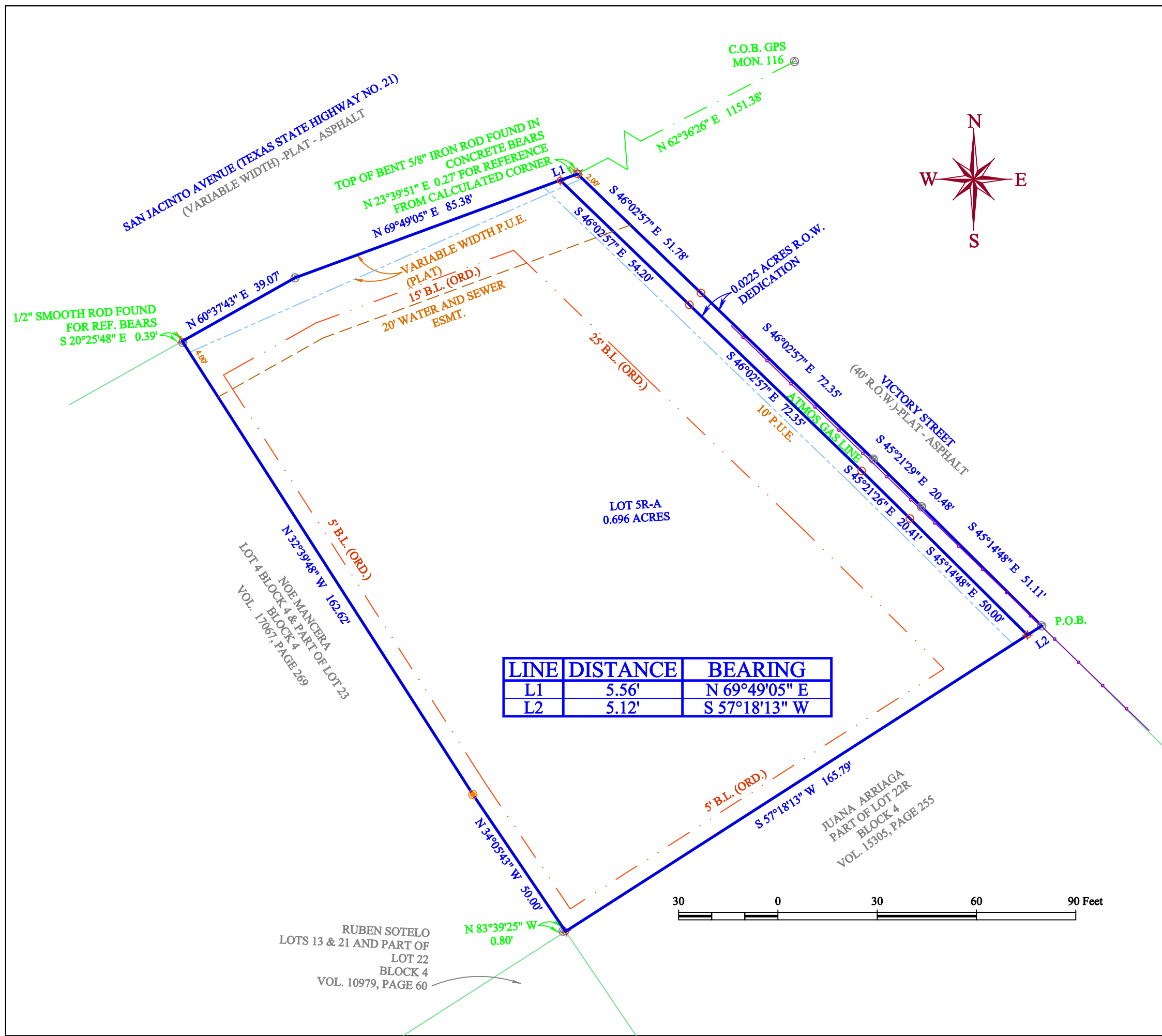
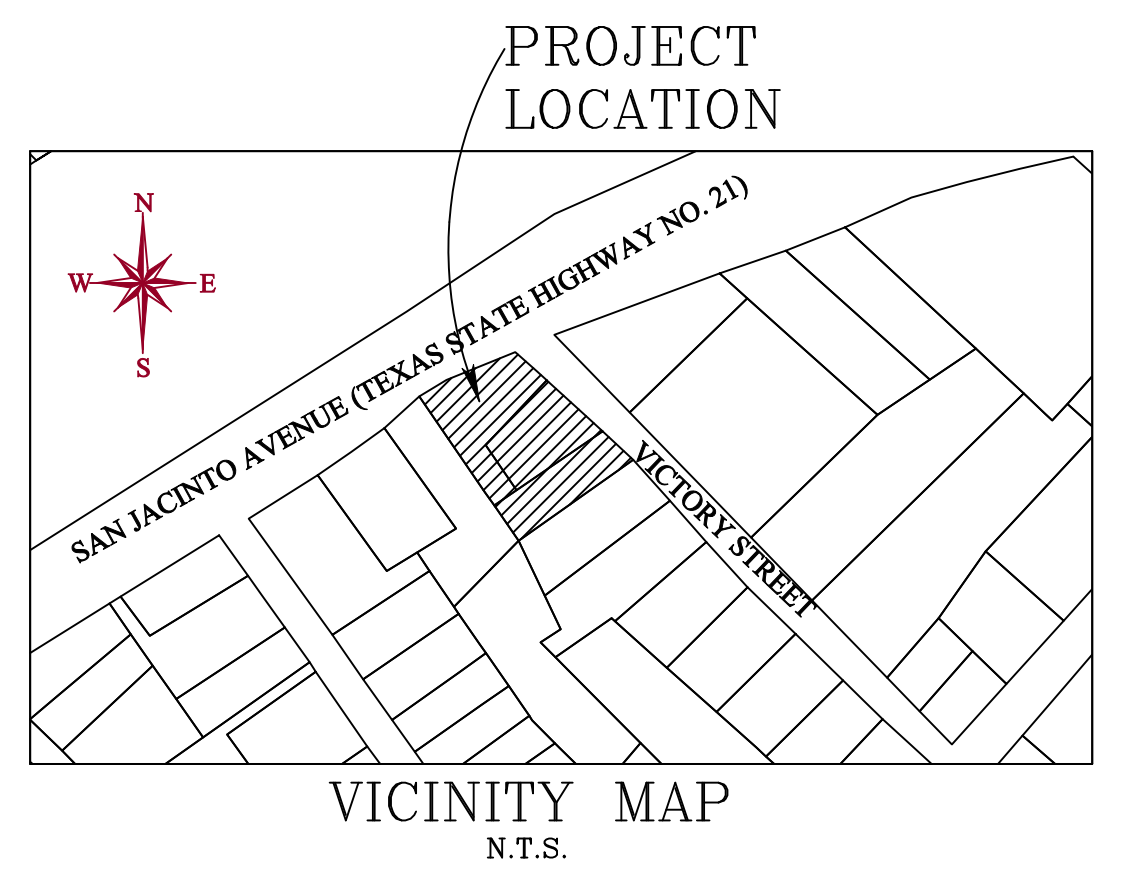


ORIGINAL PLAT



FINAL PLAT



METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.696 acres, being all of Lots 5R, 6R and 22R, Block 4 of the Hanus Addition, Brazos County, Texas, as plat recorded in Vol. 6443, Page 7, 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" 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 ATM Surveying, Project No. 2023-04966, 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 Juana Arriaga called part of Lot 22R, Block 4, as recorded in Vol. 15305, Page 255 of the B.C.O.R.;

THENCE along the common line between this tract and said Arriaga tract, for the following calls:

South 57°18'13" West, a distance of 5.12 feet to a 1/2" iron rod with a pink plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the southeast line of this tract;

South 57°18'13" West, a distance of 165.79 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 north corner of the Ruben Sotelo called Lots 13 and 21 and part of Lot 22, Block 4, as recorded in Vol. 10979, Page 60 of the B.C.O.R., also being the east corner of the Nov Mancera called Lot 4, Block 4 and part of Lot 23, Block 4, as recorded in Vol. 17067, Page 269 of the B.C.O.R., from which a 5/8" iron rod found bears N 83°39'25" W, a distance of 0.80 feet for reference;

THENCE along the common line between this tract and said Mancera tract, for the following calls:

North 34°05'43" West, a distance of 50.00 feet to a 1/2" iron rod with orange plastic cap marked "TAGGERT RPLS 5676" found for a point in the southwest line of this tract;

North 32°39'48" West, a distance of 162.62 feet 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 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 0.39 feet for reference;

THENCE along the common line between this tract and said Texas State Highway 21, for the following calls:

North 60°37'43" East, a distance of 39.07 feet to a 1/2" iron rod found for a bend in the northwest line of this tract;

North 69°49'05" East, a distance of 85.38 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 bent 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 calls:

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

South 45°02'57" East, a distance of 72.35 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 51.11 feet to the **PLACE OF BEGINNING** containing 0.696 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We, BERNARDINO ARRIAGA and JUANA ARRIAGA, the owners and developers of the land shown on this plat, being the tract of land as conveyed to me, in the Deed Records of Brazos County in Volume 13002, Page 240 and Volume 14789, Page 224 and 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: _____

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____ Public, Brazos County, Texas:

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

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: _____

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: _____

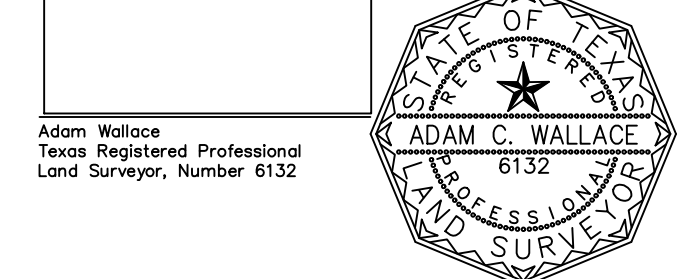
APPROVAL OF THE CITY PLANNER

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: _____

CERTIFICATE OF SURVEYOR

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.



SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE (R/L)
- PLATTED BUILDING LINE (R/L)
- RESTRICTIONS BUILDING LINE (R/L)
- ELECTRICAL LINE
- BARBED WIRE FENCE
- WATER METER
- POWER POLE
- SEWER CLEAN-OUT
- GAS METER
- REFLECTION MARKER

1/2" IRON ROD FOUND STICKING UP
 1/2" IRON ROD FOUND BENT WITH PLASTIC CAP
 5/8" IRON ROD FOUND
 1/2" IRON ROD FOUND
 5/8" IRON ROD FOUND - BENT
 1/2" IRON ROD WITH ORANGE PLASTIC CAP MARKED "TAGGERT RPLS 5676"
 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET

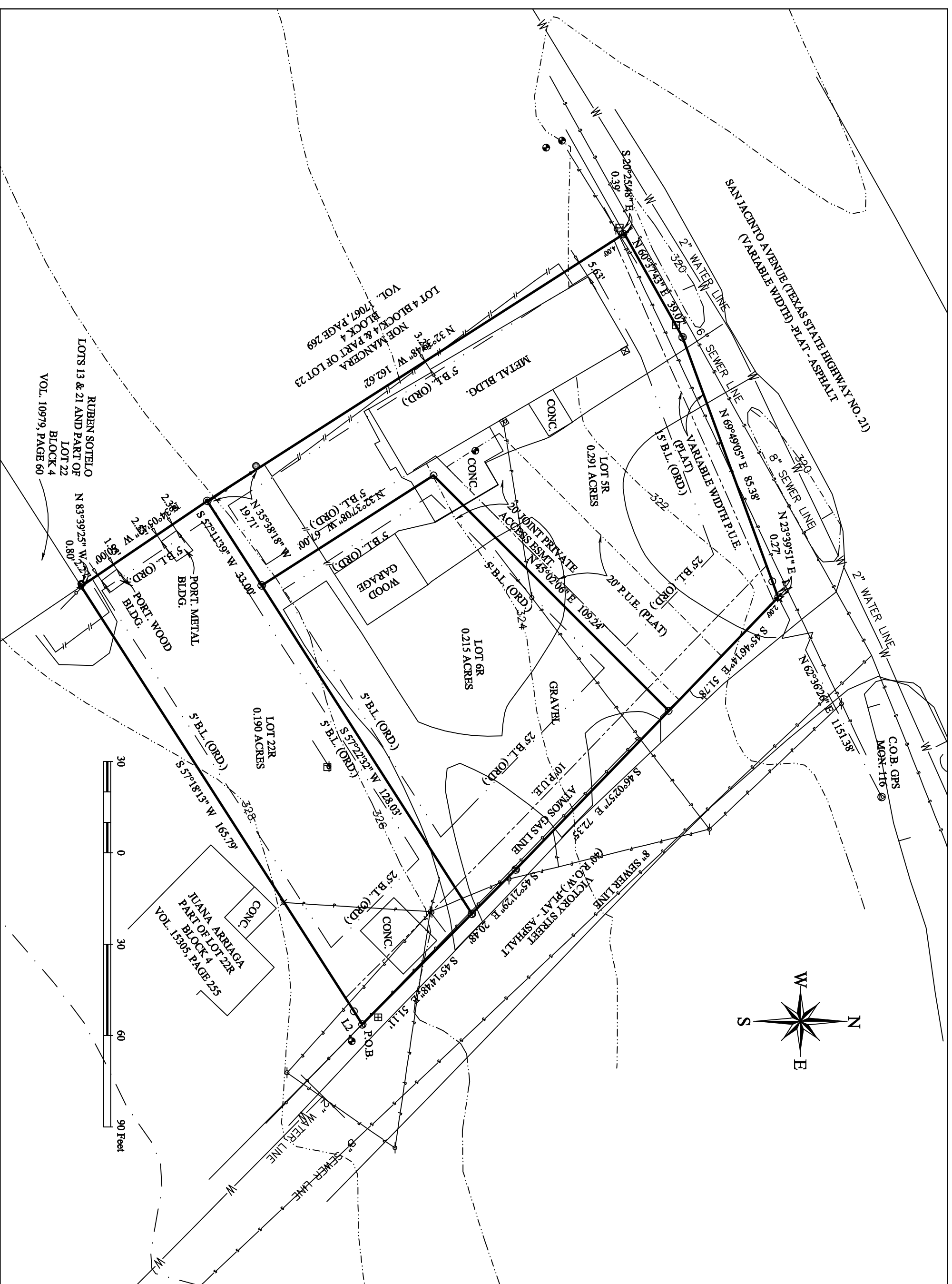
Survey Notes:
 1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" and 5/8" iron rods found & referred to the previous recorded plat.
 2) Drawing Scale is 1"=20'
 3) Drawn by: Adam Wallace
 4) Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041(C0195) effective date, 05-16-2012.
 5) Property is zoned Residential District - S900 (RD-5).
 6) 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.
 7) The subject property is zoned Retail District (C-2), per Ordinance _____, passed, adopted and approved on May 2nd, 2023, at a regular meeting of the City Council.

ATM Surveying
 P.O. Box 10313, College Station, TX 77840
 PHONE: (979)209-9201 email: Adam@ATMSurveying.com
 www.ATMSurveying.com - FIRM #101784-00

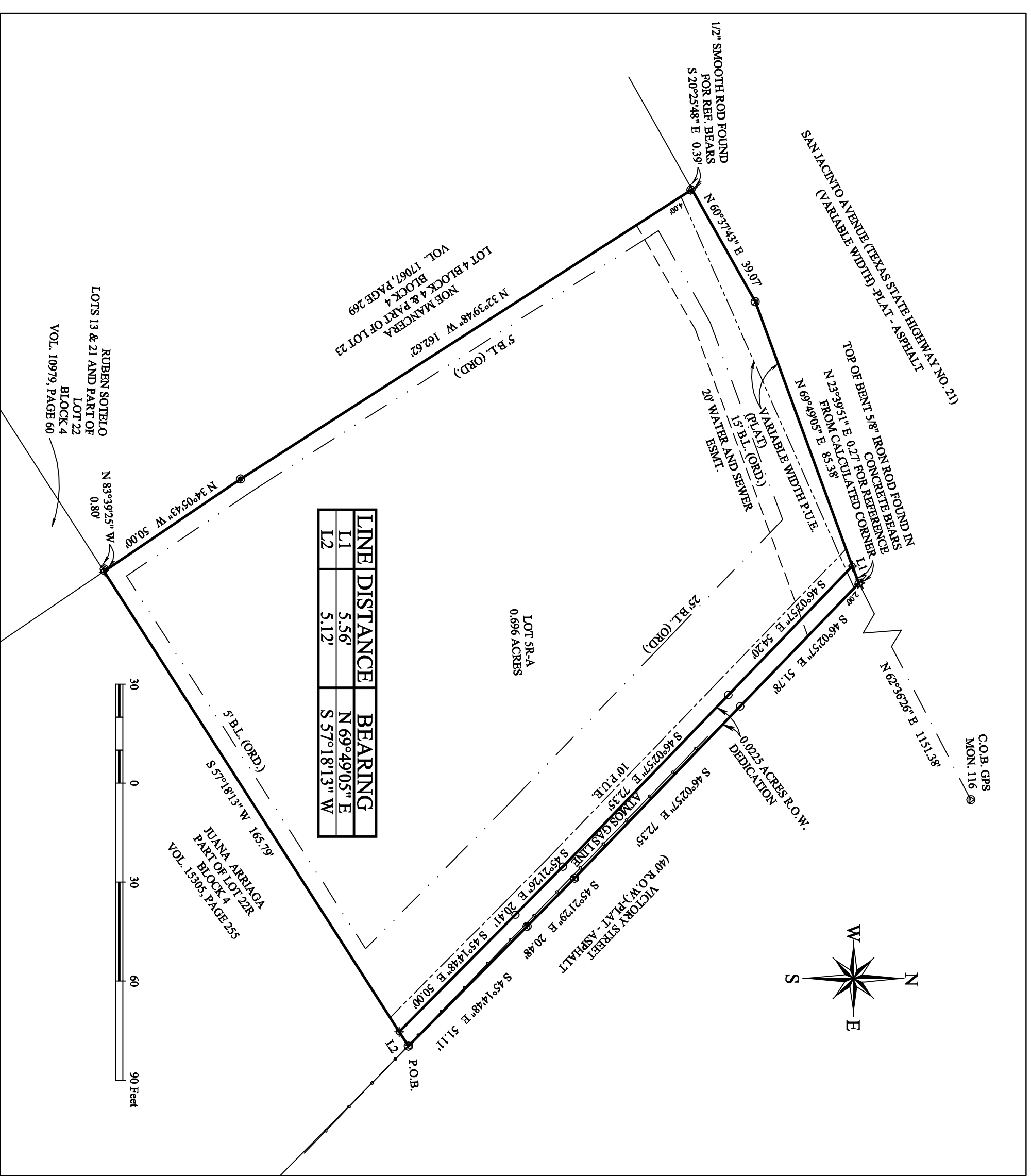
FINAL PLAT
HANUS ADDITION
LOT 5R-A (0.696 ACRES)
BLOCK 4
BEING A REPLAT OF
LOTS 5R, 6R AND 22R
BLOCK 4
Bryan, Brazos County, Texas

SCALE: 1" = 30'
 OWNER/DEVELOPER:
 BERNARDINO ARRIAGA AND
 JUANA ARRIAGA
 5101 LEONARD RD
 RAMBLEWOOD ESTATES
 BRYAN, TX 77807

APRIL, 2023
 SURVEYOR:
 Adam Wallace, RPLS 6132
 ATM Surveying
 1403 Lemon Tree
 College Station TX 77840
 (979) 209-9291

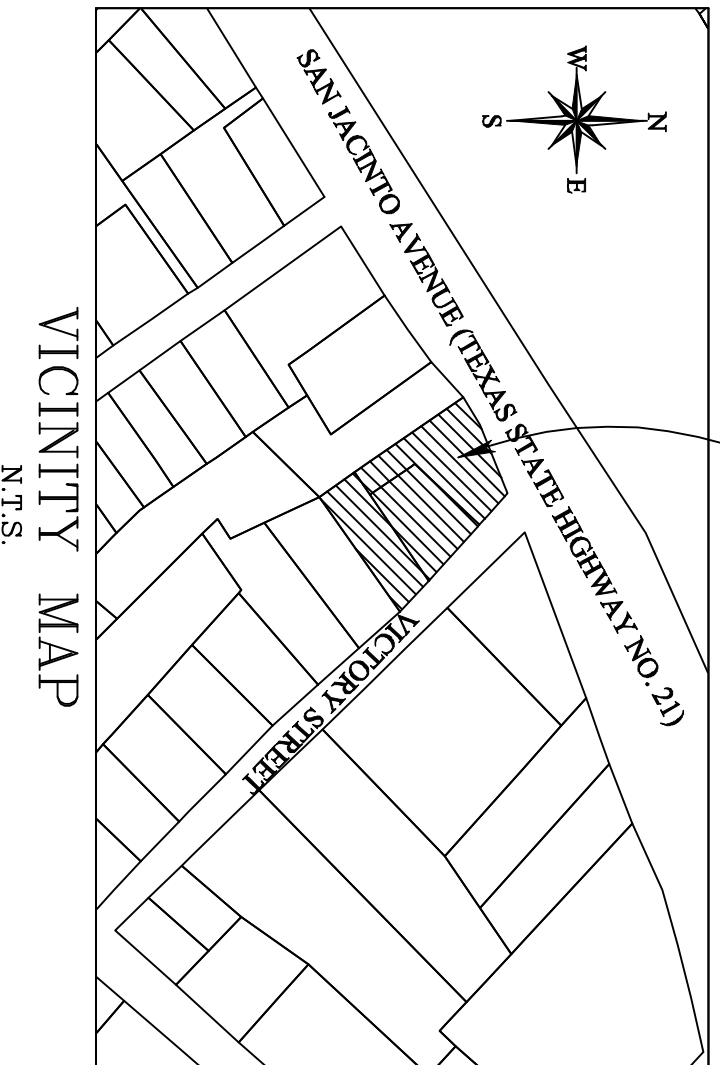


ORIGINAL PLAT



FINAL PLAT

PROJECT LOCATION



METERS AND BOUNDS DESCRIPTION

Being a tract of land containing 0.696 acres, being all of Lots 22R, 22R-1 and 22R-2, Block 4 of the BEING A REPLAT OF LOT 22R, BLOCK 4, PLAT 17067, PAGE 269 OF THE PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, 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 ATM 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 road fringe called part of Lot 22R, Block 4, as recorded in Vol. 13503, Page 253 of the B.C.O.R.,

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

South 57°18'13" West, a distance of 5.12 feet to a 1/2" iron rod with a pink plastic cap marked "RLS 6132 - ATM SURV" set for a point in the southwest line of this tract;

South 57°18'13" West, a distance of 165.79 feet to a 1/2" iron rod with pink plastic cap marked "RLS 6132 - ATM SURV" set for the south corner of this tract, also being the north corner of the road fringe called part of Lot 22R, Block 4, as recorded in Vol. 17067, Page 269 of the B.C.O.R., and part of Lot 23, Block 4, as recorded in Vol. 17067, Page 269 of the B.C.O.R., from which a 5/8" iron rod found bears N 83°39'25" W, a distance of 0.80 feet for reference;

THENCE along the common line between this tract and said Mancera 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 "TAGGERT RPLS 5676" found for a point in the southwest line of this tract;

North 32°39'48" West, a distance of 162.62 feet to a 1/2" iron rod with pink plastic cap marked "RLS 6132 - ATM SURV" set for the west corner of this tract, also being a point in the southeast 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 0.27 feet for reference;

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

North 60°37'43" East, a distance of 39.07 feet to a 1/2" iron rod found for a bead 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 "RLS 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°39'21" 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 21.78 feet to a calculated point in the northeast line of this tract;

South 46°02'57" East, a distance of 72.35 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 21.11 feet to the **PLACE OF BEGINNING** containing 0.696 acres.

City Engineer, Bryan, Texas: _____

APPROVAL OF THE CITY ENGINEER

1. _____, 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 Planner, Bryan, Texas: _____

APPROVAL OF THE CITY PLANNER

1. _____, 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

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

1. _____, the undersigned, _____, the owners and developers of the land shown on this plat, being the tract containing _____, and whose name is subscribed hereon, hereby dedicate to the use of the public forever all streets, alleys, parks, walkways, driveways, easements and public places hereon shown for the purposes identified.

OWNER: _____

STATE OF TEXAS
COUNTY OF BRAZOS

Notary Public, Brazos County, Texas

Before me, the undersigned authority, on this day personally appeared _____, the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____ day of _____, 20____.

File Name: 21-04966 - HWY 21 - 1801 REPLAT AND REZONE MAP.DWG
Printed: 01/25/23
Revised: 04/21/23

SURVEY LEGEND

- 1. **BOUNDARY** - Indicated by a solid line with pink plastic cap markers.
- 2. **ADJACENT PROPERTY** - Indicated by a dashed line.
- 3. **RIGHT-OF-WAY** - Indicated by a solid line with a dashed center line.
- 4. **PROPOSED** - Indicated by a solid line with a dashed center line.
- 5. **EXISTING** - Indicated by a solid line with a solid center line.
- 6. **WATER** - Indicated by a wavy line.
- 7. **UTILITY** - Indicated by a line with cross-ticks.
- 8. **IRON ROD** - Indicated by a circle with a cross.
- 9. **PLASTIC CAP** - Indicated by a square with a cross.
- 10. **SMOOTH ROD** - Indicated by a circle with a dot.
- 11. **WOOD** - Indicated by a solid line with a wavy center line.
- 12. **CONCRETE** - Indicated by a solid line with a wavy center line.
- 13. **GRAVEL** - Indicated by a solid line with a wavy center line.
- 14. **WOOD** - Indicated by a solid line with a wavy center line.
- 15. **CONCRETE** - Indicated by a solid line with a wavy center line.
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- 17. **WOOD** - Indicated by a solid line with a wavy center line.
- 18. **CONCRETE** - Indicated by a solid line with a wavy center line.
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- 83. **WOOD** - Indicated by a solid line with a wavy center line.
- 84. **CONCRETE** - Indicated by a solid line with a wavy center line.
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- 87. **CONCRETE** - Indicated by a solid line with a wavy center line.
- 88. **GRAVEL** - Indicated by a solid line with a wavy center line.
- 89. **WOOD** - Indicated by a solid line with a wavy center line.
- 90. **CONCRETE** - Indicated by a solid line with a wavy center line.
- 91. **GRAVEL** - Indicated by a solid line with a wavy center line.
- 92. **WOOD** - Indicated by a solid line with a wavy center line.
- 93. **CONCRETE** - Indicated by a solid line with a wavy center line.
- 94. **GRAVEL** - Indicated by a solid line with a wavy center line.
- 95. **WOOD** - Indicated by a solid line with a wavy center line.
- 96. **CONCRETE** - Indicated by a solid line with a wavy center line.
- 97. **GRAVEL** - Indicated by a solid line with a wavy center line.
- 98. **WOOD** - Indicated by a solid line with a wavy center line.
- 99. **CONCRETE** - Indicated by a solid line with a wavy center line.
- 100. **GRAVEL** - Indicated by a solid line with a wavy center line.

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

APRIL, 2023
SCALE: 1" = 30'
OWNER/DEVELOPER: Adam Wallace, RPLS 6132
SURVEYOR: Adam Wallace, RPLS 6132
ATM Surveying
JUAN A. ARIAGA
BERNARDINO ARIAGA AND
5101 LEONARD RD
RAMBLEWOOD ESTATES
BRAN, TX 77807
(979) 209-9291