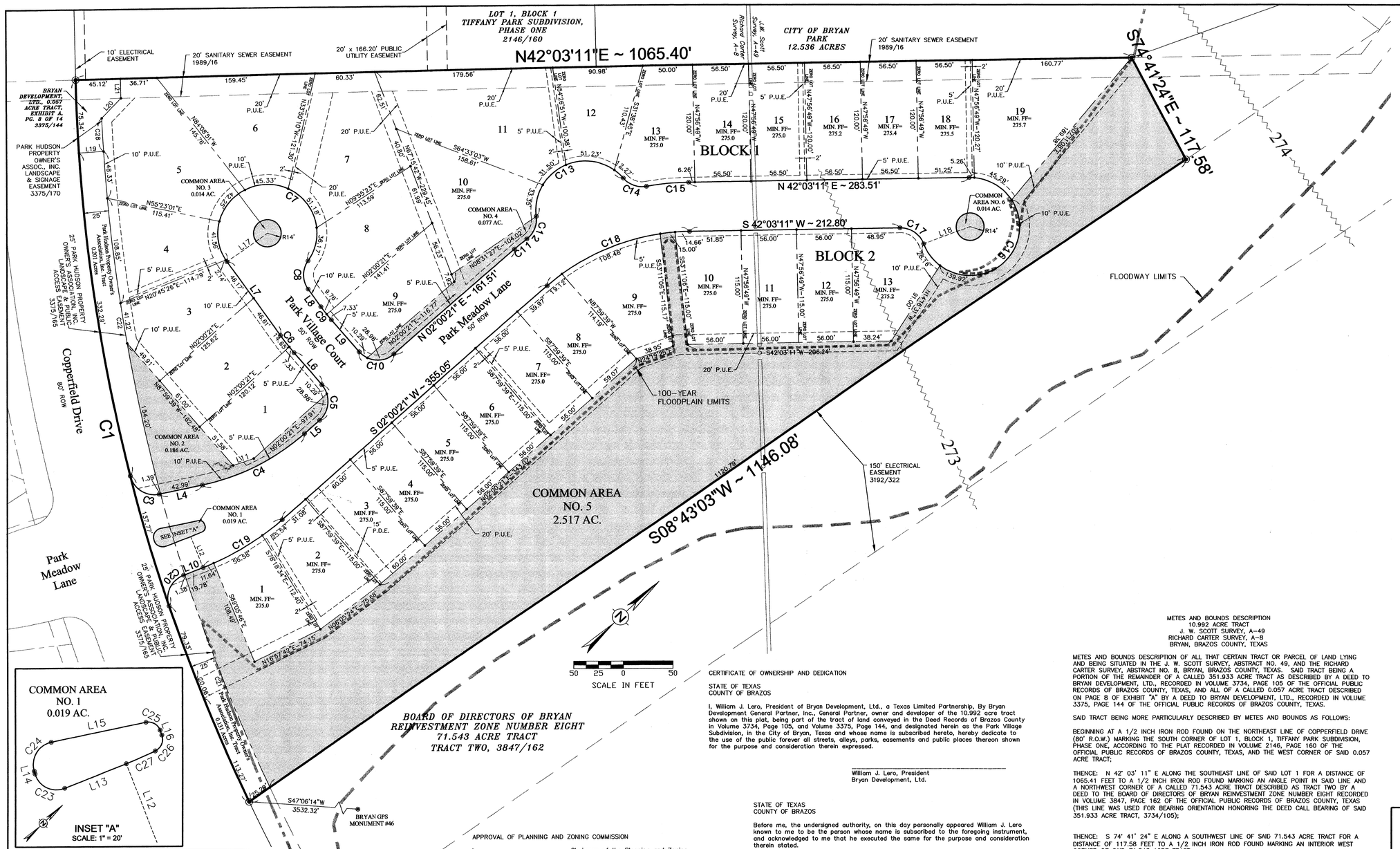


LEGEND

- PLAT BOUNDARY
- ROW LINE
- PROPERTY LINE
- PROPERTY CORNER
- PUBLIC UTILITY EASEMENT LINE
- SURVEY LEAGUE LINE
- 100-YEAR FLOODPLAIN
- REVISED 100-YEAR FLOODPLAIN (PER LOMR-F)
- 100-YEAR FLOODWAY LIMITS
- 275 BASE FLOOD ELEVATIONS
- COMMON AREA

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.

2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).

3. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.

4. A PORTION OF THIS TRACT IS WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN (ZONE "AE") ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0142 C, REVISED TO REFLECT THE L.O.M.R. DATED JANUARY 11, 2005. AS PER A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) DETERMINATION DOCUMENT, LOTS 9 & 10, BLOCK 1 AND LOTS 13 THRU 19, BLOCK 1, HAVE BEEN REMOVED FROM THE FLOODPLAIN AREA AND ARE DETERMINED TO LIE WITHIN FLOOD ZONE "X" (UNSHADED). LOTS 1 THRU 13, BLOCK 2, HAVE BEEN REMOVED FROM THE 100-YEAR FLOODPLAIN AREA AND ARE DETERMINED TO LIE WITHIN FLOOD ZONE "X" (SHADED)(500-YEAR FLOODPLAIN).

5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE FOR PATIO HOMES. ZERO LOT LINE CONSTRUCTION IS PROPOSED FOR THE RESIDENTIAL STRUCTURES IN THIS SUBDIVISION.

6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.

7. MAINTENANCE OF THE COMMON AREAS (INCLUDING STREET MEDIAN ISLANDS) WILL BE BY THE PARK VILLAGE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET MEDIAN ISLANDS OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN.

8. THE COMMON AREAS WILL BE OWNED BY THE PARK VILLAGE HOMEOWNERS ASSOCIATION.

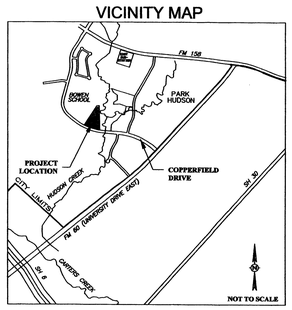
9. THE OWNER OF THIS PROPERTY IS BRYAN DEVELOPMENT, LTD., P.O. BOX 3462, BRYAN, TEXAS, 77805.

10. IN ADDITION TO THE REQUIREMENT THAT THE FINISH FLOOR BE CONSTRUCTED A MINIMUM OF TWO FEET ABOVE THE BFE (BASE FLOOD ELEVATION), A DEVELOPMENT PERMIT AND AN ELEVATION CERTIFICATE WILL ALSO BE REQUIRED FOR LOTS 9, 10 AND 13 THRU 19 OF BLOCK 1, AND LOTS 1 THRU 13 OF BLOCK 2.

11. THE MINIMUM LOT SIZE WILL BE 5,500 SQUARE FEET. THE MINIMUM LOT WIDTH WILL BE 31 FEET AT THE RIGHT-OF-WAY LINE OR THE REAR LOT LINE. THE MINIMUM LOT DEPTH WILL BE 90 FEET. THE MINIMUM LOT WIDTH AT THE FRONT AND REAR SETBACK LINES WILL BE 45 FEET.

12. ADDITIONAL EASEMENTS WILL NEED TO BE GIVEN THROUGH THE COMMON AREA BY SEPARATE INSTRUMENT ONCE FINAL POLE AND TRANSFORMER LOCATIONS HAVE BEEN ESTABLISHED.

VICINITY MAP



NOTE: THE PURPOSE OF THIS AMENDING PLAT IS TO AMMEND THE FLOODPLAIN NOTATION IN NOTE #4 AND THE FLOODPLAIN LIMITS SHOWN ON THIS PLAT. NO OTHER INFORMATION HAS CHANGED.

AMENDING PLAT
PARK VILLAGE SUBDIVISION
10.992 ACRES

BLOCK 1, LOTS 1 THRU 19
BLOCK 2, LOTS 1 THRU 13

RICHARD CARTER SURVEY, A-8
J.W. SCOTT SURVEY, A-49
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1'=50' APRIL, 2006

OWNER/DEVELOPER:
Bryan Development, Ltd.
P.O. Box 3462
Bryan, Texas 77805
(979) 776-1646

ENGINEER:
TEXCON
General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 764-7743

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	758.05'	1760.00'	24°40'41"	385.00'	752.21'	N60°17'25"W
C3	38.06'	25.00'	87°14'18"	23.82'	34.49'	N75°09'34"E
C4	115.98'	225.00'	29°32'04"	59.31'	114.70'	N16°46'23"E
C5	39.27'	25.00'	90°00'00"	25.00'	35.36'	N42°59'39"W
C6	21.98'	225.00'	5°35'46"	11.00'	21.97'	N85°11'46"W
C7	218.63'	50.00'	250°31'44"	70.71'	81.65'	N42°51'59"E
C8	30.77'	25.00'	70°31'44"	17.68'	28.87'	S47°08'01"E
C9	17.09'	175.00'	5°35'46"	8.55'	17.09'	S85°11'46"E
C10	39.27'	25.00'	90°00'00"	25.00'	35.36'	N47°00'21"E
C11	16.23'	275.00'	3°22'51"	8.12'	16.22'	N03°41'47"E
C12	26.04'	25.00'	59°40'07"	14.34'	24.87'	N24°26'51"W
C13	128.35'	50.00'	147°04'53"	169.24'	95.90'	N19°15'32"E
C14	26.04'	25.00'	59°40'07"	14.34'	24.87'	N62°57'55"E
C15	42.82'	275.00'	8°55'20"	21.45'	42.78'	N37°35'31"E
C16	218.63'	50.00'	250°31'44"	70.71'	81.65'	S12°40'57"E
C17	30.77'	25.00'	70°31'44"	17.68'	28.87'	S77°19'03"W
C18	157.27'	225.00'	40°02'50"	82.00'	154.08'	S22°01'46"W
C19	93.76'	275.00'	19°32'04"	47.34'	93.31'	S11°46'23"W
C20	38.07'	25.00'	87°14'48"	23.83'	34.50'	S22°04'59"E
C21	230.87'	1735.00'	7°37'26"	115.60'	230.70'	S68°41'30"E
C22	352.61'	1735.00'	11°38'40"	176.91'	352.00'	S56°13'34"E
C23	14.92'	9.00'	95°00'00"	9.82'	13.27'	S69°02'25"W
C24	14.92'	9.00'	95°00'00"	9.82'	13.27'	N15°57'35"W
C25	7.14'	5.00'	81°48'24"	4.33'	6.55'	N72°26'37"E
C26	7.43'	5.00'	85°09'43"	4.59'	6.77'	S24°04'19"E
C27	12.75'	241.00'	3°01'53"	6.38'	12.75'	S20°01'29"W
C28	34.27'	1735.00'	1°07'55"	17.14'	34.27'	S49°50'17"E

NOTE: C2 HAS BEEN OMITTED.

LINE TABLE

LINE	LENGTH	BEARING
L4	44.38'	N31°32'25"E
L5	20.22'	N02°00'21"E
L6	42.67'	N87°59'39"W
L7	92.77'	N82°23'53"W
L8	22.06'	S82°23'53"E
L9	42.67'	S87°59'39"E
L10	21.16'	S21°32'25"W
L11	21.70'	N24°50'51"E
L12	34.00'	N68°27'35"W
L13	26.60'	S21°32'25"W
L14	1.24'	N63°27'35"W
L15	38.93'	N31°32'25"E
L16	2.09'	S66°39'11"E
L17	50.00'	N07°36'07"E
L18	50.00'	N22°34'55"E
L19	25.00'	S39°36'00"W
L20	28.03'	S03°26'33"E
L21	20.00'	N47°58'49"W

NOTE: L1, L2 & L3 HAVE BEEN OMITTED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, William J. Lero, President of Bryan Development, Ltd., a Texas Limited Partnership, By Bryan Development General Partner, Inc., General Partner, owner and developer of the 10.992 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 3734, Page 105, and Volume 3375, Page 144, and designated herein as the Park Village Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

_____
William J. Lero, President
Bryan Development, Ltd.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared William J. Lero 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 ____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

Printed Name: _____
My Commission Expires: _____

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20___ by said Commission.

_____
Chairman, Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

_____
Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, 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 and was approved on the ____ day of _____, 20____.

_____
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 ____ day of _____, 20____ in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

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

_____
County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION
10.992 ACRE TRACT
J. W. SCOTT SURVEY, A-49
RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. W. SCOTT SURVEY, ABSTRACT NO. 49, AND THE RICHARD CARTER SURVEY, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 351.933 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN DEVELOPMENT, LTD., RECORDED IN VOLUME 3734, PAGE 105 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.057 ACRE TRACT DESCRIBED ON PAGE 8 OF EXHIBIT "A" BY A DEED TO BRYAN DEVELOPMENT, LTD., RECORDED IN VOLUME 3375, PAGE 144 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF COPPERFIELD DRIVE (80' R.O.W.) MARKING THE SOUTH CORNER OF LOT 1, BLOCK 1, TIFFANY PARK SUBDIVISION, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2146, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE WEST CORNER OF SAID 0.057 ACRE TRACT;

THENCE: N 42° 03' 11" E ALONG THE SOUTHEAST LINE OF SAID LOT 1 FOR A DISTANCE OF 1065.41 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE AND A NORTHWEST CORNER OF A CALLED 71.543 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO THE BOARD OF DIRECTORS OF BRYAN REINVESTMENT ZONE NUMBER EIGHT RECORDED IN VOLUME 3847, PAGE 162 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF SAID 351.933 ACRE TRACT, 3734/105);

THENCE: S 74° 41' 24" E ALONG A SOUTHWEST LINE OF SAID 71.543 ACRE TRACT FOR A DISTANCE OF 117.58 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN INTERIOR WEST CORNER OF SAID 71.543 ACRE TRACT;

THENCE: S 08° 43' 03" W ALONG A WESTERLY LINE OF SAID 71.543 ACRE TRACT FOR A DISTANCE OF 1146.08 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF COPPERFIELD DRIVE MARKING THE SOUTHWEST CORNER OF SAID 71.543 ACRE TRACT, SAID IRON ROD FOUND BEING IN A CLOCKWISE CURVE HAVING A RADIUS OF 1760.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 40' 41" FOR AN ARC DISTANCE OF 758.05 FEET (CHORD BEARS: N 60° 17' 25" W – 752.21 FEET) TO THE POINT OF BEGINNING CONTAINING 10.992 ACRES OF LAND AS SURVEYED ON THE GROUND OCTOBER, 2004. SEE PLAT PREPARED NOVEMBER, 2004, FOR MORE DESCRIPTIVE INFORMATION.

CERTIFICATE OF THE 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

AP06-05