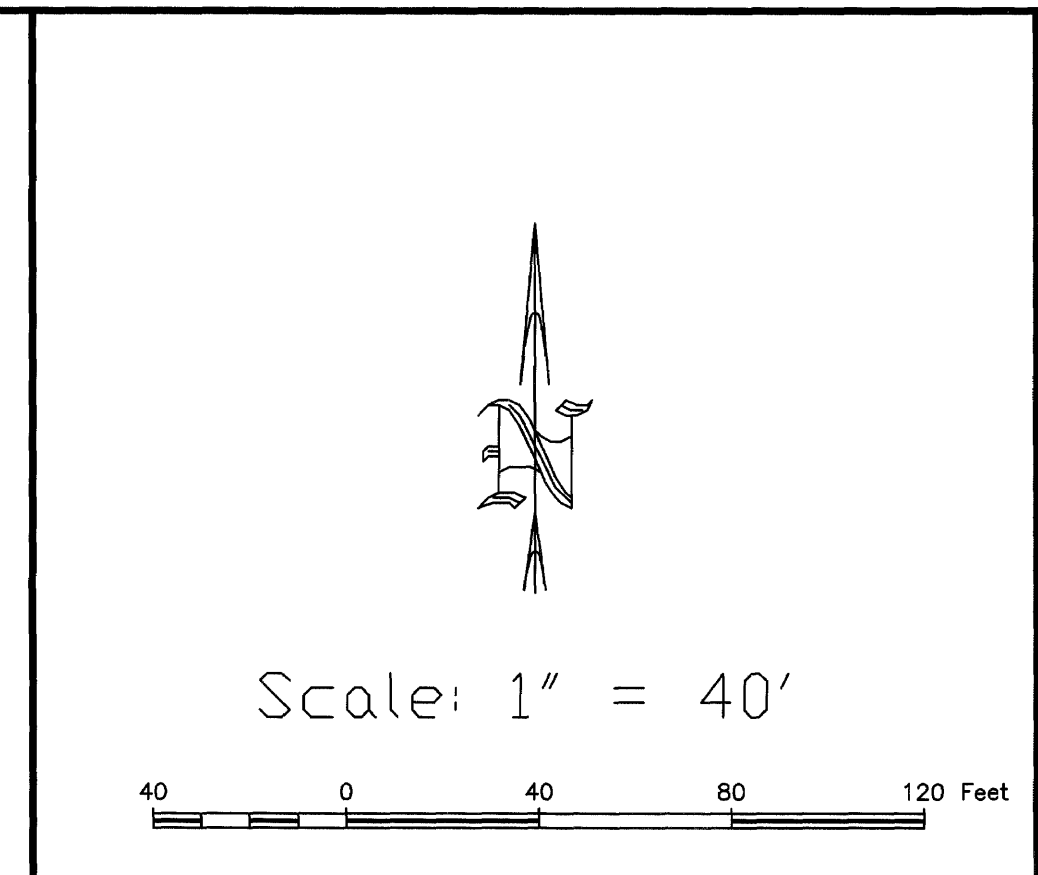
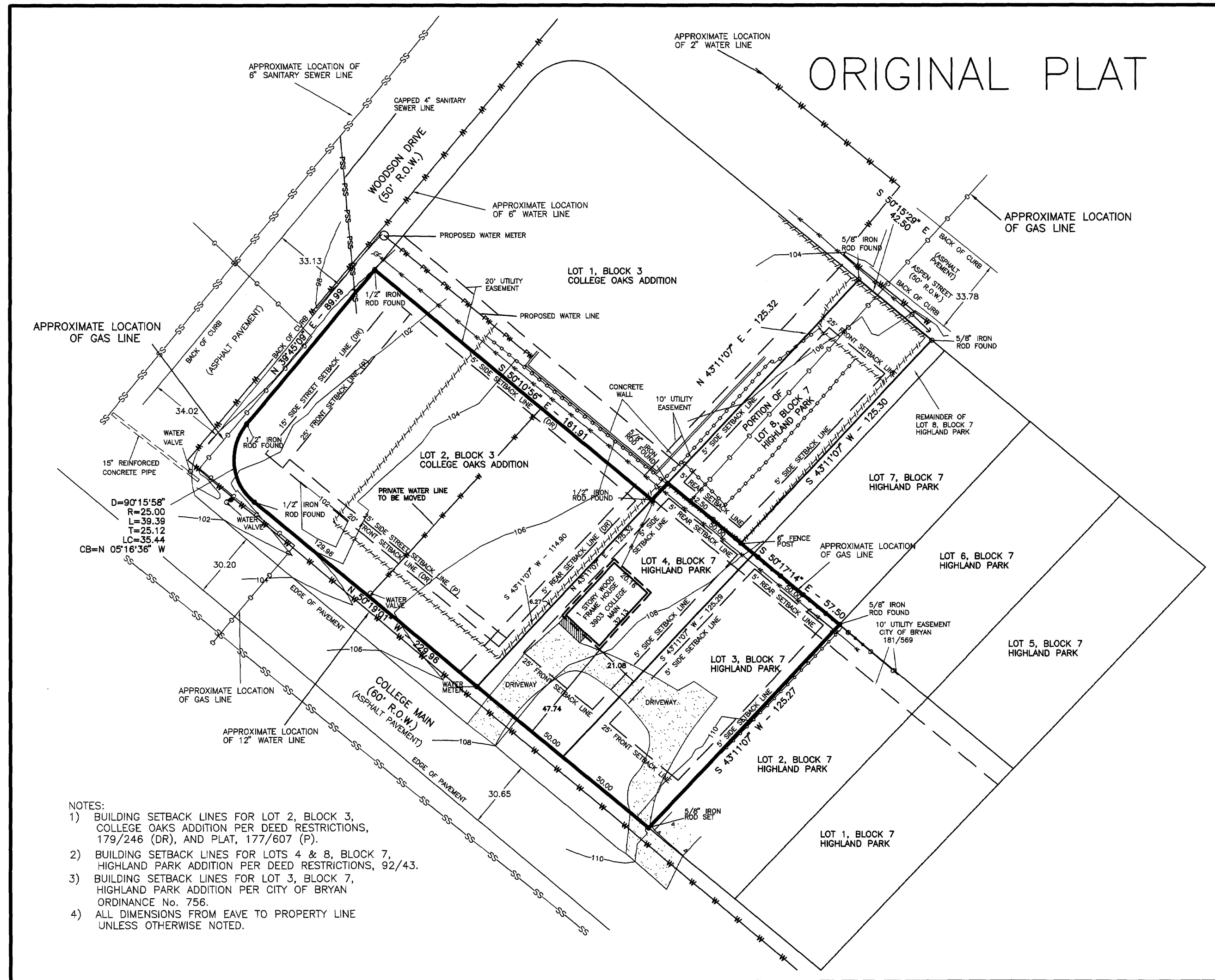


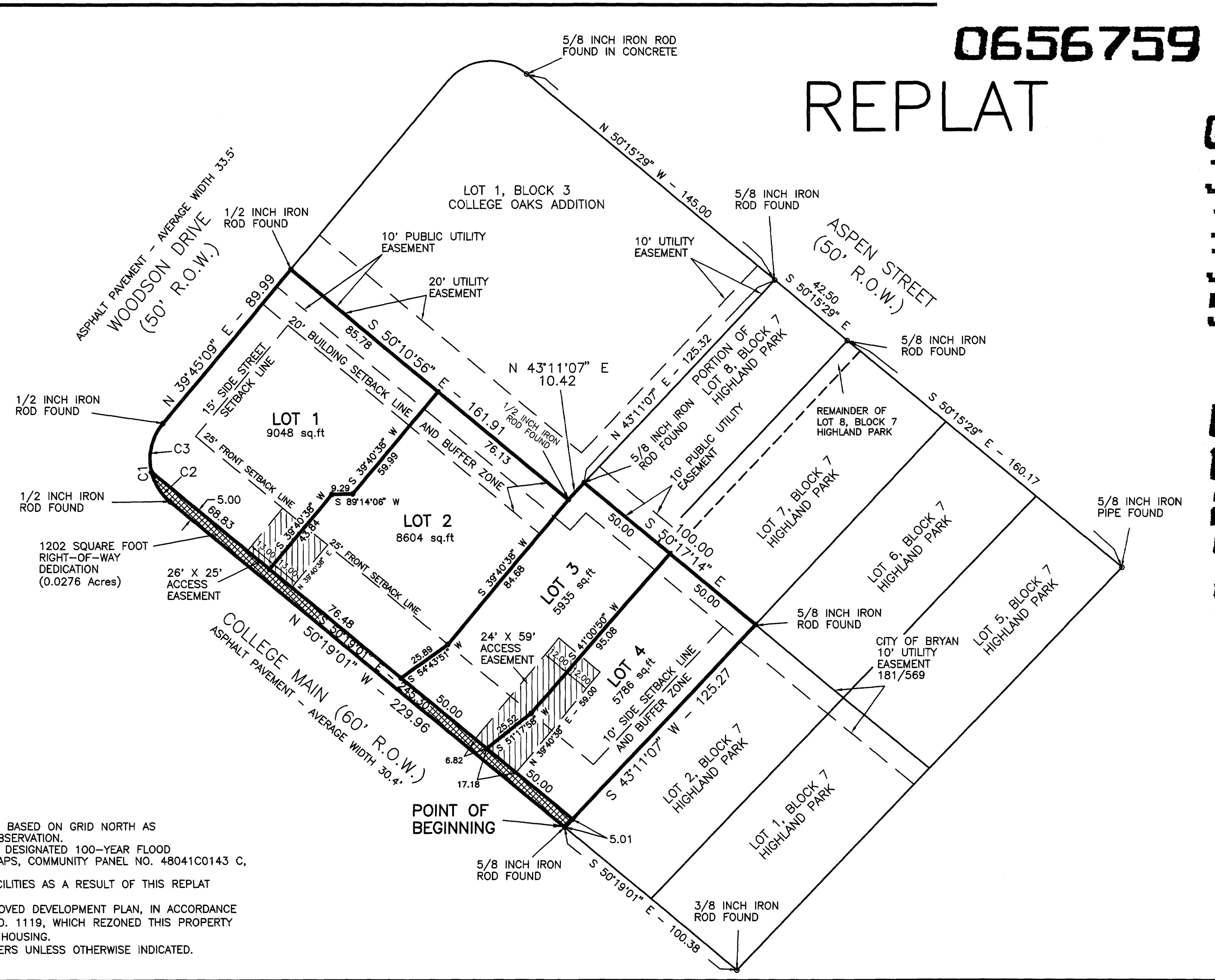
0656759  
REPLAT

0656759



LEGEND:  
FIRE HYDRANT  
LIGHT POLE  
UTILITY POLE  
GUY WIRE ANCHOR  
AERIAL ELECTRIC LINES  
WOOD FENCE  
WELDED WIRE FENCE  
CHAIN LINK FENCE  
WOOD DECKING  
GRAVEL  
CONCRETE  
EAVES (1.2\"/>

CURVE DATA  
C1 D=90'15\"/>



- NOTES:  
1) BUILDING SETBACK LINES FOR LOT 2, BLOCK 3, COLLEGE OAKS ADDITION PER DEED RESTRICTIONS, 179/245 (DR), AND PLAT, 177/607 (P).  
2) BUILDING SETBACK LINES FOR LOTS 4 & 8, BLOCK 7, HIGHLAND PARK ADDITION PER DEED RESTRICTIONS, 92/43.  
3) BUILDING SETBACK LINES FOR LOT 3, BLOCK 7, HIGHLAND PARK ADDITION PER CITY OF BRYAN ORDINANCE No. 756.  
4) ALL DIMENSIONS FROM EAVE TO PROPERTY LINE UNLESS OTHERWISE NOTED.

- NOTES:  
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS CONTROL OBSERVATION.  
2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143 C, EFFECTIVE DATE 07-02-1992.  
3. ANY RELOCATION OF TELEPHONE FACILITIES AS A RESULT OF THIS REPLAT SHALL BE AT OWNER'S EXPENSE.  
4. BUILDING SETBACK LINES PER APPROVED DEVELOPMENT PLAN, IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE NO. 1119, WHICH REZONED THIS PROPERTY TO PD-H, PLANNED DEVELOPMENT-HOUSING.  
5. 5/8\"/>

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (We), Jackie Brown Owner(s) of the land shown on this plat, designated herein as Lots 1 - 4, College Main Villas, to the City of Bryan, Brazos County, Texas, in whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains easements and public places thereon shown on the purpose and consideration therein expressed.

Filed for Record in:  
BRAZOS COUNTY,  
On: May 29, 1998 at 11:35A  
As a  
Plats  
Document Number: 0656759  
Amount 55.00  
Receipt Number - 111396  
By:  
Jackie Brown

METES AND BOUNDS DESCRIPTION  
OF A  
1202 SQUARE FOOT TRACT  
5' WIDE STREET DEDICATION  
PORTION OF LOT 2, BLOCK 3, COLLEGE OAKS ADDITION  
AND A PORTION OF LOT 3 AND LOT 4, BLOCK 7  
HIGHLAND PARK ADDITION  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION ALL THAT CERTAIN TRACT OF LAND, LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF LOT 2, BLOCK 3, COLLEGE OAKS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 177, PAGE 607 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF LOT 3 AND LOT 4, BLOCK 7, HIGHLAND PARK ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 91, PAGE 612 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING: AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF COLLEGE MAIN (60' R.O.W.) MARKING THE COMMON CORNER OF LOT 3 AND LOT 2, BLOCK 7, HIGHLAND PARK ADDITION, FOR REFERENCE A 3/8 INCH IRON PIPE FOUND MARKING THE SOUTH CORNER OF LOT 1, BLOCK 7, HIGHLAND PARK ADDITION BEARS: S 50° 19' 01" E FOR A DISTANCE OF 100.38 FEET;

THENCE: N 50° 19' 01" W ALONG THE NORTHEAST LINE OF COLLEGE MAIN, AT 50.00 FEET PASS THE COMMON CORNER OF LOT 3 AND LOT 4, BLOCK 7, HIGHLAND PARK ADDITION, AT 100.00 FEET PASS THE SOUTH CORNER OF LOT 2, BLOCK 3, COLLEGE OAKS ADDITION, CONTINUE ON FOR A TOTAL DISTANCE OF 229.96 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 57' 46" FOR AN ARC DISTANCE OF 16.13 FEET (CHORD BEARS: N 31° 55' 42" W - 15.65 FEET) TO A POINT IN SAID CURVE;

THENCE: S 50° 19' 01" E FIVE FEET FROM AND PARALLEL TO THE NORTHEAST LINE OF COLLEGE MAIN FOR A DISTANCE OF 245.30 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 2 AND LOT 3, BLOCK 7, HIGHLAND PARK;

THENCE: S 43° 11' 07" W ALONG THE COMMON LINE OF LOT 2 AND LOT 3, BLOCK 7, HIGHLAND PARK ADDITION, FOR A DISTANCE OF 5.01 FEET TO THE POINT OF BEGINNING CONTAINING 1202 SQUARE FEET (0.0274 OF AN ACRE) OF LAND AS SURVEYED ON THE GROUND JULY, 1997. FOR MORE DESCRIPTIVE INFORMATION SEE PLAT PREPARED JULY, 1997. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

CERTIFICATION 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 29th day of May, 1998, in the Official Public Records of Brazos County Texas, in Volume 0656759, Page 1.

METES AND BOUNDS DESCRIPTION  
OF A  
0.702 ACRE TRACT  
LOT 2, BLOCK 3, COLLEGE OAKS ADDITION  
LOT 3 AND LOT 4, BLOCK 7  
HIGHLAND PARK ADDITION  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION ALL THAT CERTAIN TRACT OF LAND, LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 2, BLOCK 3, COLLEGE OAKS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 177, PAGE 607 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOT 3, LOT 4 AND A PORTION OF LOT 8, BLOCK 7, HIGHLAND PARK ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 91, PAGE 612 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING: AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF COLLEGE MAIN (60' R.O.W.) MARKING THE COMMON CORNER OF LOT 3 AND LOT 2, BLOCK 7, HIGHLAND PARK ADDITION, FOR REFERENCE A 3/8 INCH IRON PIPE FOUND MARKING THE SOUTH CORNER OF LOT 1, BLOCK 7, HIGHLAND PARK ADDITION BEARS: S 50° 19' 01" E FOR A DISTANCE OF 100.38 FEET;

THENCE: N 50° 19' 01" W ALONG THE NORTHEAST LINE OF COLLEGE MAIN, AT 50.00 FEET PASS THE COMMON CORNER OF LOT 3 AND LOT 4, BLOCK 7, HIGHLAND PARK ADDITION, AT 100.00 FEET PASS THE SOUTH CORNER OF LOT 2, BLOCK 3, COLLEGE OAKS ADDITION, CONTINUE ON FOR A TOTAL DISTANCE OF 229.96 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET;

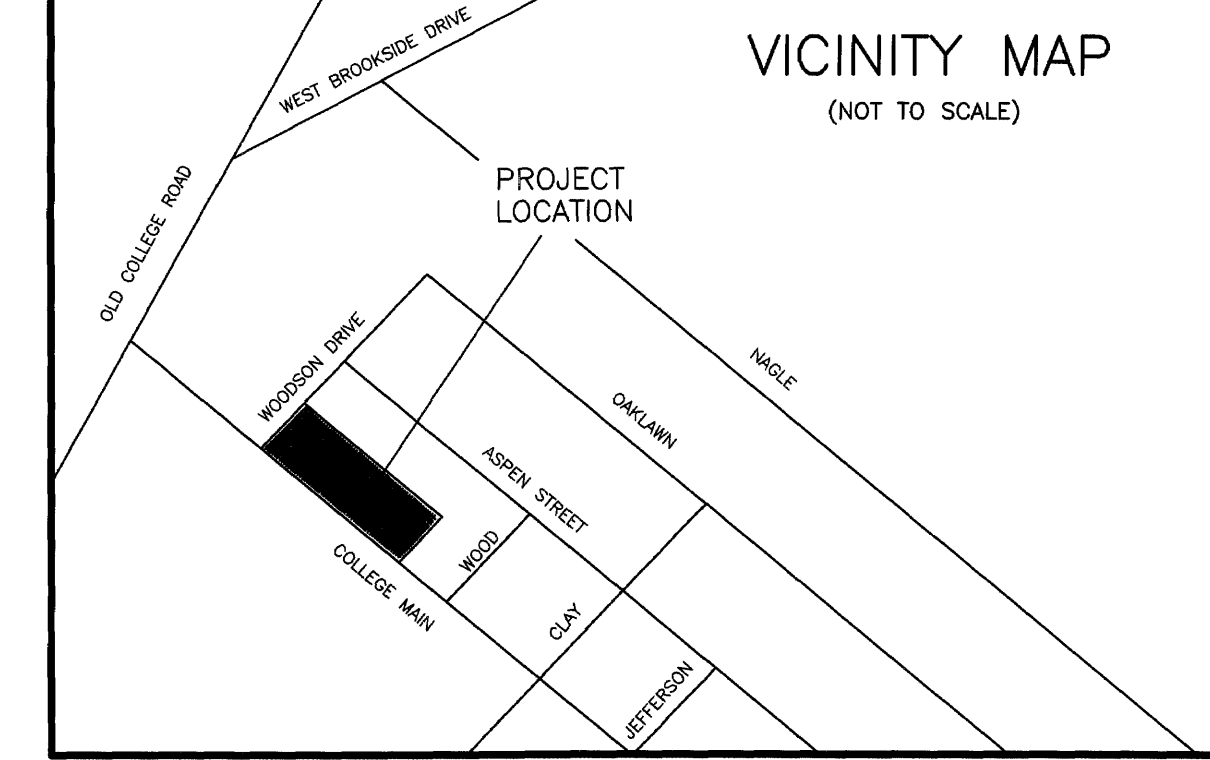
THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 15' 58" FOR AN ARC DISTANCE OF 35.39 FEET (CHORD BEARS: N 05° 18' 36" W - 35.44 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF WOODSON DRIVE (50' R.O.W.)

THENCE: N 39° 45' 09" E ALONG THE SOUTHEAST LINE OF WOODSON DRIVE FOR A DISTANCE OF 89.99 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOT 2 AND LOT 1, BLOCK 3, COLLEGE OAKS ADDITION;

THENCE: S 50° 10' 56" E ALONG THE COMMON LINE OF LOT 1 AND LOT 2, BLOCK 3, COLLEGE OAKS ADDITION, FOR A DISTANCE OF 161.91 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF LOT 4, BLOCK 7, HIGHLAND PARK ADDITION;

THENCE: N 43° 11' 07" E ALONG THE SOUTHWEST LINE OF LOT 1, BLOCK 3, COLLEGE OAKS ADDITION FOR A DISTANCE OF 10.42 FEET TO A 5/8 INCH IRON ROD MARKING THE COMMON CORNER OF LOT 4 AND LOT 8, BLOCK 7, HIGHLAND PARK ADDITION, FOR REFERENCE A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF ASPEN STREET (50' R.O.W.) MARKING THE NORTH CORNER OF LOT 8, BLOCK 7, HIGHLAND PARK ADDITION, BEARS: N43°11'07" E FOR A DISTANCE OF 125.32 FEET;

THENCE: S 50° 17' 14" E ALONG THE NORTHEAST LINE OF LOT 4 AND LOT 3, BLOCK 7, HIGHLAND PARK ADDITION, FOR A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOT 2, LOT 3, LOT 6 AND LOT 7, BLOCK 7, HIGHLAND PARK ADDITION;



COLLEGE MAIN VILLAS  
0.702 ACRE TRACT  
BEING A REPLAT OF  
LOT 2, BLOCK 3  
COLLEGE OAKS ADDITION  
VOLUME 177, PAGE 607  
LOT 3 AND LOT 4, BLOCK 7  
HIGHLAND PARK ADDITION  
VOLUME 91, PAGE 612  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET  
SURVEY DATE: JULY, 1997  
PLAT DATE: 05-21-98  
JOB NUMBER: 98-220  
CAD NAME: 98-220  
CR5 FILE: HIGHLD2

PREPARED BY:  
KERR SURVEYING CO.  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (409) 268-3195

OWNER:  
JOHN FU AND LINGYU HE  
718 SUMMERGLN DRIVE  
COLLEGE STATION, TEXAS 77840  
PHONE (409) 846-4076

on base  
check  
WD