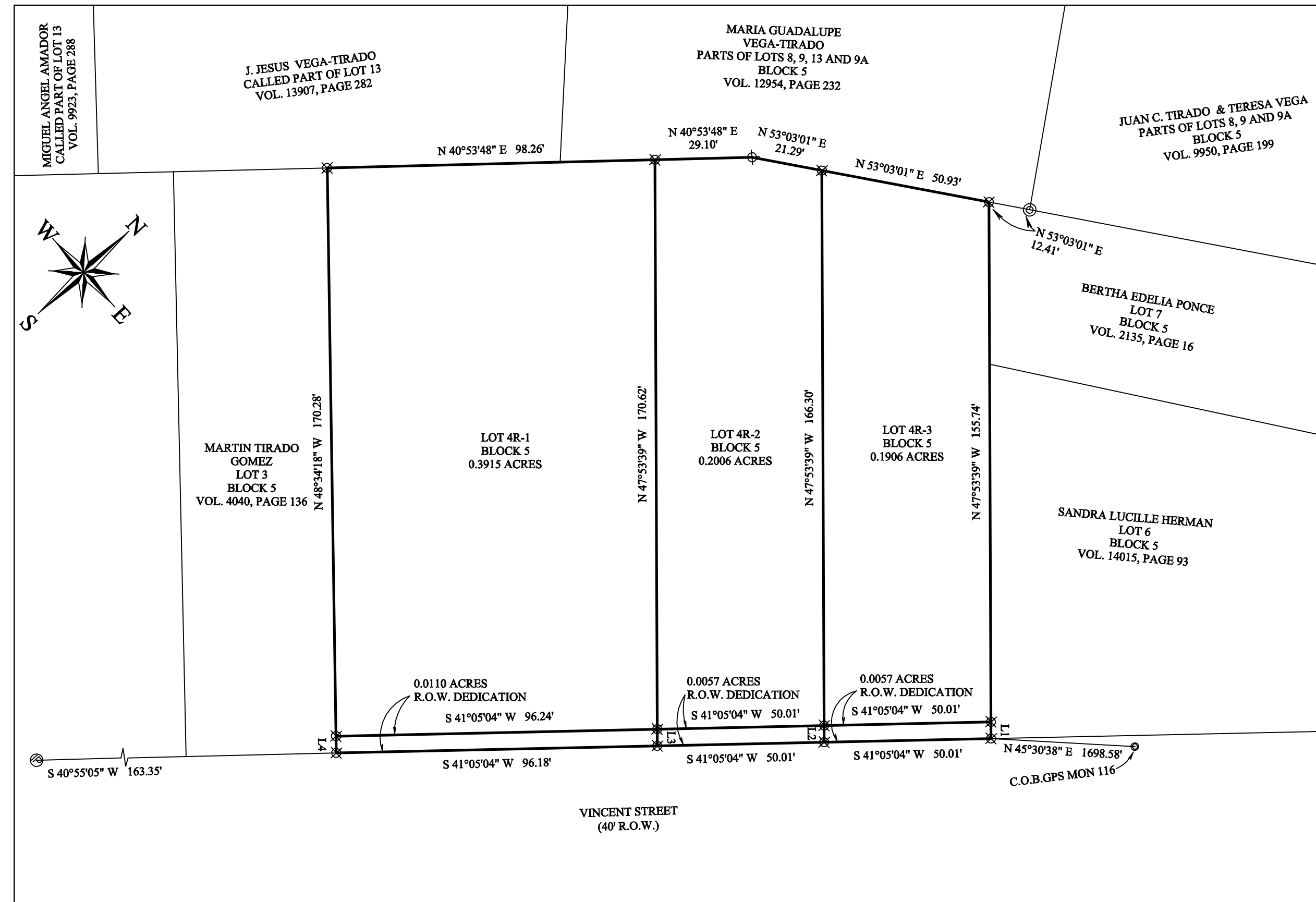
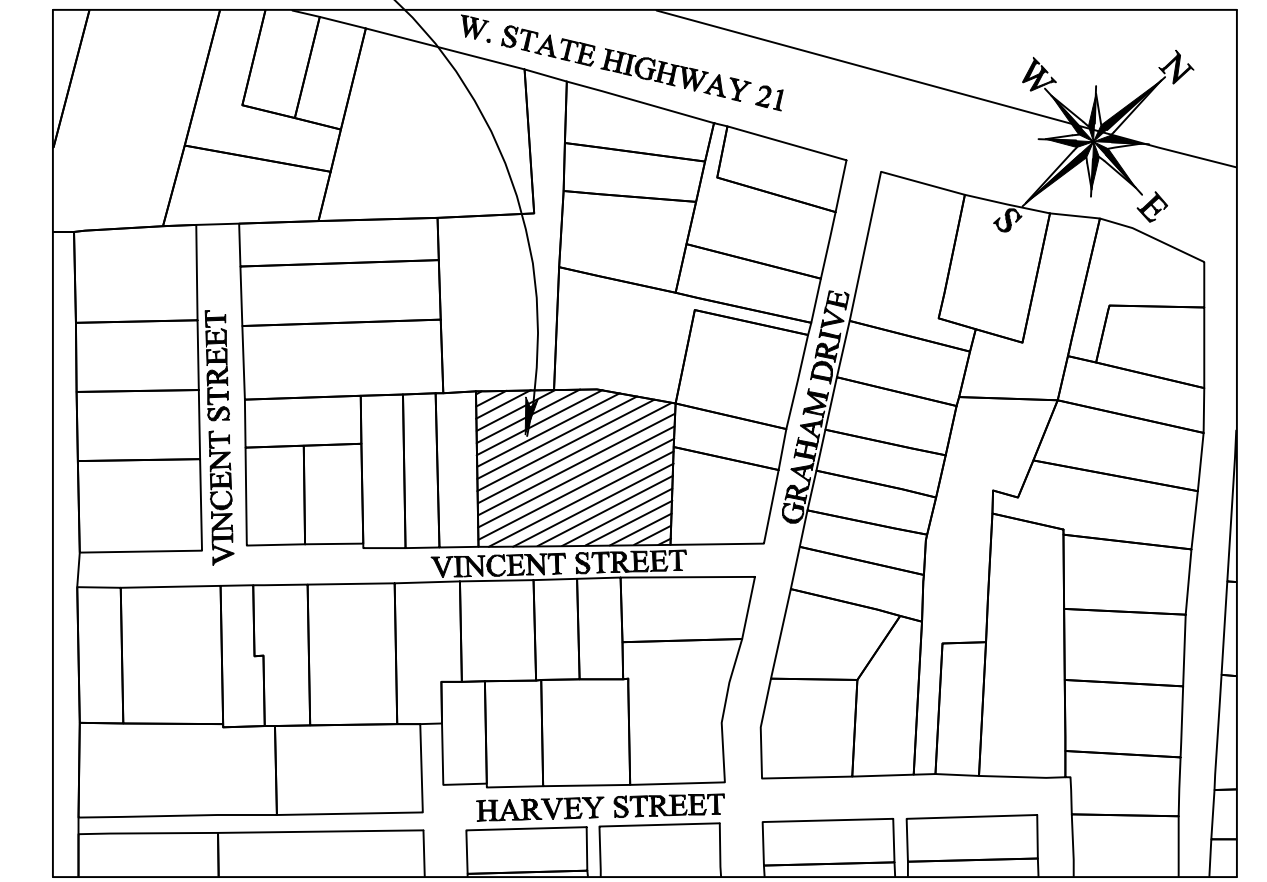


ORIGINAL PLAT



REPLAT

PROJECT LOCATION



VICINITY MAP  
N.T.S.

METES AND BOUND DESCRIPTION

Being a tract of land containing 0.7827 acres, being Lots 4 and 5, Block 5 of the Hanus Addition to the City of Bryan, Brazos County, Texas, as recorded in Vol. 116, Page 409, of the 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" iron rod and 3/4" iron pipe found and referred to in the previously recorded plat, and as surveyed on the ground on May 1st of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2023-05573, and being more particularly described as follows:

COMMENCING at a 3/4" iron pipe found for a point in the northwest right-of-way line of Vincent Street (40' R.O.W.);

THENCE North 40°55'05" East, a distance of 163.35 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for the south corner of this tract, also being the east corner of the Martin Tirado called Lot 3, Block 5, for the PLACE OF BEGINNING;

THENCE North 48°34'18" West, a distance of 175.28 feet along the common line between this tract and said Lot 3 to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract, also being a point in the southeast line of the J. Jesus Vega-Tirado called part of Lot 13, Block 5, as recorded in Vol. 13907, Page 282 of the B.C.O.R.;

THENCE North 40°53'48" East, a distance of 83.32 feet along the common line between this tract and said J. Jesus Vega-Tirado tract, and then along the Maria Guadalupe Vega-Tirado called parts of Lots 8, 9, 9A and 13, Block 5, as recorded in Vol. 12954, Page 232 of the B.C.O.R. to a point for a bend in this tract;

THENCE along the common line between this tract and said Maria Guadalupe Vega-Tirado tract, for the following call:

North 40°53'48" East, a distance of 44.04 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a bend in this tract;

North 53°03'01" East, a distance of 72.22 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for the north corner of this tract, also being the west corner of the Bertha Edelia Ponce called Lot 7, Block 5, as recorded in Vol. 2135, Page 16 of the B.C.O.R., from which a 1/2" iron rod with yellow plastic cap marked "RPLS 5743" found bears N 53°03'01" E, a distance of 12.41 feet for reference;

THENCE South 47°53'39" East, a distance of 160.74 feet along the common line between this tract and said Lot 7, and then along the Sandra Lucille Herman called Lot 6, Block 5, as recorded in Vol. 14015, Page 93 of the B.C.O.R. to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, also being a point in the northwest right-of-way line of Vincent Street;

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

South 41°05'04" West, a distance of 115.00 feet to a point in the southeast line of this tract;

South 41°05'04" West, a distance of 81.20 feet to the PLACE OF BEGINNING containing 0.7827 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, J. JESUS VEGA-TIRADO and ROSA ALBA VEGA-TIRADO, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 1417, Page 192 of the B.C.O.R., whose name is subscribed hereto, 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: \_\_\_\_\_

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 he or she executed the same for the purpose stated. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Notary Public, Brazos County, Texas:

Notary Public, Brazos County, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, 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

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

County Clerk Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace  
Texas Registered Professional  
Land Surveyor, Number 6132

**SURVEY LEGEND**

—	SUBJECT PROPERTY LINE	□	WATER METER
---	ADJOINING PROPERTY LINE	□	ELECTRIC METER
- - -	UTILITY BASEMENT	□	SEWER METER
---	EXISTING MANAGE BUILDING LINE (M.B.L.)	□	GAS METER
- - -	PLATTED BUILDING LINE (P.B.L.)	□	SEWER CLEANOUT
---	EXISTING MANAGE BUILDING LINE (M.B.L.)	□	SEWER CLEANOUT
---	ELECTRICAL LINE	□	SEWER CLEANOUT
---	SEWER LINE	□	SEWER CLEANOUT
---	WOOD FENCE	□	SEWER CLEANOUT
---	WOOD FENCE	□	SEWER CLEANOUT
---	WOOD FENCE	□	SEWER CLEANOUT

1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 6132" FOUND  
 3/4" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 5743" FOUND  
 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 5743" FOUND  
 3/4" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 5743" FOUND  
 1/2" IRON ROD FOUND @ 1/2" IRON ROD FOUND @ CALCULATED CORNER

Survey Notes:  
 1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods called for and found as noted on the previous recorded deed.  
 2) Drawing Scale is 1"=30'  
 3) Drawn by: Adam Wallace  
 4) Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0195E effective date, 05-16-2012.  
 5) All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.  
 6) This property is currently zoned: Residential District - 5000 (RD-5).  
 7) Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

ATM Surveying  
 P.O. Box 10313, College Station, TX 77840  
 PHONE: (979) 209-9291 email: Adam@ATMSurveying.com  
 www.ATMSurveying.com - FIRM #101784-00

**FINAL PLAT**  
 Lots 4R-1, 4R-2 and 4R-3  
 Block 5  
 of the  
 Hanus Addition  
 Being a Replat of  
 Lots 4 and 5  
 Block 5  
 0.7827 Acres  
 of the  
 Hanus Addition  
 Vol. 116, Page 409  
 S.F Austin League #9, A-62  
 Bryan, Brazos County, Texas

SCALE: 1"=30'  
 OWNER/DEVELOPER:  
 J. JESUS VEGA-TIRADO & ROSA  
 ALBA VEGA-TIRADO  
 1901 W. HIGHWAY 21  
 BRYAN, TX 77803

MAY, 2024  
 SURVEYOR:  
 Adam Wallace, RPLS 6132  
 ATM Surveying  
 1403 Lemon Tree  
 College Station TX 77840  
 (979) 209-9291