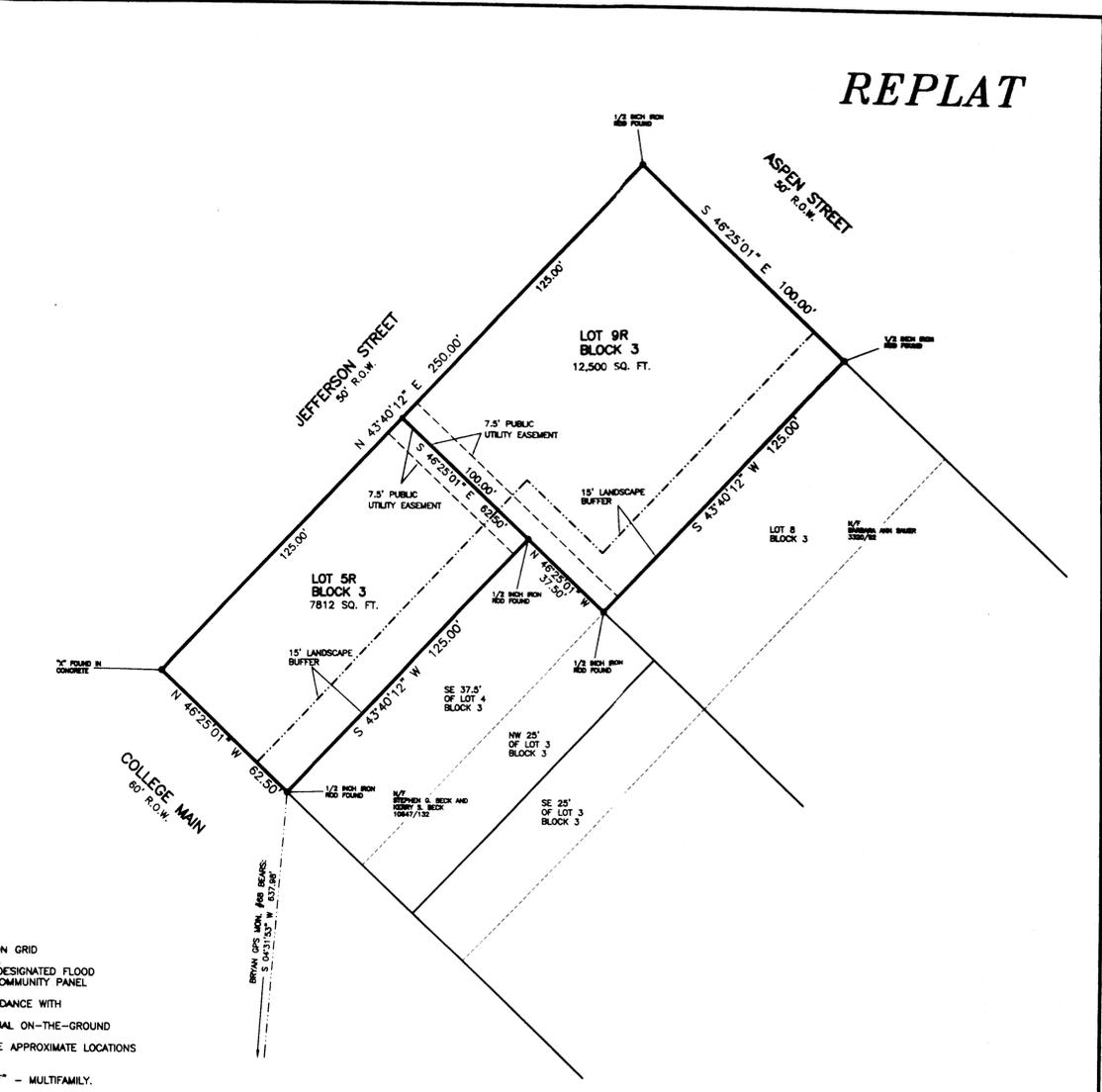
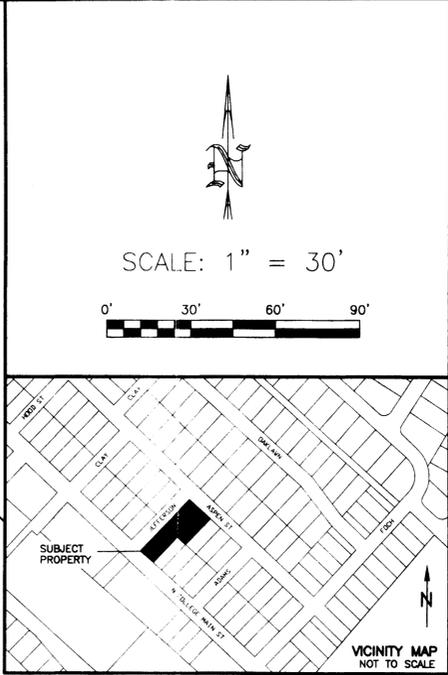
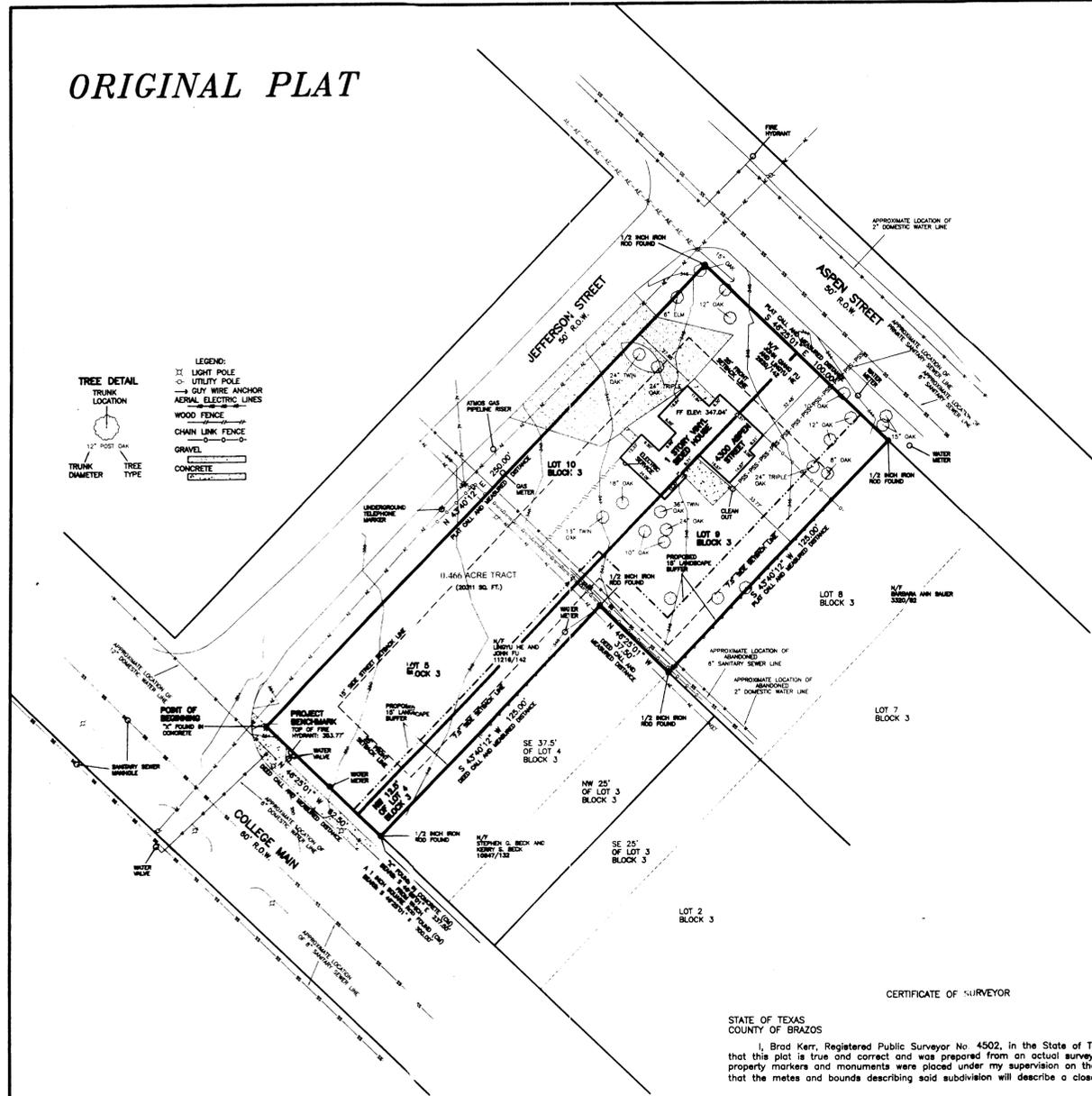


ORIGINAL PLAT

REPLAT



- GENERAL NOTES**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL #480410328 E, DATED MAY 18, 2012.
 3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
 4. CONTOURS SHOWN HEREON ARE PER AN ACTUAL ON-THE-GROUND TOPOGRAPHICAL SURVEY.
 5. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS PER CITY OF BRYAN MAPS.
 6. ELEVATION DATUM: NAVD 1988
 7. SUBJECT PROPERTY IS CURRENTLY ZONED "MF" - MULTIFAMILY.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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, City of Bryan

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, City of Bryan

CERTIFICATE OF 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 on the ___ day of ___, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
 Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 & Zoning Commission of the City of Bryan on the ___ day of ___, 20__, and same was duly approved on the ___ day of ___, 20__.

Chairman

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, LING YU HE and JOHN FU, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 2820 & 11216, Page 142 & 142, 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 shown hereon for the purposes identified.

Owner(s)

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

Given under my hand and seal on this ___ day of ___, 20__.

Notary Public, Brazos County, Texas

METES AND BOUNDS DESCRIPTION

OF A
 0.466 ACRE TRACT
 J. E. SCOTT LEAGUE, A-50
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. E. SCOTT LEAGUE, ABSTRACT NO. 50, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 5, 8, 9, 10 AND THE NORTHWEST 12.5 FEET OF LOT 4, BLOCK 3, HIGHLAND PARK ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 81, PAGE 812 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING THE SAME TRACTS OF LAND AS DESCRIBED BY THE DEEDS RECORDED IN VOLUME 11216, PAGE 142 AND VOLUME 2820, PAGE 142 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND IN CONCRETE ON THE SOUTHWEST LINE OF JEFFERSON STREET (50' R.O.W.) AND THE NORTHEAST LINE OF COLLEGE MAIN (60' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 5;

THENCE: N 43° 40' 12" E ALONG THE SOUTHWEST LINE OF JEFFERSON STREET FOR A DISTANCE OF 250.00 FEET (PLAT CALL AND MEASURED) TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 9 AND THE NORTH CORNER OF SAID LOT 10;

THENCE: S 48° 25' 01" E ALONG THE SOUTHWEST LINE OF ASPEN STREET FOR A DISTANCE OF 100.00 FEET (PLAT CALL AND MEASURED) TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 9 AND THE NORTH CORNER OF SAID LOT 8;

THENCE: S 43° 40' 12" W ALONG THE COMMON LINE OF SAID LOTS 8 AND 9 FOR A DISTANCE OF 125.00 FEET (PLAT CALL AND MEASURED) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 9, THE WEST CORNER OF SAID LOT 8, THE NORTH CORNER OF LOT 7 OF SAID BLOCK 3 AND THE EAST CORNER OF SAID LOT 4;

THENCE: N 48° 25' 01" W ALONG THE COMMON LINE OF SAID LOTS 4 AND 9 FOR A DISTANCE OF 37.50 FEET (DEED CALL AND MEASURED) TO A 1/2 INCH IRON ROD FOUND;

THENCE: S 43° 40' 12" W THROUGH SAID LOT 4 FOR A DISTANCE OF 125.00 FEET (DEED CALL AND MEASURED) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF COLLEGE MAIN MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, AN "X" FOUND IN CONCRETE BEARS: S 48° 25' 01" E FOR A DISTANCE OF 237.50 FEET FROM WHICH A 1 INCH SQUARE ROD FOUND BEARS: S 48° 25' 01" E FOR A DISTANCE OF 300.00 FEET;

THENCE: N 48° 25' 01" W ALONG THE NORTHEAST LINE OF COLLEGE MAIN FOR A DISTANCE OF 82.50 FEET (DEED CALL AND MEASURED) TO THE POINT OF BEGINNING CONTAINING 0.466 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

REPLAT

OF
 LOTS 5, 9, 10 AND THE
 NW 12.5' OF LOT 4, BLOCK 3
HIGHLAND PARK ADDITION
 VOLUME 91, PAGE 612
 0.466 ACRES, J. E. SCOTT LEAGUE, A-50
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: OCT. 2013
 PLAT DATE: 11-06-13

JOB NUMBER: 13-775
 CAD NAME: 13-775
 CR5 FILE: HIGHLD2 (cont); 13-553 (job)

PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

PREPARED FOR: LING YU HE
 718 SUMMER GLEN DRIVE
 COLLEGE STATION, TEXAS 77840