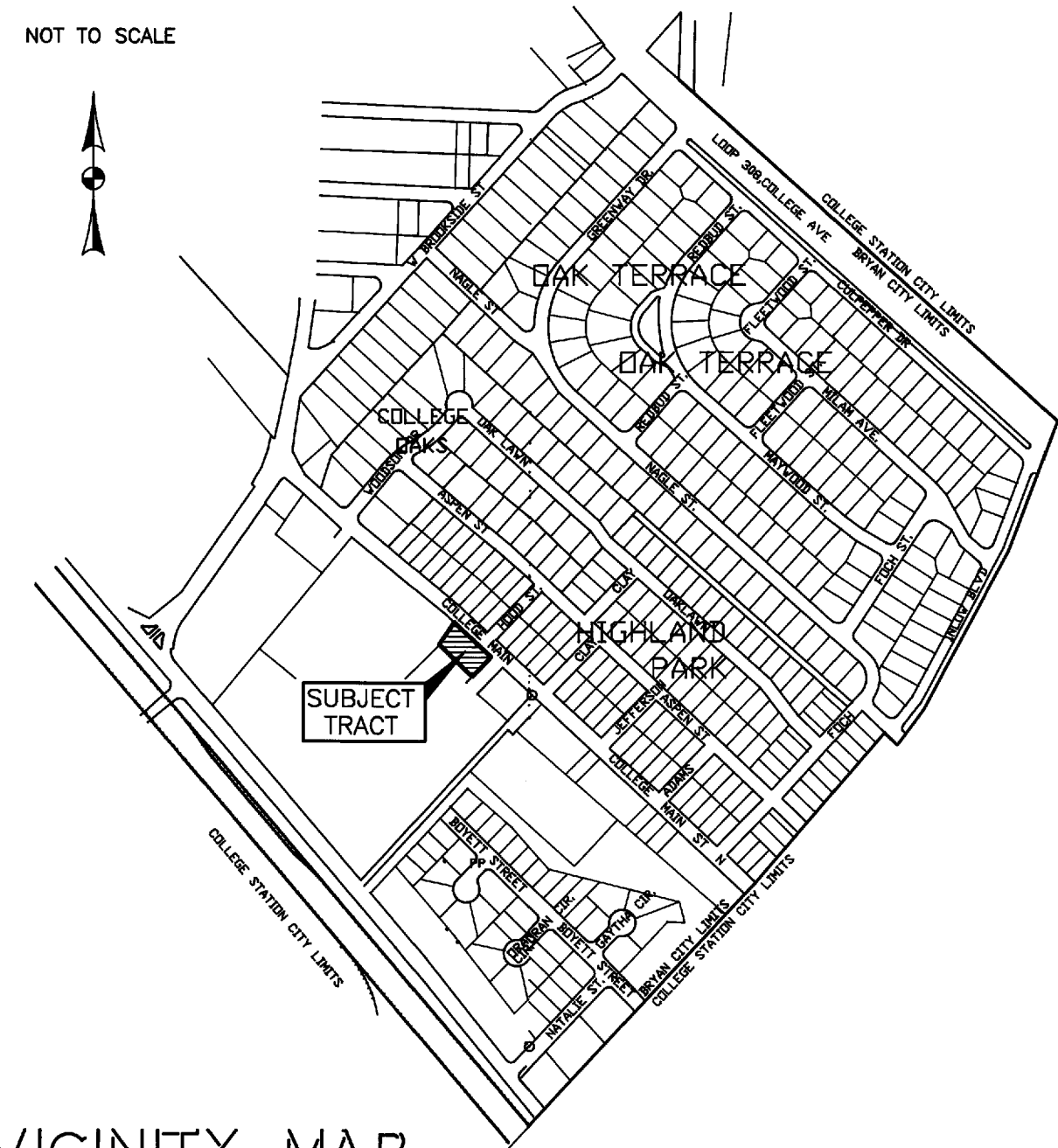
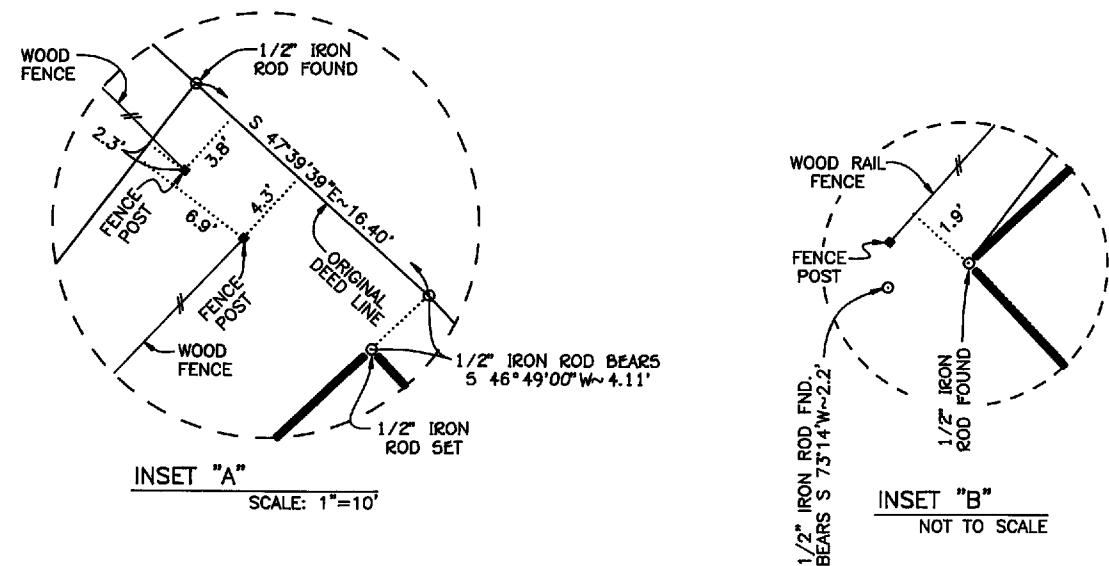


NOTES:

1. THE BASIS OF BEARINGS IS THE MONUMENTED SOUTHEAST LINE OF LOT 1, BLOCK 1 VILLAGE ON THE CREEK CONDOMINIUMS ACCORDING TO THE PLAT RECORDED IN VOL. 669, PG. 657, WITH A RECORD BEARING OF N 42°30'00"E.
2. THESE TRACTS ARE NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0143 C, MAP NO. 48041C0143 C, EFFECTIVE DATE: JULY 2, 1992.
3. 5' SIDELINE AND REAR SETBACK.
4. A VARIANCE TO THE LOT DEPTH HAS BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENTS ON APRIL 11, 1996.
5. A VARIANCE TO THE SIDEWALK REQUIREMENT HAS BEEN GRANTED BY THE PLANNING AND ZONING COMMISSION ON APRIL 18, 1996.



FINAL PLAT

FU SUBDIVISION
0.331 ACRE TRACT
 J.E. SCOTT SURVEY, A-50
 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
QIANG FU
 718 SUMMER GLEN DRIVE
 COLLEGE STATION, TEXAS 77840

SCALE: 1"=20' MARCH, 1996

PREPARED BY:
KLING ENGINEERING & SURVEYING

4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212



CERTIFICATE OF SURVEYOR
 I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, corners, or protrusions, except as shown hereon.
S.M. Kling
 S. M. Kling, R.P.L.S. No. 2003

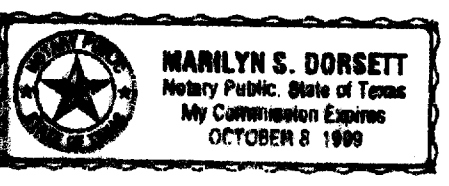
CERTIFICATE OF CITY PLANNER
 I, *Mark L. Smith*, City Planner of the City of Bryan, hereby certify that the plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this Ordinance.
Mark L. Smith
 City Planner
 City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, *Richard Perkins*, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the 18th day of April, 1996.
Richard Perkins
 Chairman of the Planning and Zoning Commission
 City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, Bruce Karr, P.E., 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.
Bruce Karr
 Bruce Karr, P.E. - City Engineer
 City of Bryan, Texas

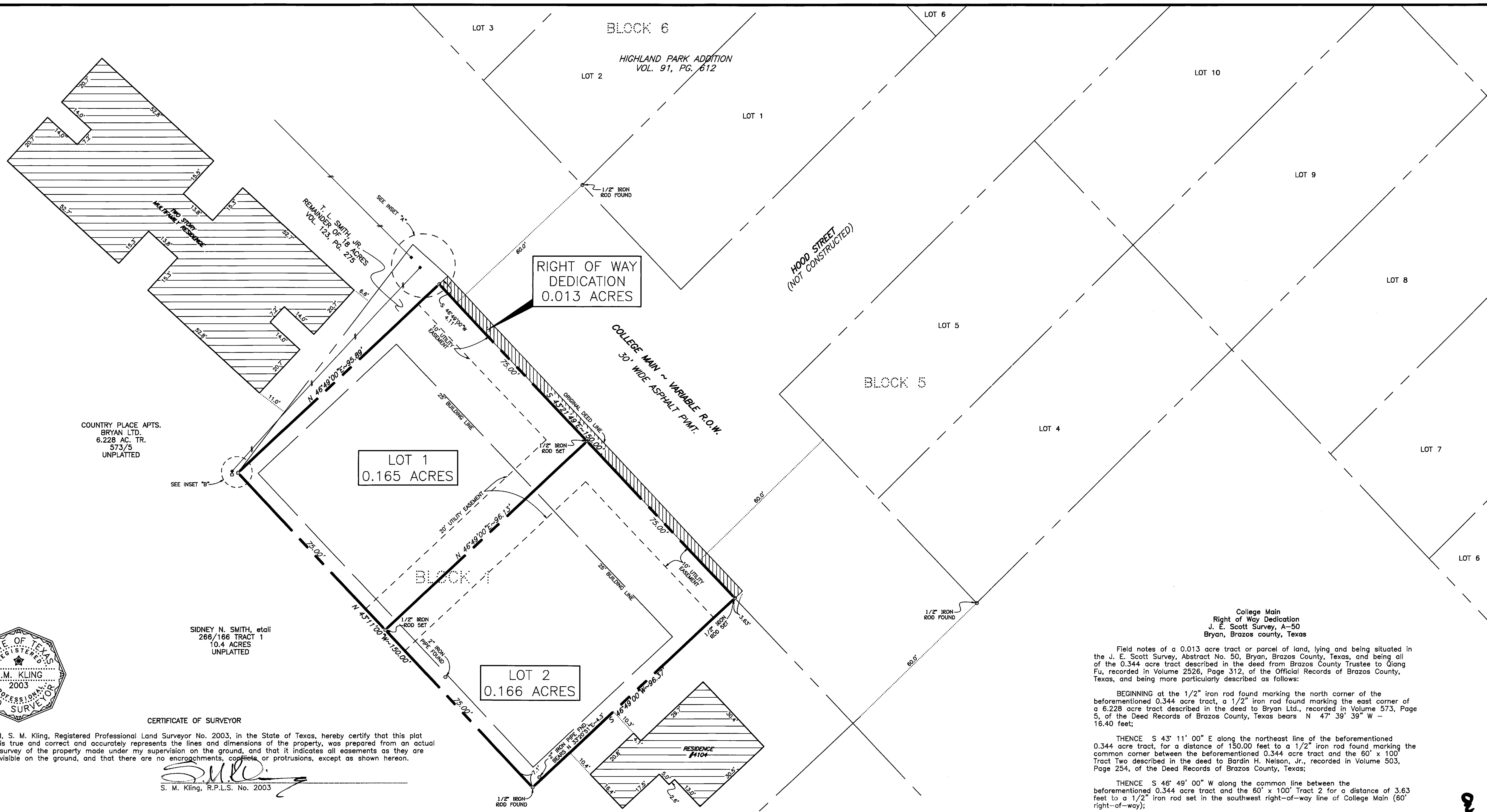
CERTIFICATE OF COUNTY CLERK
 I, Mary Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 18th day of April, 1996, in the Official Records of Brazos County, Texas, in Volume 2511, Page 216.
 Witness my hand and official seal, at my office in Bryan, Texas.
Mary Ward
 Mary Ward, County Clerk, Brazos County
 Deputy Clerk

REVISED 3/12/96: PER SITE REVIEW COMMENTS.



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Qiang Fu, owner and Developer of 0.349 Acres, part of which is shown on this plat, as conveyed in Volume 2526, Page 312, of the Official Records of Brazos County, Texas, and designated herein as Lots 1 & 2, Block 1, Fu Subdivision, in the City of Bryan, Texas, Brazos County, 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.
John Qiang Fu
 Owner
 Qiang Fu

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Qiang Fu, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.
 Given under my hand and seal this 18th day of April, 1996.
Charilyn S. Dorsett
 Notary Public in and for the State of Texas
 Printed Name: Marilyn S. Dorsett
 My Commission Expires: 10-8-99



College Main
 Right of Way Dedication
 J. E. Scott Survey, A-50
 Bryan, Brazos County, Texas

Field notes of a 0.013 acre tract or parcel of land, lying and being situated in the J. E. Scott Survey, Abstract No. 50, Bryan, Brazos County, Texas, and being all of the 0.344 acre tract described in the deed from Brazos County Trustee to Qiang Fu, recorded in Volume 2526, Page 312, of the Official Records of Brazos County, Texas, and being more particularly described as follows:
 BEGINNING at the 1/2" iron rod found marking the north corner of the aforementioned 0.344 acre tract, a 1/2" iron rod found marking the east corner of a 6.228 acre tract described in the deed to Bryan Ltd., recorded in Volume 573, Page 5, of the Deed Records of Brazos County, Texas bears N 47° 39' 39" W - 16.40 feet;
 THENCE S 43° 11' 00" E along the northeast line of the aforementioned 0.344 acre tract, for a distance of 150.00 feet to a 1/2" iron rod found marking the common corner between the aforementioned 0.344 acre tract and the 60' x 100' Tract Two described in the deed to Bardin H. Nelson, Jr., recorded in Volume 503, Page 254, of the Deed Records of Brazos County, Texas;
 THENCE S 46° 49' 00" W along the common line between the aforementioned 0.344 acre tract and the 60' x 100' Tract 2 for a distance of 3.63 feet to a 1/2" iron rod set in the southwest right-of-way line of College Main (60' right-of-way);
 THENCE N 43° 21' 49" W along the southwest right-of-way line of College Main, for a distance of 150.00 feet to a 1/2" iron rod set in the northwest line of the aforementioned 0.344 acre tract;
 THENCE N 46° 49' 00" E along the northwest line of the aforementioned 0.344 acre tract, for a distance of 4.11 feet to the PLACE OF BEGINNING, containing 0.013 acre of land, more or less.

Qiang Fu
 0.331 Acre Tract
 J. E. Scott Survey, A-50
 Bryan, Brazos County, Texas

Field notes of a 0.331 acre tract or parcel of land, lying and being situated in the J. E. Scott Survey, Abstract No. 50, Bryan, Brazos County, Texas, and being all of the 0.344 acre tract described in the deed from Brazos County Trustee to Qiang Fu, recorded in Volume 2526, Page 312, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:
 BEGINNING at the 1/2" iron rod set in the southwest right-of-way line of College Main (60' right-of-way), a 1/2" iron rod found marking the north corner of the aforementioned 0.344 acre tract and the 60' x 100' Tract 2, for a distance of 150.00 feet to a 1/2" iron rod set in the northwest line of the aforementioned 0.344 acre tract and the 60' x 100' Tract 2 described in the deed to Bardin H. Nelson, Jr., recorded in Volume 503, Page 254, of the Deed Records of Brazos County, Texas, the east corner of the said 0.344 acre tract bears N 46° 49' 00" E 3.63 feet;
 THENCE S 43° 21' 49" E along the southwest right-of-way line of College Main, for a distance of 150.00 feet to a 1/2" iron rod set in the common line between the aforementioned 0.344 acre tract and the 60' x 100' Tract 2 described in the deed to Bardin H. Nelson, Jr., recorded in Volume 503, Page 254, of the Deed Records of Brazos County, Texas, the east corner of the said 0.344 acre tract bears N 46° 49' 00" E 3.63 feet;
 THENCE S 46° 49' 00" W along the common line between the aforementioned 0.344 acre tract and the 60' x 100' Tract 2, for a distance of 36.37 feet to a 1/2" iron rod found marking the south corner of the said 0.344 acre tract;
 THENCE N 43° 11' 00" W along the common line between the aforementioned 0.344 acre tract and the 10.4 acre Tract 1 described in the deed to Sidney N. Smith et al, recorded in Volume 266, Page 166, of the Deed Records of Brazos County, Texas, for a distance of 150.00 feet to a 1/2" iron rod found marking the west corner of the said 0.344 acre tract, same being an angle point in the aforementioned 6.228 acre tract;

THENCE N 46° 49' 00" E along the northwest line of the aforementioned 0.344 acre tract, for a distance of 95.89 feet to the PLACE OF BEGINNING, containing 0.331 acre of land, more or less.

603591
 FILED
 96 APR 23 AM 9:53
 CLERK OF COURTS
 BRAZOS COUNTY, TEXAS
Christa Bowling

on database 1/30/02 ud