



0656190

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**EXISTING CONDITIONS**

**FU SUBDIVISION PHASE TWO**

Filed for Record in:  
**BRAZOS COUNTY,**  
 On: May 22, 1998 at 02:35P  
 As a  
**Plats**  
 Document Number: **0656190**  
 Amount: 55.00  
 Receipt Number - 111878  
 By: **BJ Endler**  
 STATE OF TEXAS COUNTY OF BRAZOS  
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY, as stamped herein by me.  
 May 22, 1998  
 HONORABLE MARY ANN WARD, COUNTY CLERK BRAZOS COUNTY,

**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 14th day of JUNE 1997.

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

**CERTIFICATE OF CITY PLANNER**  
 I, **JOEY DUNN**, 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]*  
 Joey Dunn - City Planner  
 City of Bryan, Texas

**APPROVAL OF THE DEVELOPMENT ENGINEER**  
 I, Linda Huff, Development 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.

*[Signature]*  
 Linda Huff - Development Engineer  
 City of Bryan, Texas

**CERTIFICATE OF SURVEYOR**  
 I, S. M. King, 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, conflicts or protrusions, except as shown hereon.

*[Signature]*  
 S. M. King, R.P.L.S. No. 2003

- NOTES:**
- TITLE APPEARS TO BE VESTED IN QIANG FU & LINGYU HE BY VIRTUE OF TAX RESALE DEED RECORDED IN VOLUME 2554, PAGE 57.
  - 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.
  - THE BASIS OF BEARINGS IS THE MONUMENTED COMMON LINE BETWEEN THE SUBJECT TRACT AND THE 6.69 ACRE TRACT DESCRIBED IN VOLUME 967, PAGE 54, WITH A RECORD BEARING OF S 46°17'00"W.
  - THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY OF # 960295, EFFECTIVE DATE: JANUARY 21, 1996, TO WIT THE FOLLOWING COMMENTS:  
 a. CONTAINS NO PLOTTABLE EASEMENTS OR ENCUMBRANCES.
  - THE CALL FOR "NORTHEAST LINE OF PROPERTY CONVEYED BY THOMAS L. GALLINGTON TO W.J. COULTER" CONTROLS OVER THE DISTANCE CALL, W.J. COULTER IS A PREDECESSOR TO THE 6.69 ACRE TRACT.
  - 2' CONTOUR LINES SHOWN WERE DIGITIZED FROM THE CITY OF BRYAN CONTOUR MAPS.
  - CURRENT ZONING IS MULTI FAMILY.
  - THE PROPOSED USE IS DUPLEX RENTAL.

**OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS**

We, Qiang Fu & Lingyu He, Owners and Developers of 0.133 Acres shown on this plat, as conveyed in Volume 2554, Page 57, of the Official Records of Brazos County, Texas, and designated herein as Lot 1, Block 1, Fu Subdivision Phase Two, in the City of Bryan, 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.

*[Signature]*  
 Qiang Fu  
*[Signature]*  
 Lingyu He

STATE OF TEXAS COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Qiang Fu & Lingyu He, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein stated.  
 Given under my hand and seal this 21st day of May, 1997.

*[Signature]*  
 Eugenia Godfrey  
 Notary Public in and for the State of Texas  
 Printed Name: **EUGENIA GODFREY**  
 My Commission Expires: **MAY 21, 2001**

**Qiang Fu & Lingyu He**  
 0.133 Acre Tract  
 J. E. Scott Survey, A-50  
 Bryan, Brazos County, Texas  
 Field notes of a 0.133 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 a tract described in the Tax Resale Deed from Brazos County, Trustee, to Qiang Fu & Lingyu He recorded in Volume 2554, Page 57, of the Official Records of Brazos County, Texas, hereafter called Fu tract (for a more complete description see Tract 1, Volume 583, Page 632), and being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the common corner between the beforementioned Fu tract and the 6.69 acre tract described in the deed to College Main Apts., Ltd., recorded in Volume 967, Page 54, of the Official Records of Brazos County, Texas, in the southwest right-of-way line of College Main (60' right-of-way), an "x" in concrete found marking the north corner of the said 6.69 acre tract, same being in the southwest line of College Main bears N 43° 50' 13" W - 550.17 feet;

THENCE S 43° 40' 33" E along the southwest right-of-way line of College Main, for a distance of 48.00 feet to a 1/2" iron rod set at the common corner between the beforementioned Fu tract and the 53' x 109' tract described in the Guardian's Deed to Betty Orsak Hubenek, recorded in Volume 676, Page 814, of the Official Records of Brazos County, Texas;

THENCE S 46° 17' 00" W along the common line between the beforementioned Fu tract and the Hubenek Tract, at a distance of 63.14 feet pass a chain link fence, continue on for a total distance of 119.37 feet to a 1/2" iron rod set at the south corner of the Fu tract in a northeast line of the 6.69 acre tract, a 1/2" iron pipe found near chain link fence corner bears N 63° 35' 08" E - 2.9 feet;

THENCE N 47° 16' 34" W along the common line between the beforementioned Fu tract and the 6.69 acre tract, for a distance of 48.09 feet to a 1/2" iron rod found marking the common rear corner between the said Fu tract and the 6.69 acre tract, a fence corner bears N 24° 55' 26" W - 6.5 feet;

THENCE N 46° 17' 00" E along the common line between the beforementioned Fu tract and the 6.69 acre tract, for a distance of 122.39 feet to the PLACE OF BEGINNING containing 0.133 acres of land, more or less.

**CERTIFICATE OF COUNTY CLERK**  
 STATE OF TEXAS COUNTY OF BRAZOS  
 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 the 22nd day of May, 1998, in the Official Records of Brazos County, Texas, in Volume 3187, Page 21.  
 Witness my hand and official seal, at my office in Bryan, Texas.  
*[Signature]*  
 Mary Ward, County Clerk, Brazos County/  
*[Signature]*  
 Deputy Clerk

**FINAL PLAT**

**FU SUBDIVISION PHASE TWO**  
**0.133 ACRES**

J.E. SCOTT SURVEY, A-50  
 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
 QIANG FU & LINGYU HE  
 VOLUME 2554, PAGE 57  
 718 SUMMER GLEN DRIVE  
 COLLEGE STATION, TEXAS 77840

SCALE: 1"=20' MAY, 1997

PREPARED BY:  
 KLING ENGINEERING & SURVEYING  
 4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6121  
 SHEET 1 OF 1

on balance wd 11662

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