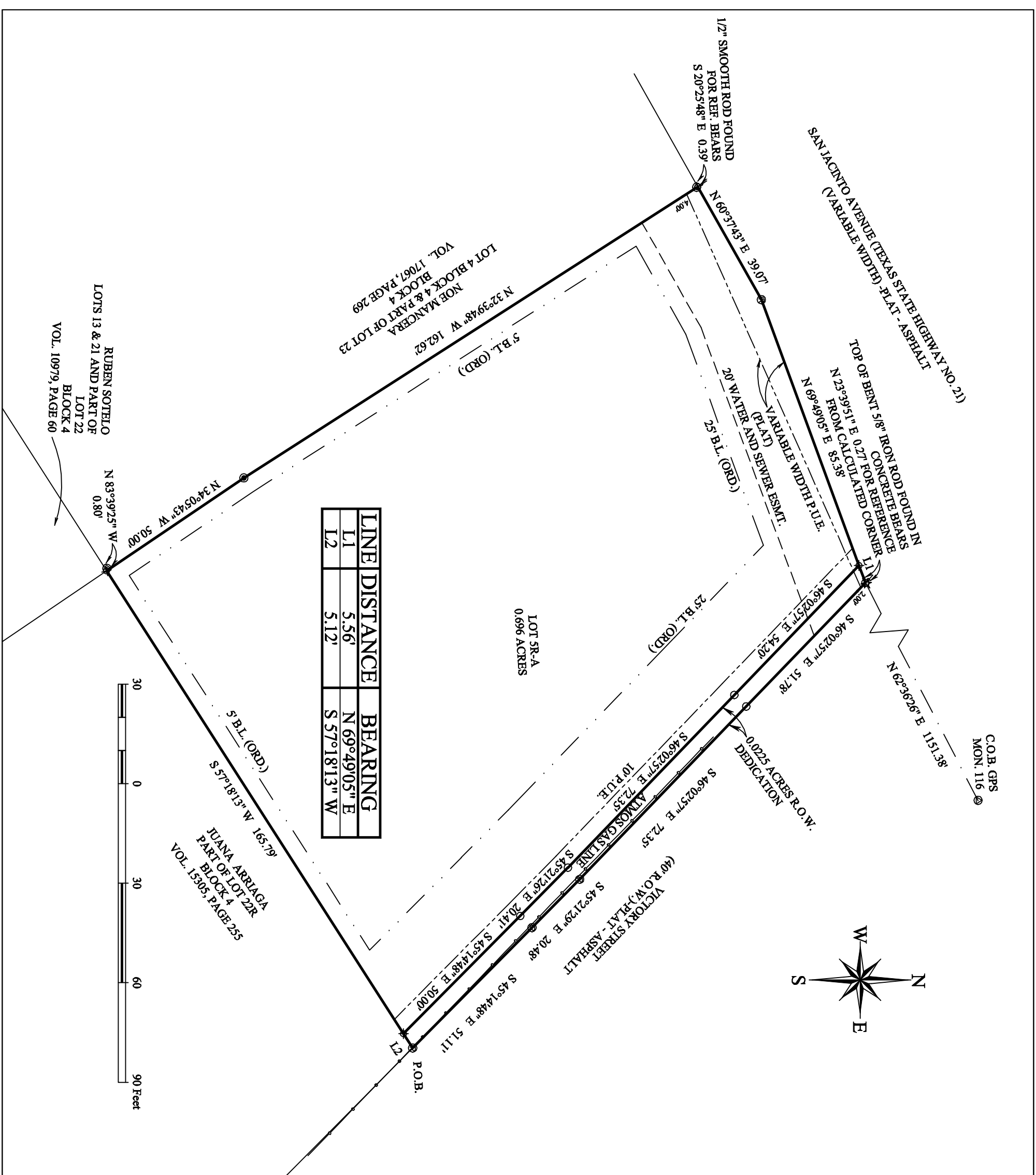


## ORIGINAL PLAT



## FINAL PLAT

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

We, BERNARDINO ARIAGA and JUANA ARIAGA, the owners and developers of the land shown on this plat, being the tract and parcels of land shown hereon, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 consideration therein expressed. I certify that \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, Brazos County, Texas.

Owner: \_\_\_\_\_

Notary Public, Brazos County, Texas \_\_\_\_\_

**CERTIFICATION BY THE COUNTY CLERK**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, \_\_\_\_\_, 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 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk Brazos County, Texas: \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF BRAZOS

**APPROVAL OF THE CITY PLANNER**

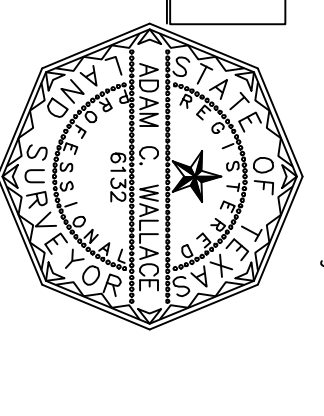
I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, Texas: \_\_\_\_\_

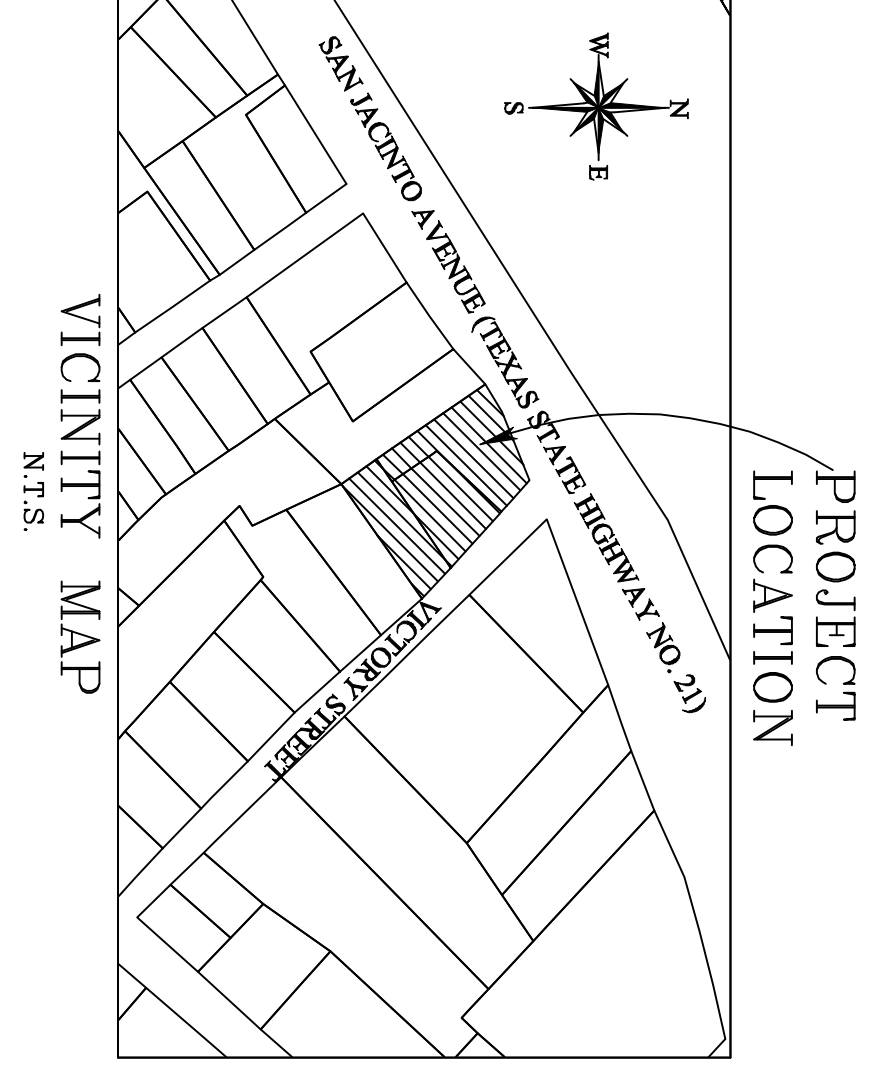
STATE OF TEXAS  
 COUNTY OF BRAZOS

CERTIFICATE OF SURVEY

I, \_\_\_\_\_, Registered Professional Land Surveyor No. 6120, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an original and correct survey on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in accordance with the provisions of the Constitution and laws of the State of Texas and Federal Statutes in relation thereto.



FILED 2023 JUN 13 10:52 AM  
 CLERK OF COUNTY CLERK  
 BRAZOS COUNTY, TEXAS



DISTANCE	BEARING
L1	5.56' N 69°49'05"E
L2	5.17' S 79°18'13"W

**METERS AND BOUNDS DESCRIPTION**

Being a tract of land containing 0.696 acres, being all of lots 5R, 6R and 22R, Block 4 of the Being a Replat of Lot 5R, 6R and 22R, Block 4 of the Being a Replat of Lot 5R, 6R and 22R, Brazos County Official Records (B.C.O.R.), All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" and 5/8" iron rods found and referred to in the previously recorded deed, and as surveyed on the ground on January 25th of 2023. This description is also referred to the plat prepared by ATN Surveying, Project No. 2023-049466, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the east corner of this tract, also being a point in the southwest right-of-way line of Victory Street (40' R.O.W.), also being the north corner of the lot, more or less, containing 0.696 acres, also being a point in the southwest corner of Block 4, more or less, also being a point in the southwest right-of-way line of San Jacinto Avenue (Texas State Highway) (Variable Width R.O.W.), from which a 1/2" smooth rod found bears S 20°25'48" E, a distance of 0.80 feet for reference;

**THENCE** along the common line between this tract and said Mariana tract, for the following call:

North 34°02'43" West, a distance of 50.00 feet to a 1/2" iron rod with orange plastic cap marked "TAGOBERT RPLS 5676" found for a point in the southwest line of this tract;

North 32°39'49" West, a distance of 162.62 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the northwest line of this tract;

North 69°49'05" East, a distance of 83.38 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the northwest line of this tract;

North 69°49'05" East, a distance of 5.56 feet to a calculated north corner of this tract, also being a point in the southwest right-of-way line of Victory Street, from which the top of a 6" bear 5/8" iron rod found in concrete bears N 23°39'51" E, a distance of 0.27 feet for reference;

**THENCE** along the common line between this tract and said Victory Street, for the following call:

South 46°02'57" East, a distance of 51.78 feet to a calculated point in the northeast line of this tract;

South 46°02'57" East, a distance of 17.35 feet to a 1/2" iron rod found for a point in the northeast line of this tract;

South 45°21'29" East, a distance of 20.48 feet to a 1/2" iron rod found for a point in the northeast line of this tract;

South 45°14'48" East, a distance of 20.48 feet to a 1/2" iron rod found for a point in the northeast line of this tract;

South 45°14'48" East, a distance of 20.48 feet to a 1/2" iron rod found for a point in the northeast line of this tract;

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South 45°14'48" East, a distance of 20.48 feet to a 1/2" iron rod found for a point in the northeast line of this tract;

- SURVEY LEGEND**
- (3) BAYON ARIAGA
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  - (100) BAYON ARIAGA

**FINAL PLAT**  
**HANUS ADDITION**  
**LOT 5R-A (0.696 ACRES)**  
**BLOCK 4**  
**BEING A REPLAT OF**  
**LOTS 5R, 6R AND 22R**  
**BLOCK 4**  
 Bryan, Brazos County, Texas

JUNE, 2023

OWNER/DEVELOPER: BERNARDINO ARIAGA AND JUANA ARIAGA  
 SURVEYOR: Adam Wallace, RPLS 6132  
 ATM Surveying  
 1403 Lemon Tree College Station TX 77840  
 (979) 209-9291

SCALE: 1" = 30'

ATM SURVEYING  
 P.O. Box 171940  
 Dallas, Texas 75217  
 PHONE: (972) 209-9291 email: Adam@atmsurveying.com  
 www.atmsurveying.com - TRM# 8101784-00