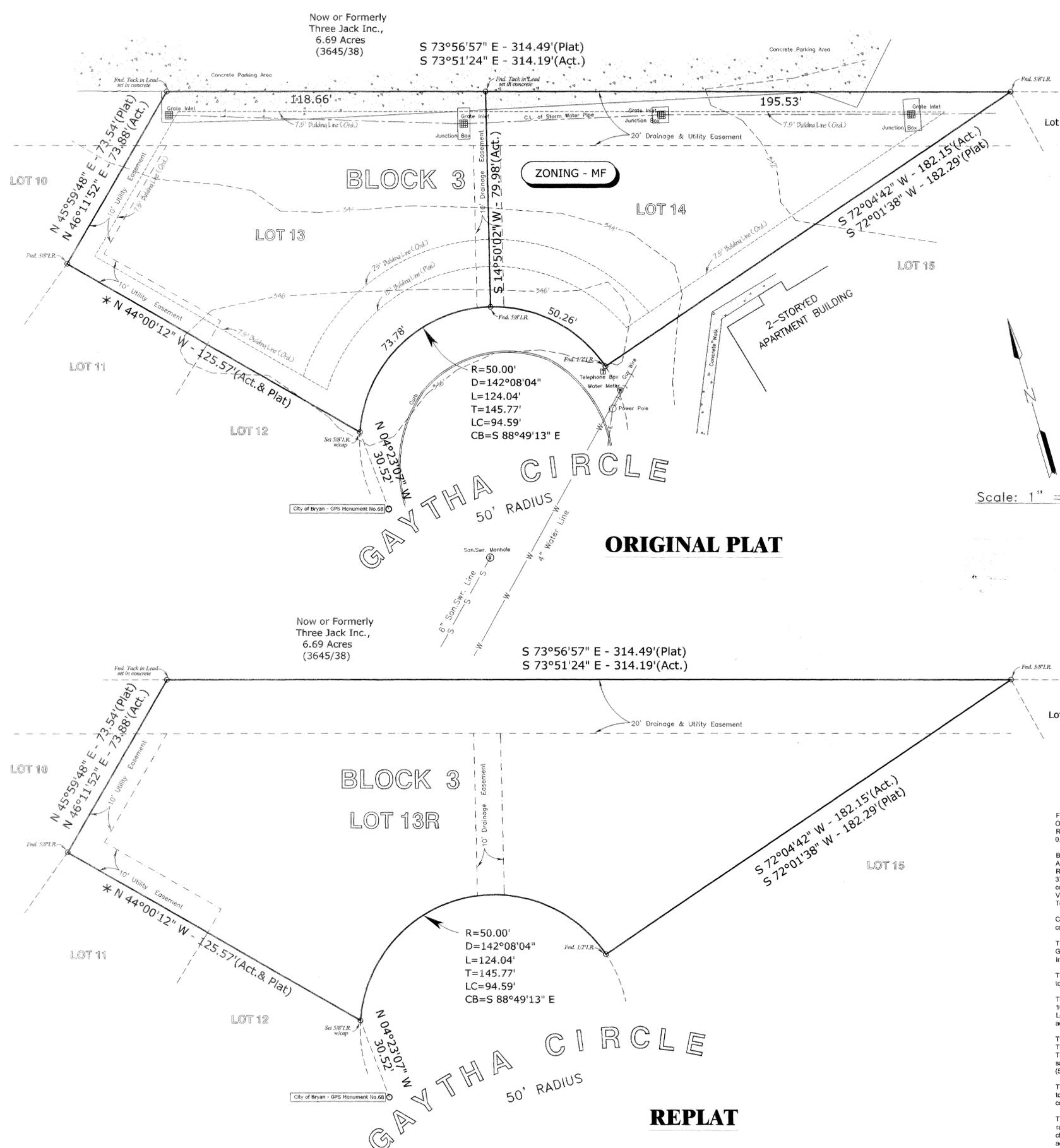


VICINITY MAP
- N.T.S. -



* Plat Bearing used as Basis of Bearing

GENERAL NOTES

Current Zoning of the subject property is MF- (Multi-Family Residential).
This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 4804100143 C; Effective Date July 2, 1992.

EASEMENTS & BUILDING SET BACK LINES

All Building Setback lines are set by City of Bryan Ordinance No.819.
Easements shown in the Vacating and Resubdividing Plat of Hyde Park Addition, recorded in Volume 370, Page 853, Deed Records of Brazos County, Texas.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Trey Guseman, a Partner of Knights & Wilkens Investments, LLC, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 5148, Page 131 and Volume 5358, Page 17, 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 shown hereon for the purposes identified.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Trey Guseman, a Partner of Knights & Wilkens Investments, LLC, 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 stated.
Given under my hand and seal of office this 15th day of September, 2003.

DONALD GARRETT
Notary Public, State of Texas
My Commission Expires 9-19-2007

CERTIFICATE OF THE SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972 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 on the ground and that the metes and bounds describing said subdivision well describe a closed geometric form.

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.

Now or Formerly
John Qiang & Lingyu He Fu
Lot 13, Harder Heights Subdivision
(5351/152)

Doc 08836123 Blk OR 5710 Vol 103 Pg 103

Filed for Record in:
BRAZOS COUNTY
On: Nov 05, 2003 at 04:17P
As a
Plat
Document Number: 08836123
Amount 58.00
Receipt Number - 229888
By
Sylvia Polansky

STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped hereon by me.
Nov 05, 2003

HONORABLE WARREN MCKAYEN, COUNTY CLERK
BRAZOS COUNTY

Scale: 1" = 20'

FIELD NOTES
ORIGINAL PLAT - LOTS 13 & 14
REPLAT - LOTS 13R
0.57 ACRES

Being all that certain tract or parcel of land lying and being situated in the J.E. SCOTT LEAGUE, A-50, Brazos County, Texas, and being all of Lot 13 and Lot 14 of BLOCK 3 of VACATING & RESUBDIVISION PLAT OF HYDE PARK ADDITION, according to the Plat recorded in Volume 370, Page 853 of Deed Records of Brazos County, Texas and also being the same tract of land conveyed to Knight & Wilkens Investments, LLC, by Emmanuel H. Glockzin, Jr., as recorded in Volume 5148, Page 131 and Volume 5358, Page 17 of Official Records Of Brazos County, Texas, and being more particularly described as follows:

- COMMENCING: at the City of Bryan GPS Monument No. 68, a brass or aluminum disc set in concrete found in west right-of-way line of Gaytha Circle cul-de-sac;
- THENCE: N 04° 23' 07" W - 30.52 feet to a 5/8" iron rod with cap set in the right-of-way line of Gaytha Circle for the most southerly common corner between Lot 13 and Lot 11 of Block 3, said iron rod marking the POINT OF BEGINNING;
- THENCE: N 44° 00' 12" W - 125.57 feet along the common line between said Lot 13 and Lot 11 to a 5/8" iron rod found at the most northerly common corner of said Lot 11 and Lot 13;
- THENCE: N 46° 11' 52" E - 73.88 feet along the common line between said Lot 13 and Lot 10 to a tack in lead set in concrete found at the most easterly common corner of said Lot 10 and Lot 13, said point also being on the common line between said Lot 13 and Three Jack Inc., 6.69 acre tract (3645/38);
- THENCE: S 73° 51' 24" E - 314.19 feet along the common line between said Lot 13 and said Three Jack Inc., 6.69 acre tract and continuing along the common line between said Lot 14 and Three Jack Inc., 6.69 acre tract to a 5/8" iron rod found at the most easterly common corner of said Lot 14, Lot 15 and John Qiang & Lingyu He Fu, Lot 13 of Harder Heights Subdivision (5351/152);
- THENCE: S 72° 04' 42" W - 182.15 feet along the common line between said Lot 14 and Lot 15 to a 1/2" iron rod found in the right-of-way line of Gaytha Circle for the most westerly common corner of said Lot 14 and Lot 15;
- THENCE: along the right-of-way line of Gaytha Circle cul-de-sac, on a curve to the left having a radius of 50.00 feet and a central angle of 142° 08' 04" and an arc length of 124.04 feet, whose chord bears S 88° 49' 13" E - 94.59 feet, to the PLACE OF BEGINNING and containing 0.57 acres of land more or less.

REPLAT
of
LOTS 13 & 14 - BLOCK 3
HYDE PARK ADDITION

Volume 370 Page 853
0.57 ACRES
J. E. SCOTT LEAGUE, A-50
Bryan, Brazos County, Texas

Scale: 1" = 20' September, 2003

Prepared For:
Trey Guseman
Knight & Wilkens Investments, LLC,
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Bryan, Texas 77801
Tel: (979) 846-9196

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on base as 11/16/03