



**GENERAL NOTES:**

1. BASIS OF BEARINGS: THE PLAT OF PENDLETON DRIVE AS RECORDED IN VOLUME 4782, PAGE 132 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS, WHICH IS THE SAME BEARING SYSTEM AS THE PARK HUDSON DEVELOPMENT.
2. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C0142 C, JULY 2, 1992, BUT PORTIONS OF THIS TRACT ARE SUBJECT TO THE CITY OF BRYAN'S FLOOD DETERMINATION AND FLOOD MANAGEMENT ORDINANCE.
3. THERE IS NO PROPOSED DETENTION ON-SITE. STORM WATER SHALL BE RELEASED DIRECTLY INTO CREEK.
4. THIS PROPERTY AND ALL IMMEDIATELY ADJACENT PROPERTY IS ZONED P.D. (PLANNED DEVELOPMENT).
5. BUILDING LINES SUBJECT TO CHANGE BASED ON FINAL PARCEL ARRANGEMENT AND PLAT REQUIREMENTS.
6. THE TOPOGRAPHIC INFORMATION DEPICTED ON PROPOSED LOT ONE IS THE RESULT OF A ON-GROUND SURVEY. THE REMAINDER IS BASE ON AERIAL PHOTOGRAPHY.

**BENCHMARK #1**  
ELEV. = 272.89  
1/2" IRON ROD FOUND FOR SOUTH WEST CORNER OF CALLED 8.400 ACRE TRACT.

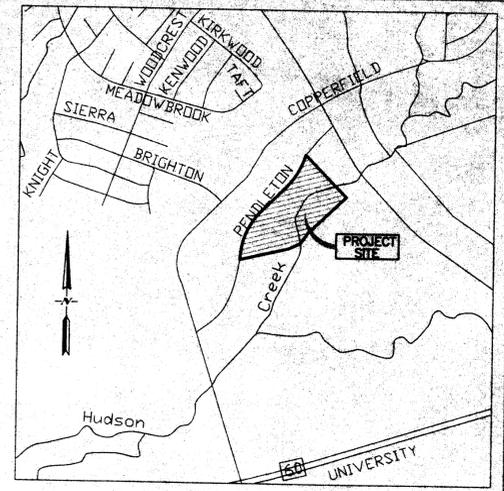
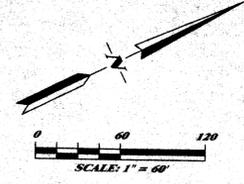
**NOTE: REVISED "FLOODABLE AREA" LINE, SHOWN ON PROPOSED LOT ONE PROVIDED BY McCLURE & BROWNE ENGINEERING/SURVEYING, INC. JULY 27, 2004 AND IS A GRAPHICAL APPROXIMATION ONLY. THE PORTION SHOWN ON THE REMAINDER TRACT IS BASED ON AERIAL PHOTOGRAPHY ONLY, PER McCLURE & BROWNE ENGINEERING/SURVEYING, INC. ALL OTHER LINES ARE AN APPROXIMATION ONLY.**

**EASEMENTS WHICH DO NOT AFFECT THIS TRACT:**

1. MAGNOLIA PIPE LINE CO., INC. RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 127, PAGE 423 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, DATED OCTOBER 30, 1946; DEFINED AS A 50' WIDE EASEMENT IN PARTIAL RELEASE AGREEMENT RECORDED IN VOLUME 3231, PAGE 196 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, DATED AUGUST 17, 1998.
2. TEXAS MUNICIPAL POWER AGENCY RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 427, PAGE 106 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, DATED JUNE 28, 1979.
3. TEXAS MUNICIPAL POWER AGENCY RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 773, PAGE 402 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, DATED MARCH 1, 1985.

**CURVE TABLE**

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHD BRNG.	L.C.
C1	1970.00'	89°30'36"	231.95'	674.54'	N 17°07'39" E	666.03'
C2	1028.00'	28°19'48"	189.32'	397.69'	N 82°55'37" E	1502.95'



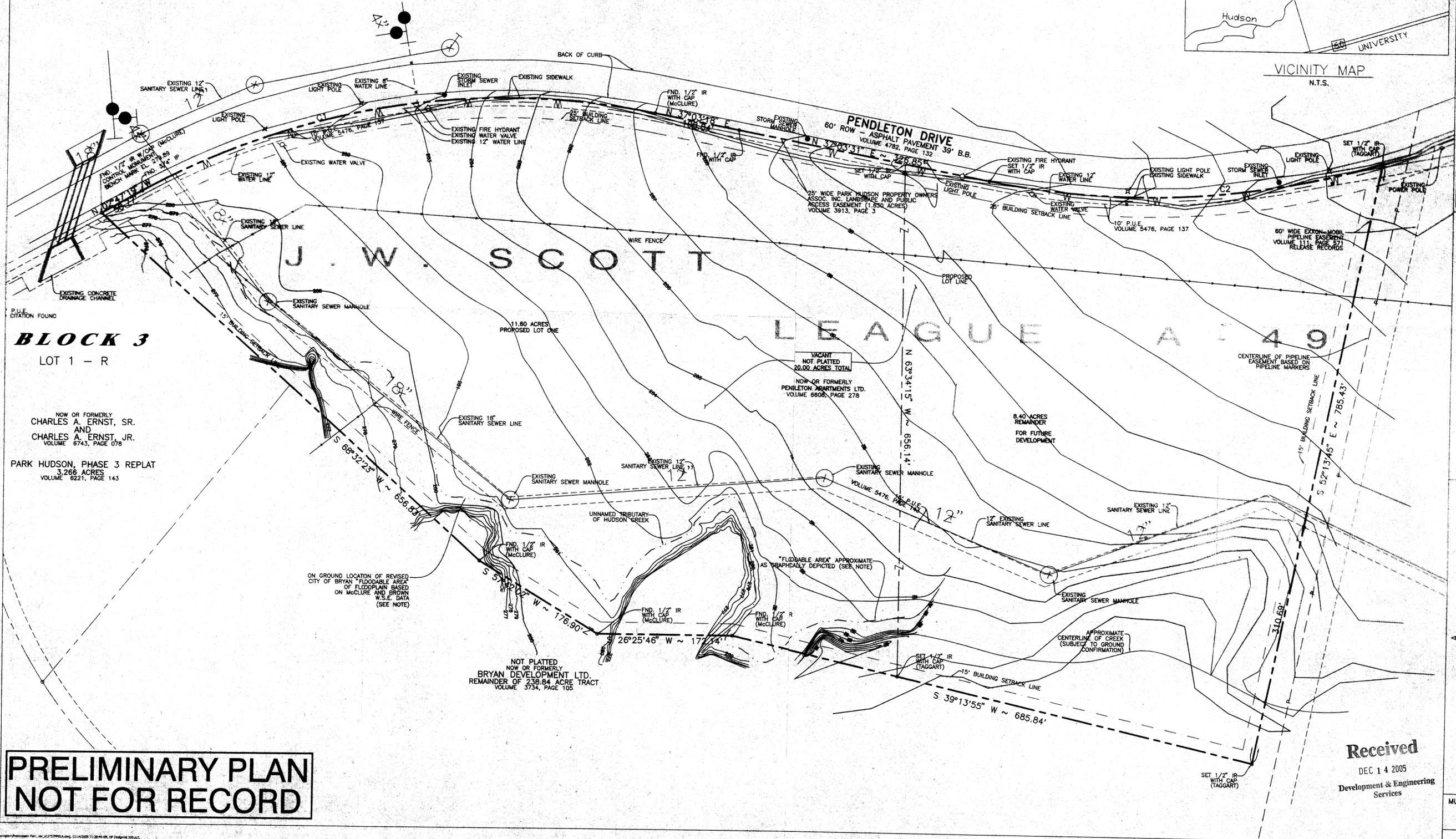
7/14/05  
14 December 2005 A.D.

2851 TEXAS AVENUE SOUTH, SUITE A  
COLLEGE STATION, TX 77840  
Ph: (979) 693-5359 EMAIL: mdgcat@yahoo.com  
Fx: (979) 693-4243

**MDC**  
MUNICIPAL DEVELOPMENT GROUP

ENGINEERS, SURVEYORS, PLANNERS  
CONSULTANTS, MANAGERS

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**BLOCK 3**  
LOT 1 - R

NOW OR FORMERLY  
CHARLES A. ERNST, SR.  
AND  
CHARLES A. ERNST, JR.  
VOLUME 6743, PAGE 076

PARK HUDSON, PHASE 3 REPLAT  
3.266 ACRES  
VOLUME 6221, PAGE 143

VACANT  
NOT PLATTED  
20.00 ACRES TOTAL

NOW OR FORMERLY  
PENLETON APARTMENTS LTD.  
VOLUME 6608, PAGE 278

NOT PLATTED  
NOW OR FORMERLY  
BRYAN DEVELOPMENT LTD.  
REMAINDER OF 238.84 ACRE TRACT  
VOLUME 3734, PAGE 105

**PRELIMINARY PLAN  
NOT FOR RECORD**

**Received**  
DEC 14 2005  
Development & Engineering  
Services

REV.	DATE	BY	COMMENT
1	12/14/05	DH	INITIAL SUBMISSION

**PRELIMINARY PLAN  
OF  
PENDLETON PLACE  
LOT ONE**  
OUT OF A  
238.84 ACRE TRACT ~ VOLUME 3734 PAGE 105  
50 ACRE TRACT ~ VOL 3237 PAGE 233  
J.W. SCOTT LEAGUE, A-88  
BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP  
FILE NUMBER  
000034-3757  
SHEET NO. 1