



**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 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° 24' 54" E - 167.59 FEET ALONG SAID HIGHWAY 21 RIGHT-OF-WAY TO AN IRON ROD FOR CORNER;  
 THENCE: S 28° 31' 11" E - 228.22 FEET TO AN IRON ROD FOR CORNER;  
 THENCE: S 45° 42' 19" W - 178.62 FEET TO AN IRON ROD FOR CORNER;  
 THENCE: N 27° 35' 59" W - 276.63 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.982 ACRES OF LAND, MORE OR LESS, ACCORDING TO A SURVEY MADE UNDER THE SUPERVISION OF DENSON W. HENRY, REGISTERED PUBLIC SURVEYOR, NO. 3293 IN JUNE, 1992.

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, D.W. HENRY, REGISTERED PUBLIC SURVEYOR, NO. 3293, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.  
*Denson W. Henry*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**A CERTIFICATE BY THE ENGINEER**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, D.W. HENRY, REGISTERED PROFESSIONAL ENGINEER, NO. 35580, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.  
*Denson W. Henry*  
 REGISTERED PROFESSIONAL ENGINEER

**OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, (WE, THE), DOMINGO M. VILLAREAL, 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 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 Villareal*  
 OWNER

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

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Domingo M. Villareal*, 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 9th DAY OF July, 1992.  
*Barbara J. Simpson*  
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, *Mary Ann Ward*, 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 11th DAY OF August, 1992, IN THE DEED RECORDS OF BRAZOS COUNTY, IN VOLUME 1570 PAGE 311.  
*Mary Ann Ward by Barbara Johnson*  
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION  
 I, *Art King*, 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 10th DAY OF JULY, 1992 AND SAME WAS DULY APPROVED ON THE 22nd DAY OF JULY, 1992 BY SAID COMMISSION.  
*Art King*  
 CHAIRMAN, CITY PLANNING AND ZONING 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.  
*Ray Shanna*  
 DIRECTOR OF PLANNING

**FILED**

92 AUG 11 AM 11:17  
*Barbara J. Simpson*  
 COUNTY CLERK  
 BRAZOS COUNTY COURTHOUSE  
 BRYAN, TEXAS  
 497730

**NOTES:**

1. ALL LOTS TO HAVE 5' SIDEYARD & REARYARD SETBACKS UNLESS OTHERWISE NOTED.
2. PROPERTY OUT OF 100 YR. FLOOD PLAIN.
3. UNDER NO CIRCUMSTANCES WILL VINCENT ST. EXTEND INTO BLOCK 5, LOT 15 CR2 PRESENTLY OR IN THE FUTURE
4. 1/2" IRON ROD SET OR FOUND AT EACH LOT CORNER.
5. ALL LOTS TO HAVE A 25' FRONT SETBACK

LAND USE: 4 RESIDENTIAL LOTS

**REPLAT**

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

<b>OWNER &amp; DEVELOPER</b> DOMINGO M. VILLAREAL, ET UX 2914 OKLAHOMA BRYAN, TEXAS PH. 778-6860	<b>ENGINEER &amp; SURVEYOR</b> DENSON W. HENRY 2308 YOSEMITE DR. BRYAN, TEXAS PH. 778-2572
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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.