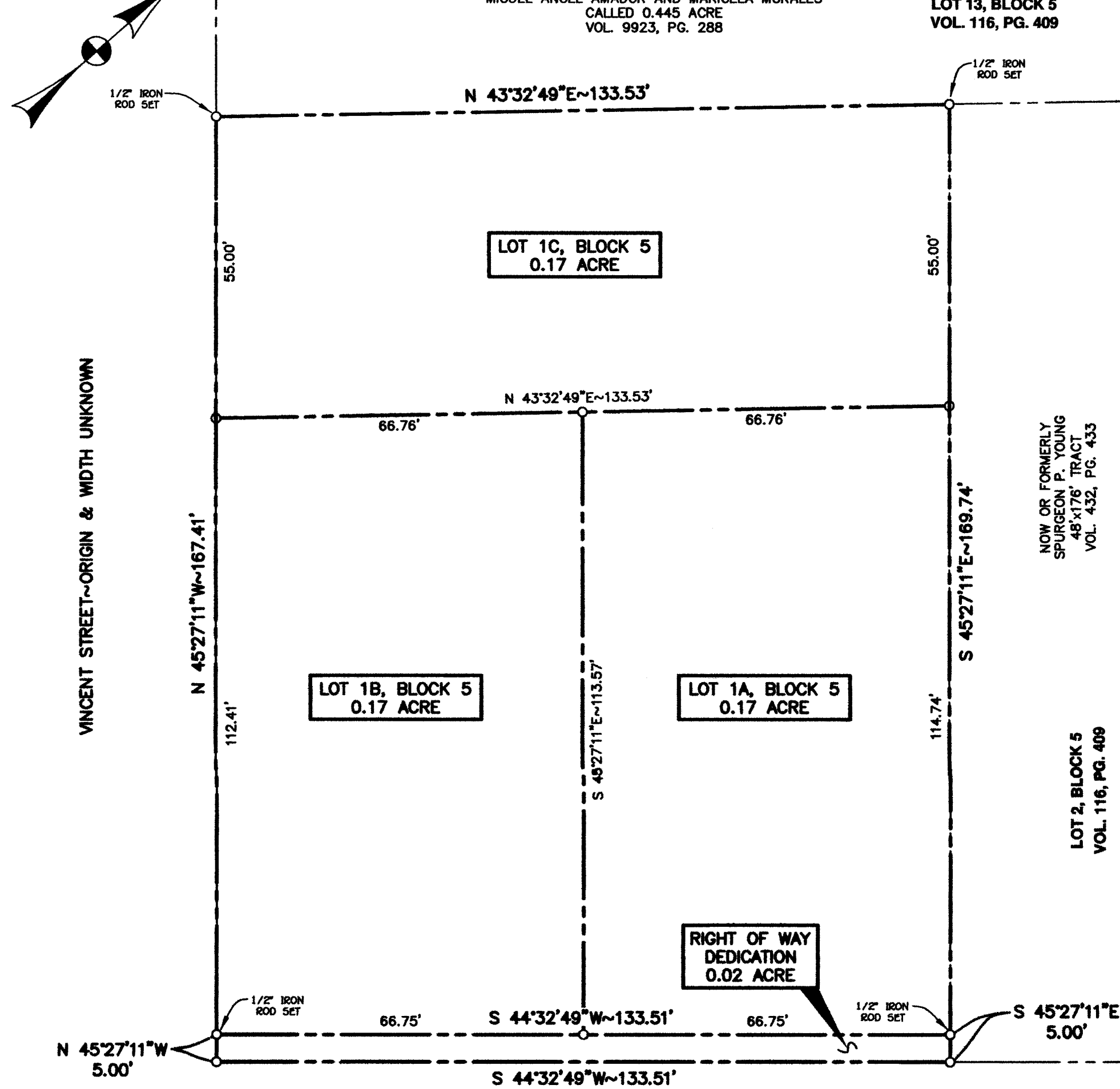
THENCE N 44° 32' 49" E parallel to and 5' northwest of the original northwest right-of-way line of Vincent Street - 40' wide right-of-way, for a distance of 133.51 feet to the PLACE OF BEGINNING, containing 0.02 acre of land, more or less.

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

Signature of S. M. Kling, R.P.L.S. No. 2003

SCALE: 1"=20'



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 Stamped hereon by me. Jan 25, 2013 Karen McQueen, Brazos County Clerk BRAZOS COUNTY



VICINITY MAP NOT TO SCALE

VINCENT STREET~40' WIDE R.O.W.

NOTES:

- 1. BASIS OF BEARINGS IS THE RECONSTRUCTED SOUTHEAST LINE OF A DESCRIBED TRACT (165'x102') AS RECORDED IN VOL. 121, PG. 448 AND THE SOUTHEAST LINE OF THE HANUS ADDITION RECORDED IN VOL. 116, PG. 409, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 45°W.
2. CURRENT TITLE APPEARS VESTED IN JARIUS SAN ANGELO BY VIRTUE OF DEED RECORDED IN VOL. 5597, PG. 295 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E. EFFECTIVE DATE: MAY 16, 2012.
4. CURRENT ZONING: MU-1 (MIXED USE RESIDENTIAL). SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.
5. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 34221, EFFECTIVE DATE: AUGUST 10, 2003, TO WIT THE FOLLOWING COMMENTS:
* NO EASEMENTS OR ENCUMBRANCES LISTED IN SCHEDULE B.



SCALE: 1"=20' DECEMBER, 2012

PREPARED BY: KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

REPLAT

SCALE: 1"=20'

REPLAT OF LOT ONE AND ADJOINING 34' OF LOT 13, BLOCK FIVE HANUS ADDITION

0.53 ACRE TRACT

S. F. AUSTIN SURVEY, A-62 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY: JARIUS SAN ANGELO 1433 CHEROKEE DRIVE COLLEGE STATION, TEXAS 77845 979-209-4981