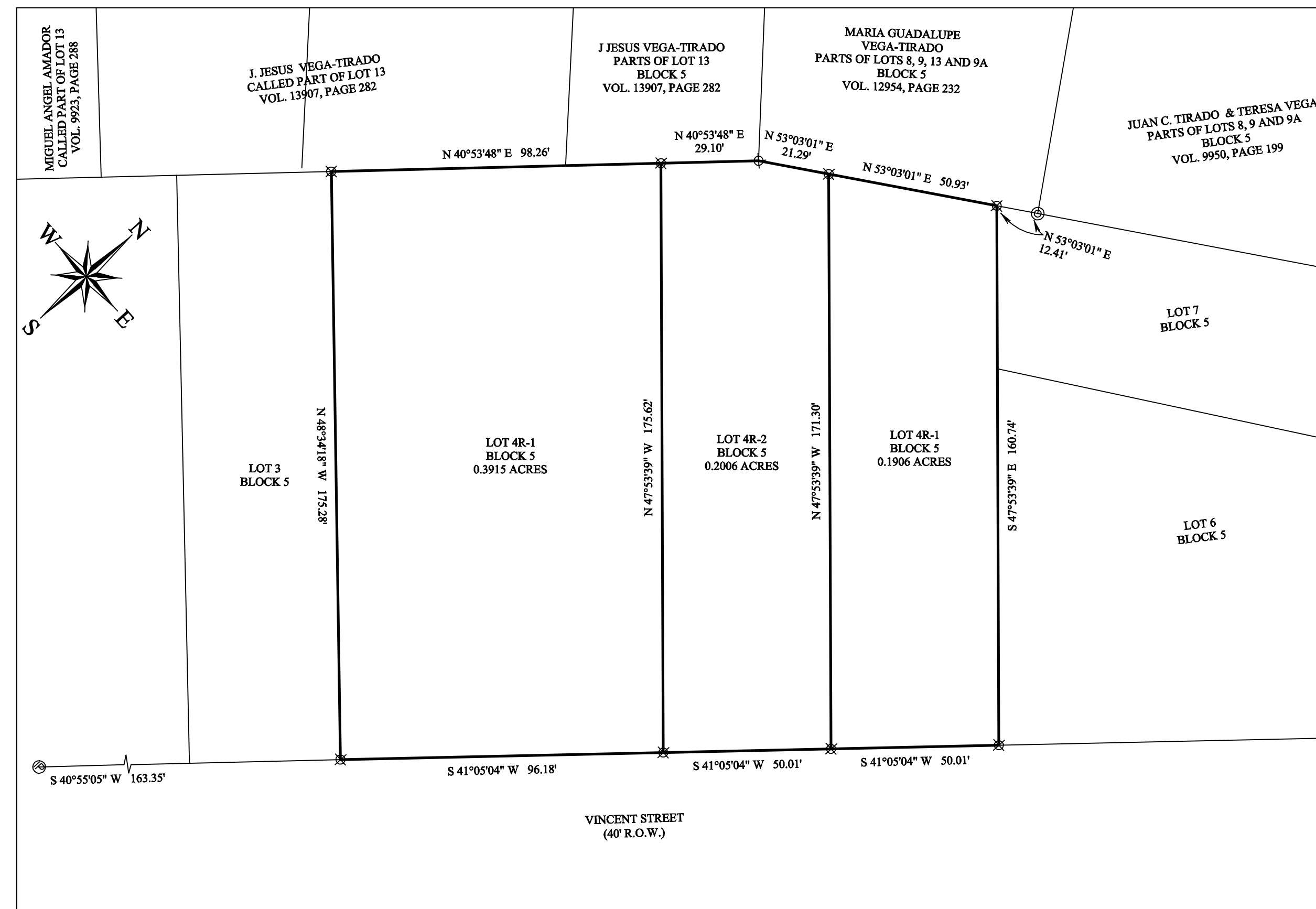
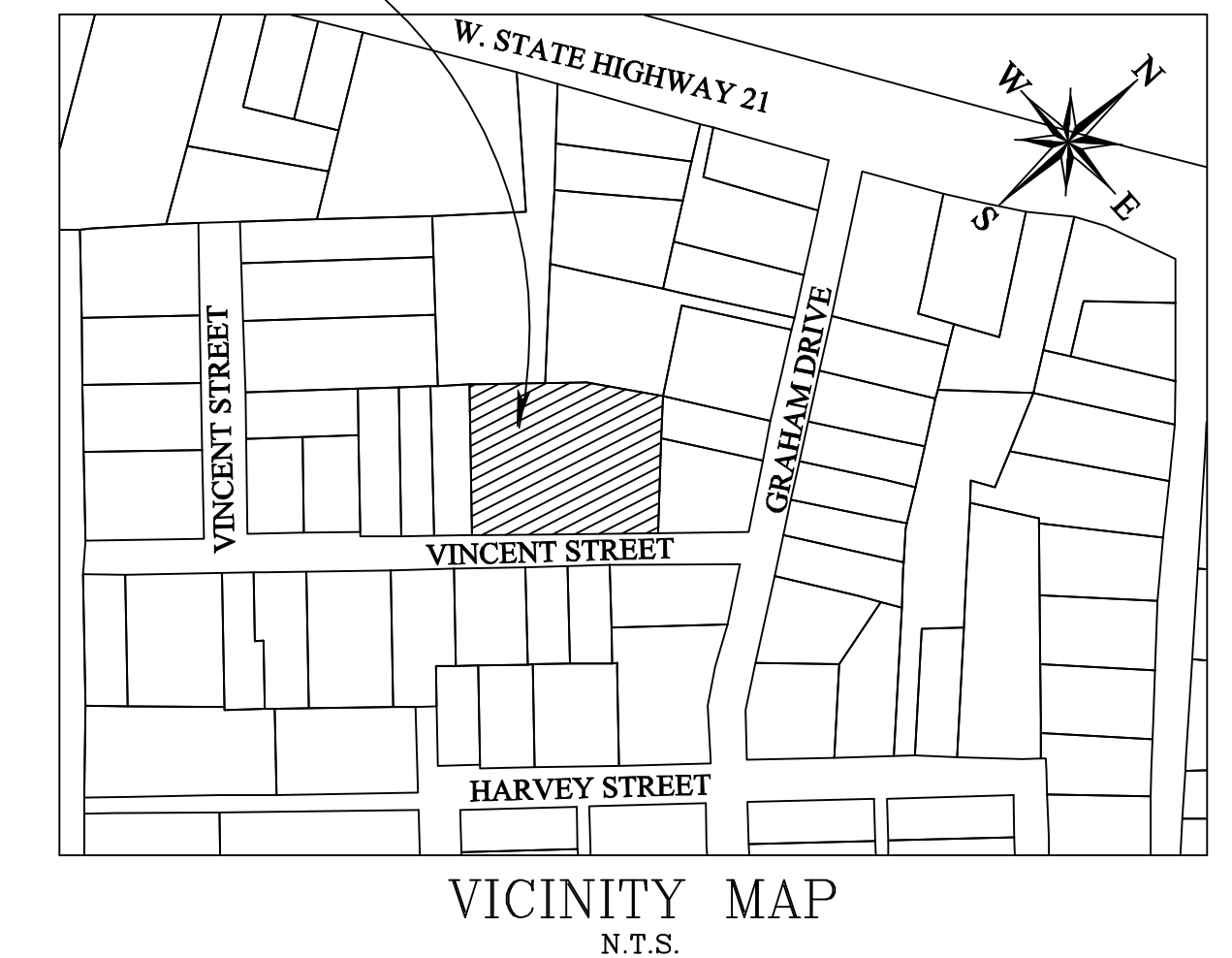


ORIGINAL PLAT



REPLAT

PROJECT LOCATION



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 18926, Page 235 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: _____

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chair, Planning and Zoning Commission, 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 _____.

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 EASEMENT	--- POWER POLE
--- RESIDENCE BUILDING (LINE/BL)	--- GAS METER
--- FLATTOP BUILDING (LINE/BL)	--- SEWER CLEAROUT
--- INDUSTRIAL BUILDING (LINE/BL)	--- SEWER CLEAROUT
--- ELECTRICAL LINE	--- COVERED CONC.
--- CHAIN-LINK FENCE	--- COVERED CONC.
--- WOOD FENCE	--- COVERED CONC.

1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERR" - RPLS 400' ROUND
 1/2" IRON ROD WITH PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 400' ROUND"
 1/2" IRON ROD ROUND @ 3/8" IRON ROD ROUND @ 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) Setback lines:
 25' - Front 5' - Side 5' - Rear

FINAL PLAT
Lots 4R-1, 4R-2 and 4R-3
Block 5
 of the
Hanus Addition
 Being a Replat of
 Parts of Lots 4 and 5
 Block 5 of the
Hanus Addition
 Vol. 116, Page 409
John Austin League, A-2
Bryan, Brazos County, Texas

SCALE: 1"=30'
 APRIL, 2024

OWNER/DEVELOPER:
 J. JESUS VEGA-TIRADO & ROSA ALBA VEGA-TIRADO
 1901 W. HIGHWAY 21
 BRYAN, TX 77803

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