

STATE OF TEXAS
COUNTY OF BRAZOS

I, JOHN QIANG FU AND LINGYU HE, OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS "REPLAT OF LOT 1R, BLOCK 1, HARDER HEIGHTS SUBDIVISION BRYAN, TX, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER John Qiang Fu
OWNER _____
NONE
LIENHOLDER APPROVAL _____

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 20th DAY OF November, 2004.

Elaney L. Hsu
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 23 DAY OF November, 2004.

Glenn Allen Ferrell
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, Kevin Russell, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

Kevin Russell
PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

I, LINDA HUFF, P.E., CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

Linda Huff
CITY ENGINEER

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Kim Casey, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 16th DAY OF December, 2003 AND SAME WAS DULY APPROVED ON THE 16th DAY OF December, 2004.

Kim Casey
CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, 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 21 DAY OF December, 2004 IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 6442, PAGE 115.

Karen McQueen
COUNTY CLERK, BRAZOS COUNTY, TEXAS

By: Dybra Palansky

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

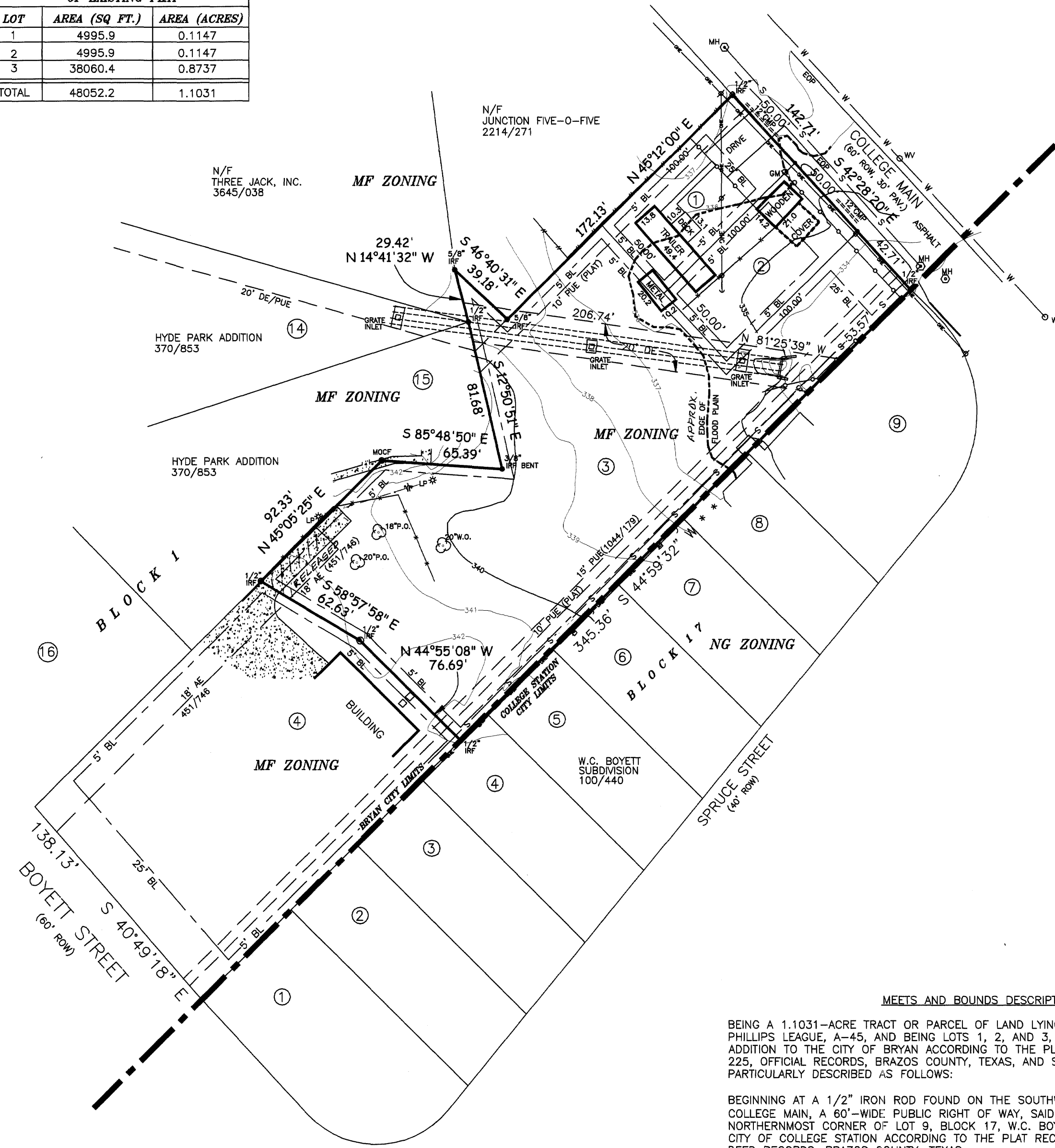
STATE OF TEXAS
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN 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 AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: NOVEMBER 9, 2004



INDIVIDUAL LOT AREAS OF EXISTING PLAT		
LOT	AREA (SQ FT.)	AREA (ACRES)
1	4995.9	0.1147
2	4995.9	0.1147
3	38060.4	0.8737
TOTAL	48052.2	1.1031



EXISTING PLAT

MEETS AND BOUNDS DESCRIPTION

BEING A 1.1031-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, A-45, AND BEING LOTS 1, 2, AND 3, HARDER HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN ACCORDING TO THE PLAT RECORDED IN VOLUME 1631, PAGE 225, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 1.1031-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTHWESTERN RIGHT OF WAY LINE OF COLLEGE MAIN, A 60'-WIDE PUBLIC RIGHT OF WAY, SAID ROD ALSO MARKING THE NORTHERNMOST CORNER OF LOT 9, BLOCK 17, W.C. BOYETT SUBDIVISION, AN ADDITION TO THE CITY OF COLLEGE STATION ACCORDING TO THE PLAT RECORDED IN VOLUME 100, PAGE 440, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 44°59'32" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF LOTS 9, 8, 7, 6, 5, AND 4, SAID BLOCK 17, WHICH IS ALSO THE BOUNDARY LINE BETWEEN THE CITIES OF BRYAN AND COLLEGE STATION, FOR A DISTANCE OF 345.36 TO A 1/2" IRON ROD FOUND MARKING THE EASTERNMOST CORNER OF LOT 4, SAID HARDER HEIGHTS SUBDIVISION;

THENCE N 44°55'08" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 4, HARDER HEIGHTS SUBDIVISION, FOR A DISTANCE OF 76.69' TO A 1/2" IRON ROD FOUND;

THENCE N 58°57'58" W, CONTINUING ALONG SAID BOUNDARY LINE, FOR A DISTANCE OF 62.63' TO A 1/2" IRON ROD FOUND MARKING THE NORTHERNMOST CORNER OF SAID LOT 4, HARDER HEIGHTS SUBDIVISION, SAID ROD ALSO LYING ON THE SOUTHEASTERN BOUNDARY LINE OF LOT 15, BLOCK 3, HYDE PARK ADDITION, AN ADDITION TO THE CITY OF BRYAN ACCORDING TO THE PLAT RECORDED IN VOLUME 370, PAGE 853, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 45°05'25" E, ALONG SAID LOT 15 BOUNDARY LINE, FOR A DISTANCE OF 92.33' TO A MARK FOUND ON A CONCRETE SIDEWALK;

THENCE S 85°48'50" E, ALONG A SOUTHERN BOUNDARY LINE OF SAID LOT 15, FOR A DISTANCE OF 65.39' TO A 3/8" IRON ROD FOUND MARKING THE EASTERNMOST CORNER OF SAID LOT 15;

THENCE N 12°50'51" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 15, FOR A DISTANCE OF 81.68' TO A 1/2" IRON ROD FOUND MARKING THE COMMON CORNER BETWEEN LOTS 15 AND 14, SAID BLOCK 3, HYDE PARK ADDITION AND A THREE JACK, INC. TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 3645, PAGE 38, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 14°41'32" W, ALONG THE EASTERN BOUNDARY LINE OF SAID THREE JACK, INC. TRACT, FOR A DISTANCE OF 29.42' TO A 5/8" IRON ROD FOUND MARKING A SOUTHERN CORNER OF A JUNCTION FIVE-0-FIVE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 2214, PAGE 271, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 46°40'31" E, ALONG A SOUTHWESTERN BOUNDARY LINE OF SAID JUNCTION FIVE-0-FIVE TRACT, FOR A DISTANCE OF 39.18' TO A 5/8" IRON ROD FOUND MARKING THE SOUTHERNMOST CORNER OF SAID JUNCTION FIVE-0-FIVE TRACT;

THENCE N 45°12'00" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID JUNCTION FIVE-0-FIVE TRACT, FOR A DISTANCE OF 172.13' TO A 1/2" IRON ROD MARKING THE EASTERNMOST CORNER OF SAID JUNCTION FIVE-0-FIVE TRACT, SAID ROD ALSO LYING ON THE SOUTHWESTERN RIGHT OF WAY LINE OF COLLEGE MAIN;

THENCE S 42°28'20" E, ALONG SAID COLLEGE MAIN RIGHT OF WAY LINE, FOR A DISTANCE OF 142.71' TO THE POINT OF BEGINNING CONTAINING 1.1031 ACRES OF LAND MORE OR LESS.

Doc 00877868 BR Vol 6442 Pg 115

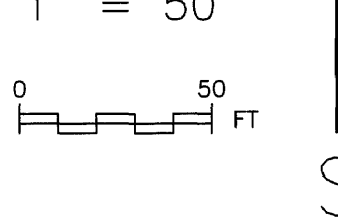
Filed for Record in:
BRAZOS COUNTY
On: Dec 21, 2004 at 02:54p

As a
Plats
Document Number: 00877868
Amount: \$8.00
Receipt Number - 257189
By: Lynn Greer

STATE OF TEXAS
I hereby certify that this instrument was filed on the date and time stamped herein by me of the said records of: BRAZOS COUNTY as stamped herein by me.
Dec 21, 2004

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

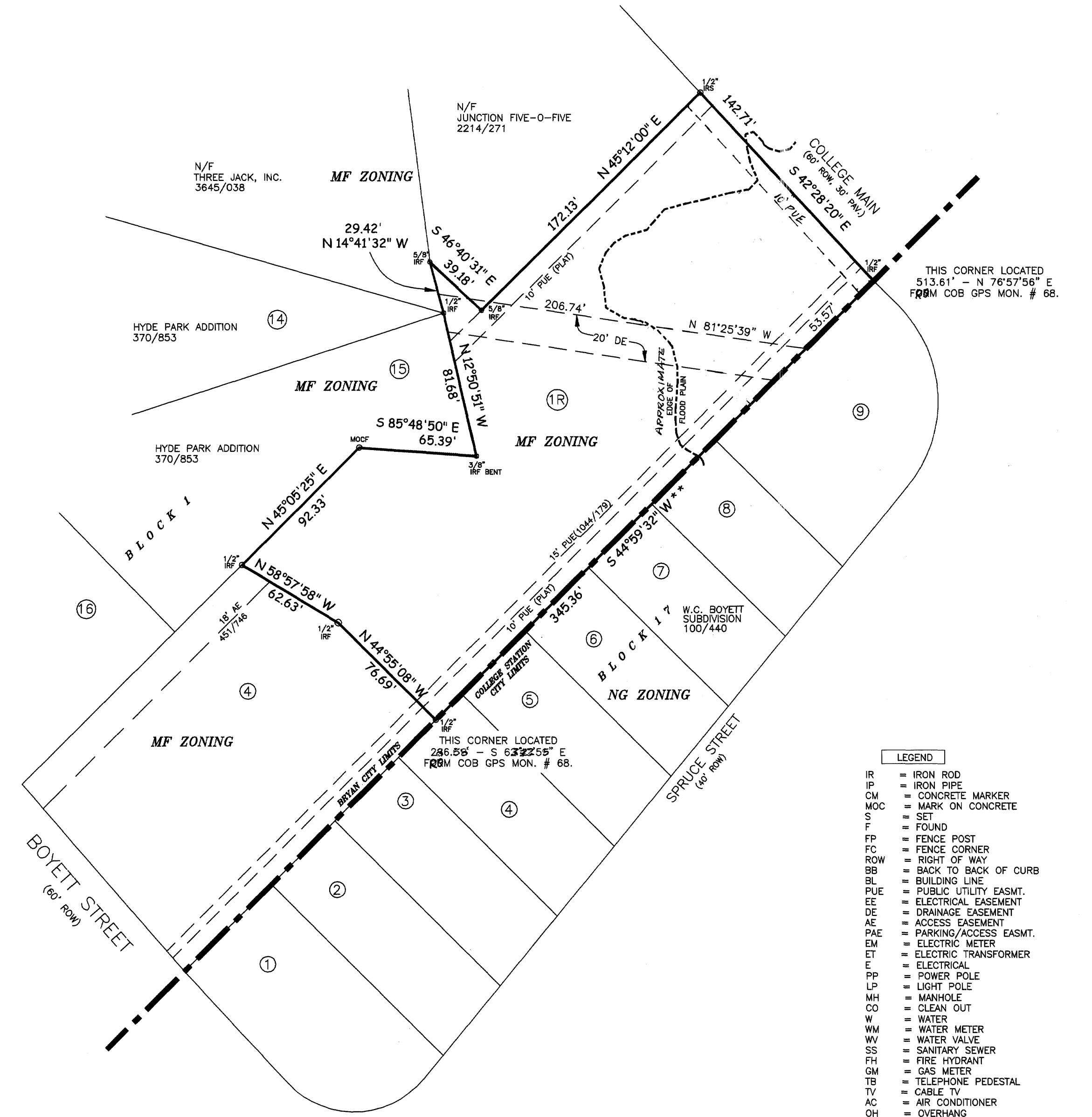
SCALE :
1" = 50'



NOTES:

- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- MEASURED CALLS MATCH RECORDED CALLS.
- TOTAL AREA = 1.1031 ACRES
- BEARING SOURCE IS PLAT RECORDED IN 1631/225.
- BASE LINE IS NOTED WITH **.
- A PORTION OF THIS TRACT LIES WITHIN A 100-YR FLOOD PLAIN (FEMA FIRM MAP # 48041 C 0143 C, DATED JUL. 2, 1992).
- BLs IN REPLAT PER CURRENT CITY ORDINANCE FOR ZONING DISTRICT.
- ALL INFORMATION REGARDING DRAINAGE AND UTILITIES IS BEING DEFERRED TO THE SITE PLAN STAGE OF THE PROJECT.

REPLAT



**REPLAT OF LOT 1R
HARDER HEIGHTS SUBDIVISION**

OWNER/DEVELOPER: JOHN FU/LINGYU HE 718 SUMMERGLEN COLLEGE STATION, TX 77840 VOICE: 713-978-3184 CELL: 713-825-8768 CELL: 979-255-5648	LOTS 1, 2, & 3 HARDER HEIGHTS SUBDIVISION VOL. 1631, PG. 225, O. R. 1.1031 ACRES BRYAN, BRAZOS COUNTY, TEXAS	DATE: NOVEMBER 9, 2004 APPROVED BY: CG REVISIONS: NOV. 17, 2004	PROJECT 26-04
			SHEET 1 of 1