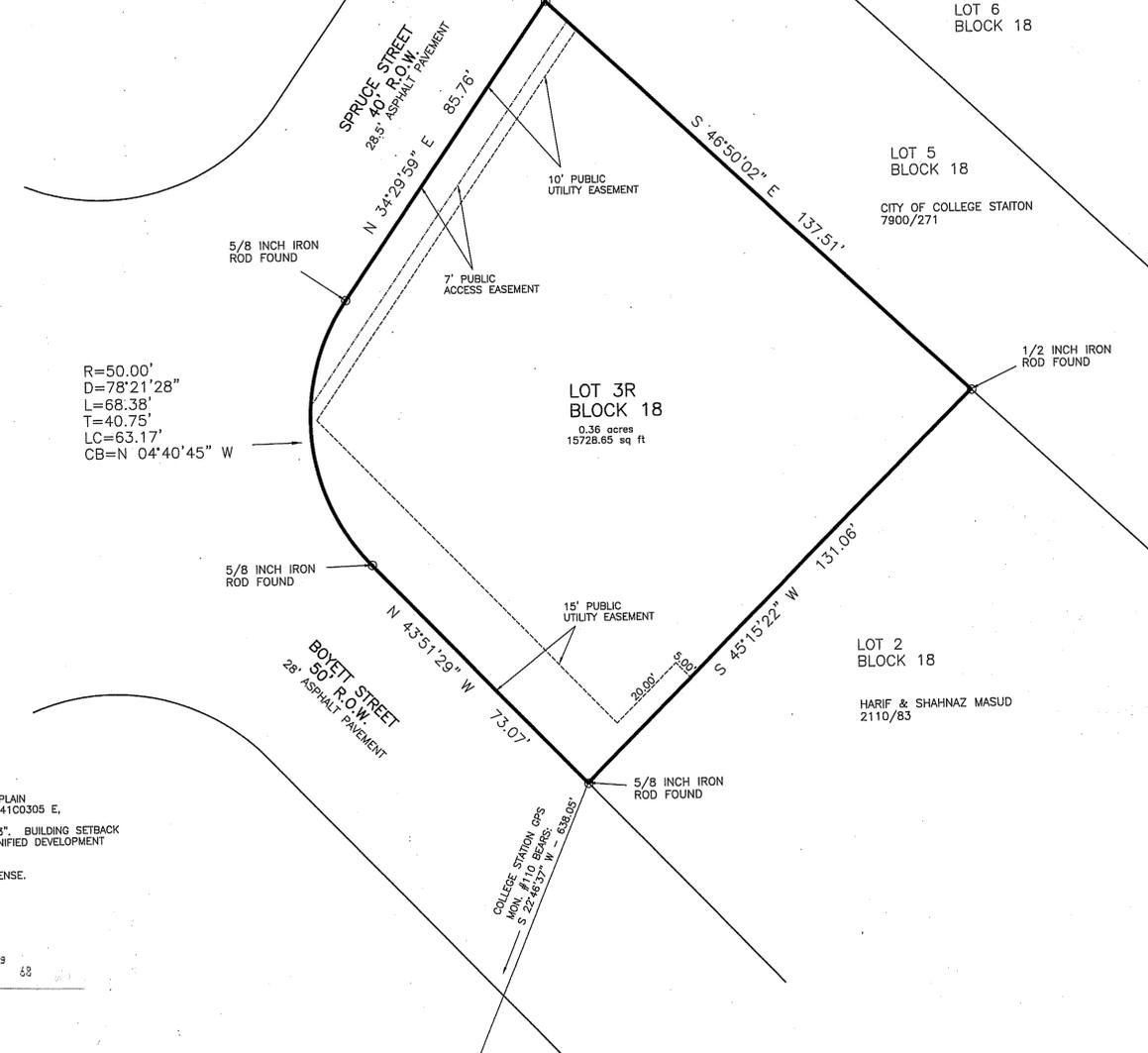
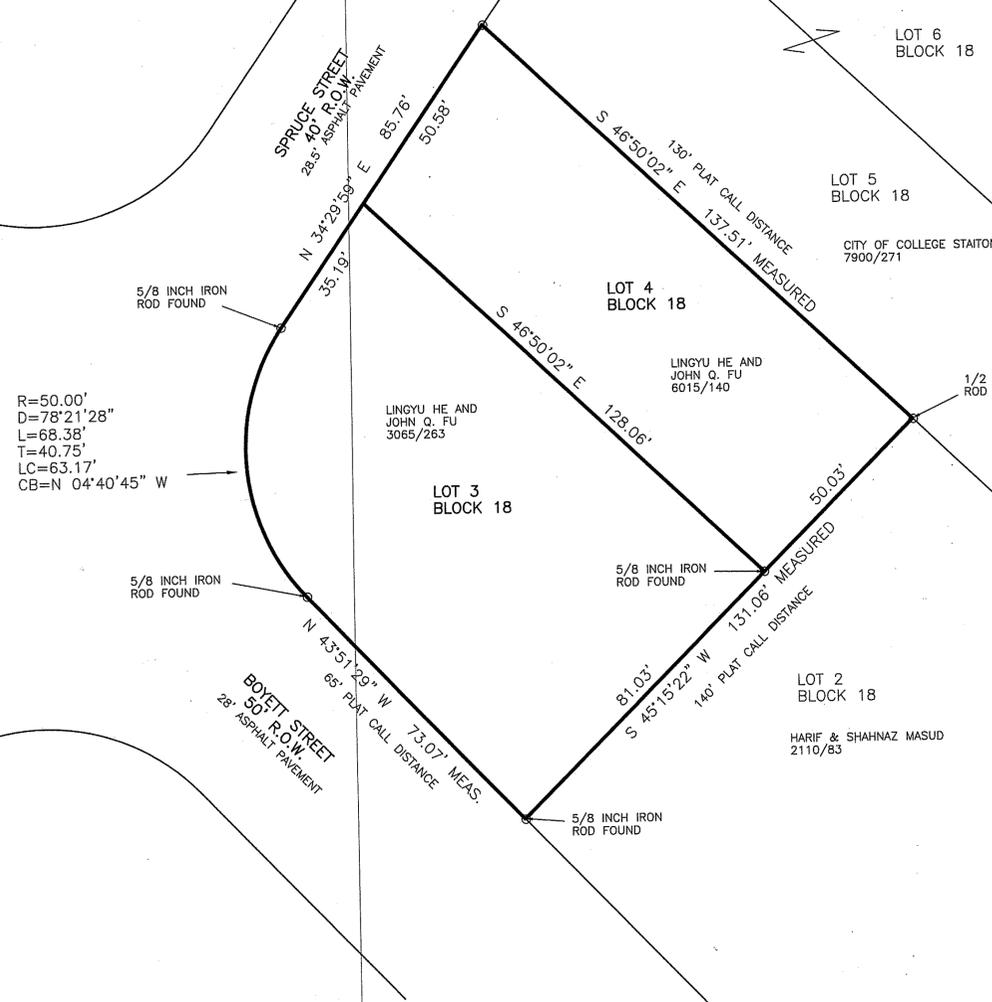
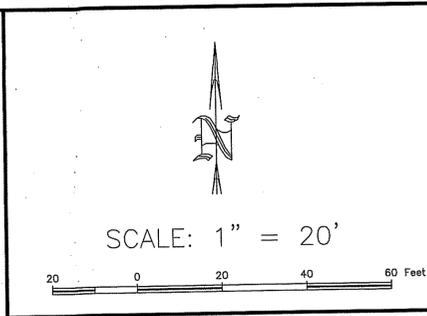


ORIGINAL PLAT

REPLAT



R=50.00'
D=78'21'28"
L=68.38'
T=40.75'
LC=63.17'
CB=N 04'40'45" W

R=50.00'
D=78'21'28"
L=68.38'
T=40.75'
LC=63.17'
CB=N 04'40'45" W

- GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0305 E, DATED MAY 16, 2012.
 3. SUBJECT AND ADJACENT PROPERTY IS CURRENTLY ZONED "NG-3", BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THIS ZONING DISTRICT.
 4. ALL PROPERTY CORNERS ARE AS SHOWN.
 5. ANY EXTENSION OF PUBLIC UTILITIES SHALL BE AT OWNER'S EXPENSE.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

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 on the 22nd day of August, 2016, in the Official Public Records of Brazos County, Texas, in the Deed Records of Brazos County, Texas, in Volume 1359, Page 48.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen McQueen, County Clerk
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, LINGYU HE & JOHN FU, owners and developers of the land shown on this plat, and designated herein as Lot 3R, Block 18, W. C. BOYETT ESTATE PARTITION to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Lingyu He
John Fu
Owners

CERTIFICATE OF CITY PLANNER

I, Molly Hitchcock, City Planner of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

Molly Hitchcock
City Planner
City of College Station

CERTIFICATE OF CITY ENGINEER

I, ANAN GIBBS, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

Anan Gibbs
City Engineer
City of College Station

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Lingyu He & John Fu, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this 29 day of August, 2016.

Deborah A Grace Rosier
Notary Public, Brazos County, Texas

DEBORAH A GRACE ROSIER
Notary Public, State of Texas
My Commission Expires
APRIL 14, 2017

Doc 01274026 Bk Vol Pa
OR 1359 48

Filed for Record in:
BRAZOS COUNTY

On: Aug 22, 2016 at 03:26P

As a
Plat

Document Number: 01274026

Amount: 73.00

Receipt Number - 582734

By:
Winstonia Davenport

STATE OF TEXAS COUNTY OF BRAZOS

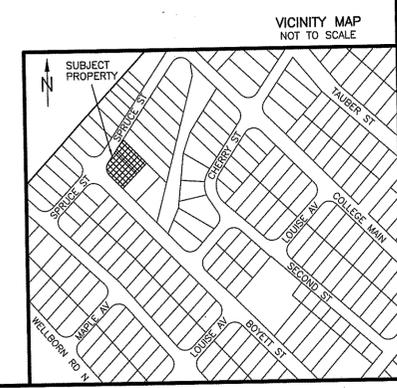
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.

Aug 22, 2016

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY



FINAL PLAT

OF
LOT 3R, BLOCK 18
W. C. BOYETT ESTATE PARTITION
BEING A
REPLAT
OF
LOTS 3 AND 4, BLOCK 18
W. C. BOYETT ESTATE PARTITION
VOLUME 100, PAGE 440
0.36 ACRES, J.E. SCOTT SURVEY, A-50
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: JUNE 2012
PLAT DATE: 07-17-12
REVISED: 06-14-16
JOB NUMBER: 12-283
CAD NAME: 12-283R
CRS FILE: HIGHLD2 (cont); 12-283 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: LINGYU HE
718 SUMMERGLEN DRIVE
COLLEGE STATION, TEXAS 77840
PHONE (979) 846-4076