

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), DOMINGO M. VILLARREAL, owner's and developers of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, volume 116, Page 409, and designated herein as the HANUS ADDITION Subdivision to 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.

Domingo M. Villarreal
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Domingo M. Villarreal, 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 18th day of October, 1984.

James Pruitt
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Bariske, 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 2 day of November, 1984, in the Deed Records of Brazos County, in Volume 737 Page 241.

Frank Bariske
County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING COMMISSION

I, HANK McQUAIDE, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby, certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 19th day of July, 1984, and same was duly approved on the 9th day of August, 1984 by said Commission.

Hank McQuaide
Chairman, City Planning Commission
Bryan, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning 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.

[Signature]
Director of Planning

FIELD NOTES

All that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas, out of the Stephen F. Austin League, No. 9, and being Lot 15, Block 5 of the Hanus Addition according to a plat recorded in Vol. 116, page 409 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:
BEGINNING at an iron rod at the west corner of said Lot 15, said iron rod also being the north corner of Lot 16, Block 5, of the Hanus Addition and being located on the southeast right-of-way line of Highway 21;
THENCE: N 61° 28' 07" E - 167.59 feet along said Highway 21 right-of-way to an iron rod for corner;
THENCE: S 28° 22' 33" E - 228.19 feet to an iron rod for corner;
THENCE: S 45° 42' 17" W - 178.17 feet to an iron rod for corner;
THENCE: N 27° 35' 58" W - 276.63 feet to the PLACE OF BEGINNING and containing 0.98 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972, in July, 1984.

LAND USE: 3 RESIDENTIAL LOTS

REPLAT

**HANUS ADDITION
BLOCK 5, LOT 15**
0.98 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO.9
BRYAN, BRAZOS COUNTY, TEXAS

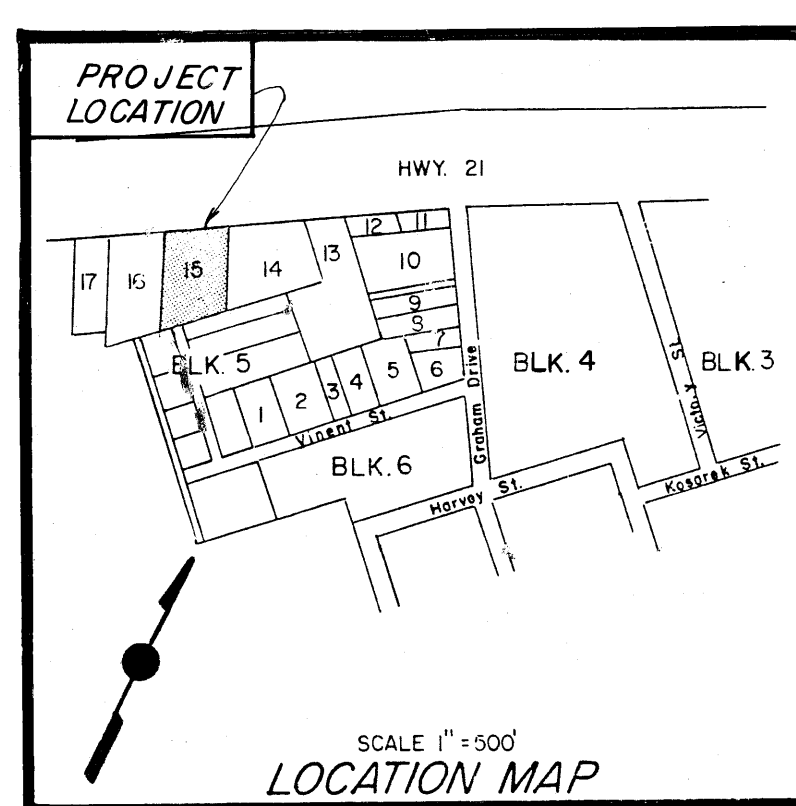
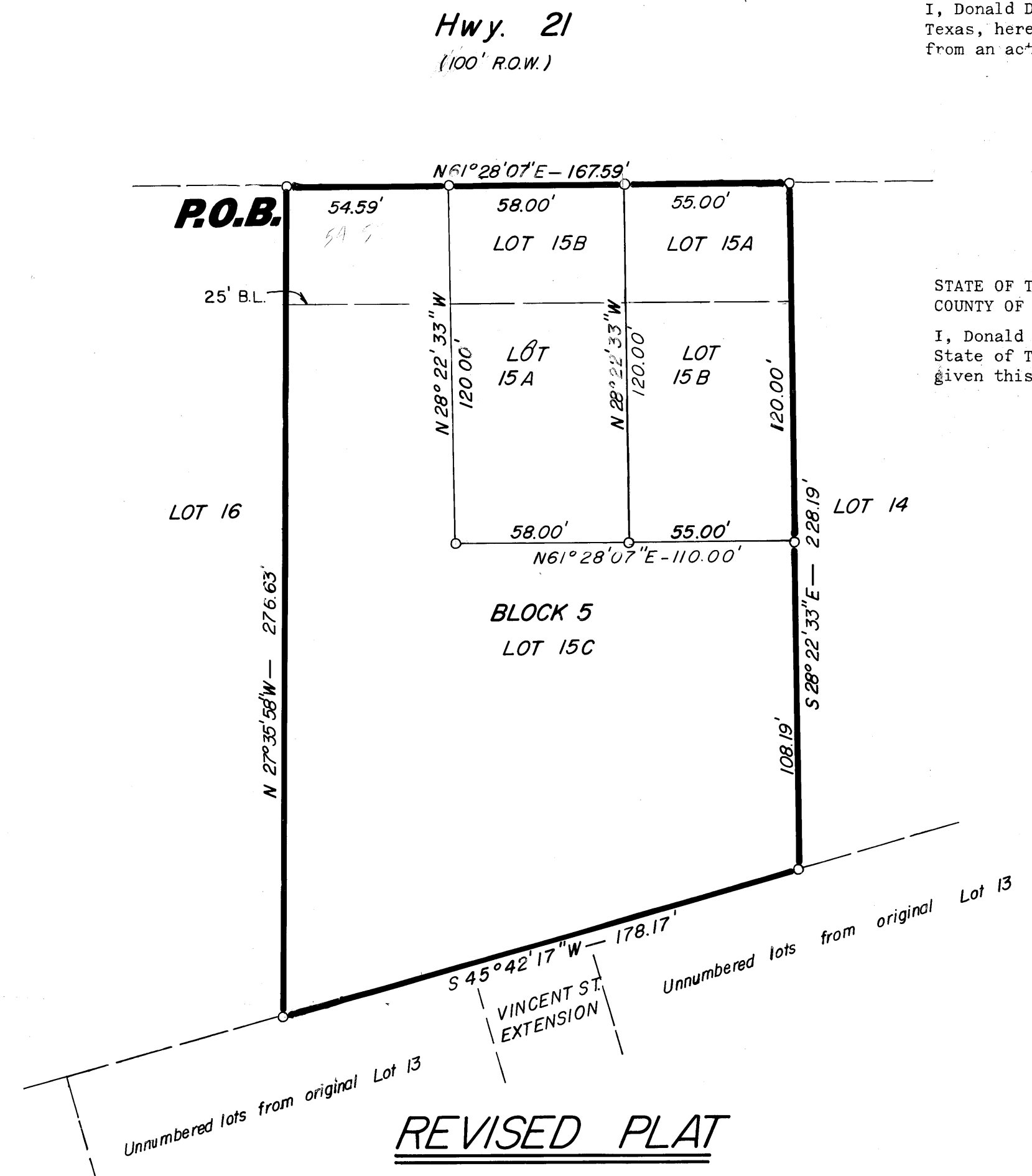
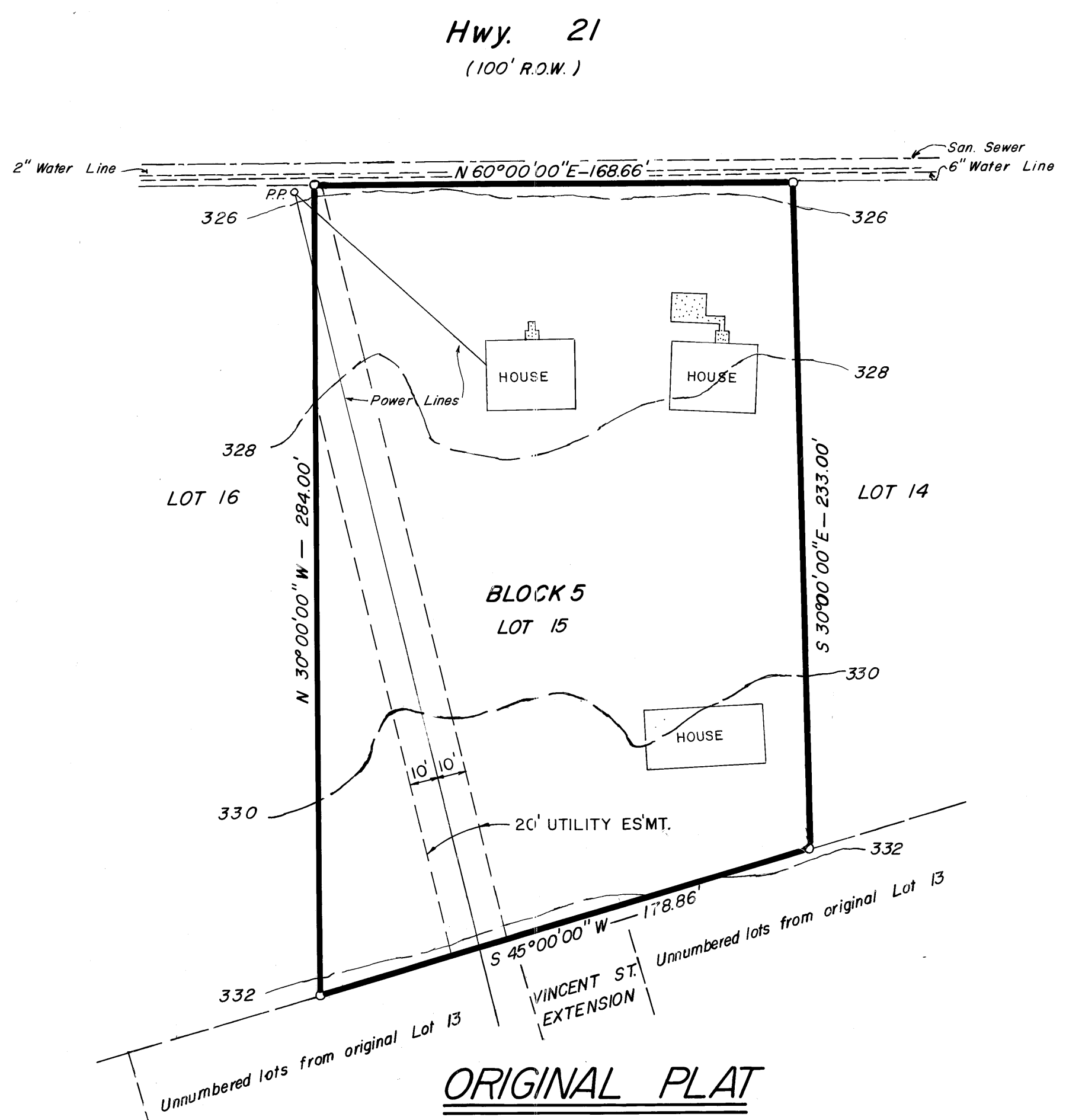
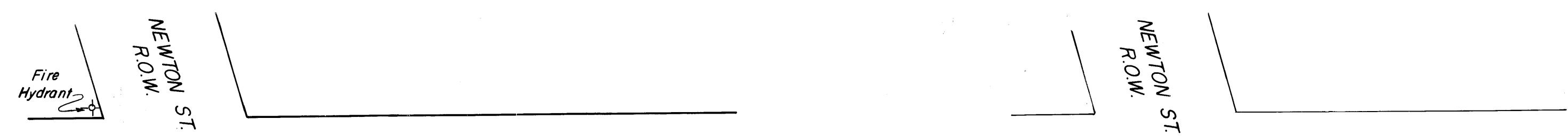
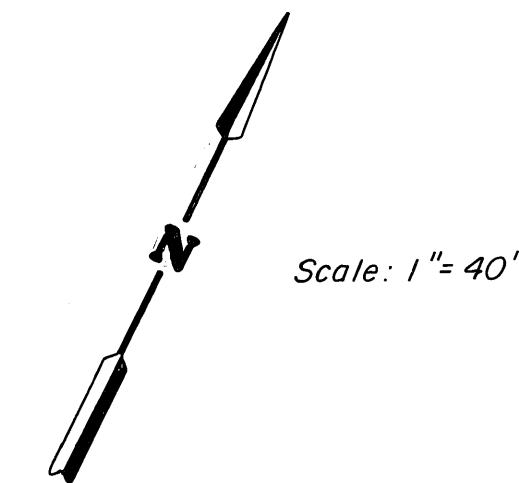
Scale: 1" = 40'

July 1984

Owner & Developer
Domingo M. Villarreal, ET UX
Rt. 2, Box 167
Caldwell, Texas 77836

Engineer & Surveyor
Donald D. Garrett
4444 Carter Creek
Suite 108
Bryan, Texas 77802

NOTE: EXISTING UTILITIES WERE LOCATED FROM CITY DATA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. ANY DAMAGES TO EXISTING UTILITIES DUE TO NEGLIGENCE WILL BE PAID FOR AT THE CONTRACTOR'S EXPENSE.



- NOTES:
- All lots to have 5' sideyard & rearward setbacks unless otherwise noted.
 - Property out of 100 Yr. Flood Plain.
 - Under no circumstances will Vincent St. extend into Block 5, Lot 15C presently or in the future.

on land base
 WD
 8/5/84
 FILED
 OCT 11 - 2 1984
 [Signature]

24.5510