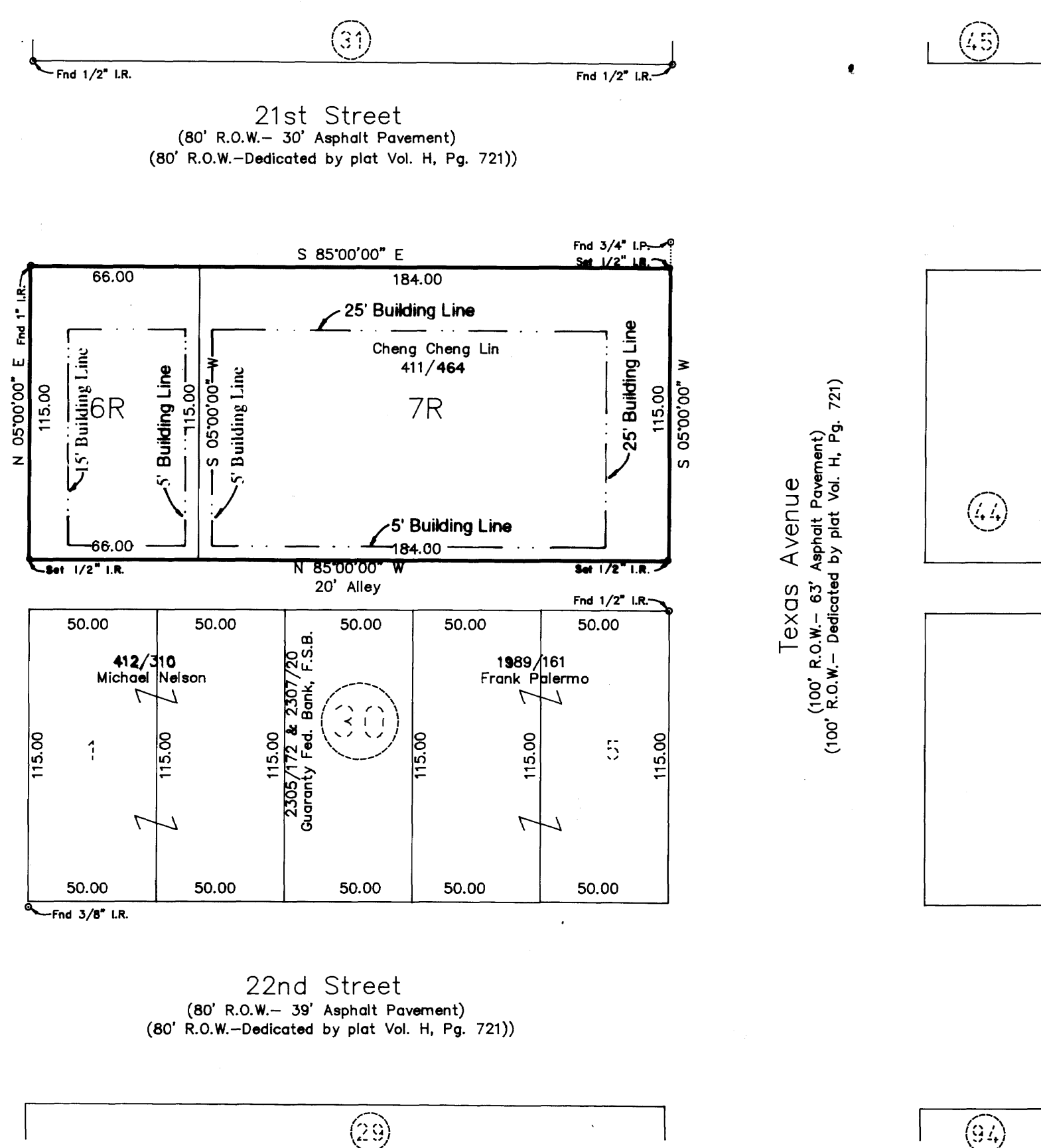


Scale: 1" = 50'  
 Basis of Bearings: East line of subject tract rotated to assumed West right-of-way line of Texas Avenue bearing of N 05°00'00" E



Vicinity Map (N.T.S.)



Scale: 1" = 50'  
 Basis of Bearings: East line of subject tract rotated to assumed West right-of-way line of Texas Avenue bearing of N 05°00'00" E

ORIGINAL PLAT

FIELD NOTES

BEING ALL OF LOTS 6 THROUGH 10, BLOCK 30, ORIGINAL TOWNSITE OF THE CITY OF BRYAN ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID LOTS 6 THROUGH 10, BLOCK 30 BEING CONVEYED TO CHENG CHENG LIN BY DEED OF RECORD IN VOLUME 411, PAGE 464 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron rod set for northwest corner at the northwest corner of said Lot 6 and said Block 30, a distance of 250.00 feet to a 1/2" iron rod set for northeast corner at the southeast corner of said Lot 10 and said Block 30, same being the intersection of said south right-of-way line of 21st Street with the east right-of-way line of Washington Avenue;

THENCE S 85°00'00" E, along said south right-of-way line of 21st Street and the north line of said Block 30, a distance of 250.00 feet to a 1/2" iron rod set for northeast corner at the southeast corner of said Lot 10 and said Block 30, same being the intersection of said south right-of-way line of 21st Street with the west right-of-way line of Texas Avenue;

THENCE S 05°00'00" W, along said west right-of-way line of Texas Avenue and the east line of said Block 30, a distance of 115.00 feet to a 1/2" iron rod set for southeast corner at the southeast corner of said Lot 10, same being the intersection of said south right-of-way line of Texas Avenue with the north right-of-way line of a 20' Alley;

THENCE N 85°00'00" W, along said north right-of-way line of the 20' Alley and the south lines of said Lot 10 thru 6, inclusive, a distance of 250.00 feet to a 1/2" iron rod set for southwest corner at the southwest corner of said Lot 6, same being the intersection of said north right-of-way line of the 20' Alley with the aforesaid east right-of-way line of Washington Avenue;

THENCE N 05°00'00" E, along said east right-of-way line of Washington Avenue and the west line of said Lot 6 and of said Block 30, a distance of 115.00 feet to the POINT OF BEGINNING and containing 0.660 of one acre of land, more or less, according to a survey performed in the month of September, 1995, under the supervision of Donald D. Garrett, Registered Professional Land Surveyor No. 2972.

GENERAL NOTES:

- 1) 1/2" Iron Rods to be set at all lot corners.
- 2) All improvements shown are existing, unless otherwise noted.
- 3) Minimum five (5) foot wide sideyard setback on all lots.
- 4) No portion of this subdivision is within the 100-year flood hazard area as per FEMA Community Panel Map No. 480082-0133c-7/2/92.
- 5) All drainage design to be in accordance with City of Bryan current drainage ordinances and policy.

REPLAT

LOTS 6R & 7R  
 A REPLAT  
 OF  
 LOTS 6 thru 10, BLOCK 30  
 ORIGINAL TOWNSITE - CITY OF BRYAN  
 VOLUME H, PAGE 721

S. F. AUSTIN LEAGUE ABSTRACT NO. 62

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'

SEPTEMBER, 1995

FILED  
 95 OCT 30 AM 11:00  
 BRAZOS COUNTY CLERK'S OFFICE  
 591803

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Cheng Cheng Lin,  
 owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me in the Deed Records of Brazos County in Volume 411 Page 464 and designated herein as the Block 30 Original Townsite of Lot 6-10 in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

Owner  
*[Signature]*

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

*[Signature]*  
 City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

I, John Godfrey, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 21 day of September, 1995, and same was duly approved on the 21 day of September, 1995 by said commission.

*[Signature]*  
 Chairman of the Planning & Zoning Commission  
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

*[Signature]*  
 City Engineer, Bryan, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Cheng Cheng Lin, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 27 day of September, 1995.

*[Signature]*  
 Public, State of Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

*[Signature]*  
 Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

*[Signature]*  
 Donald D. Garrett, P.E. No. 22790

CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, 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 30 day of October, 1995, in the Deed /Official Records of Brazos County, Texas, in Volume 416, Page 477.

County Clerk  
 Brazos County, Texas

OWNER: CHENG CHENG LIN  
 1500 NORTH LOOP, SUITE 1  
 HOUSTON, TEXAS 77009  
 PHONE: (713) 862-2281

GARRETT ENGINEERING  
 Consulting Engineering & Land Surveying  
 4444 Carter Creek Parkway Suite 108  
 Bryan, Texas 77802  
 Phone: 409 / 846 - 2688

