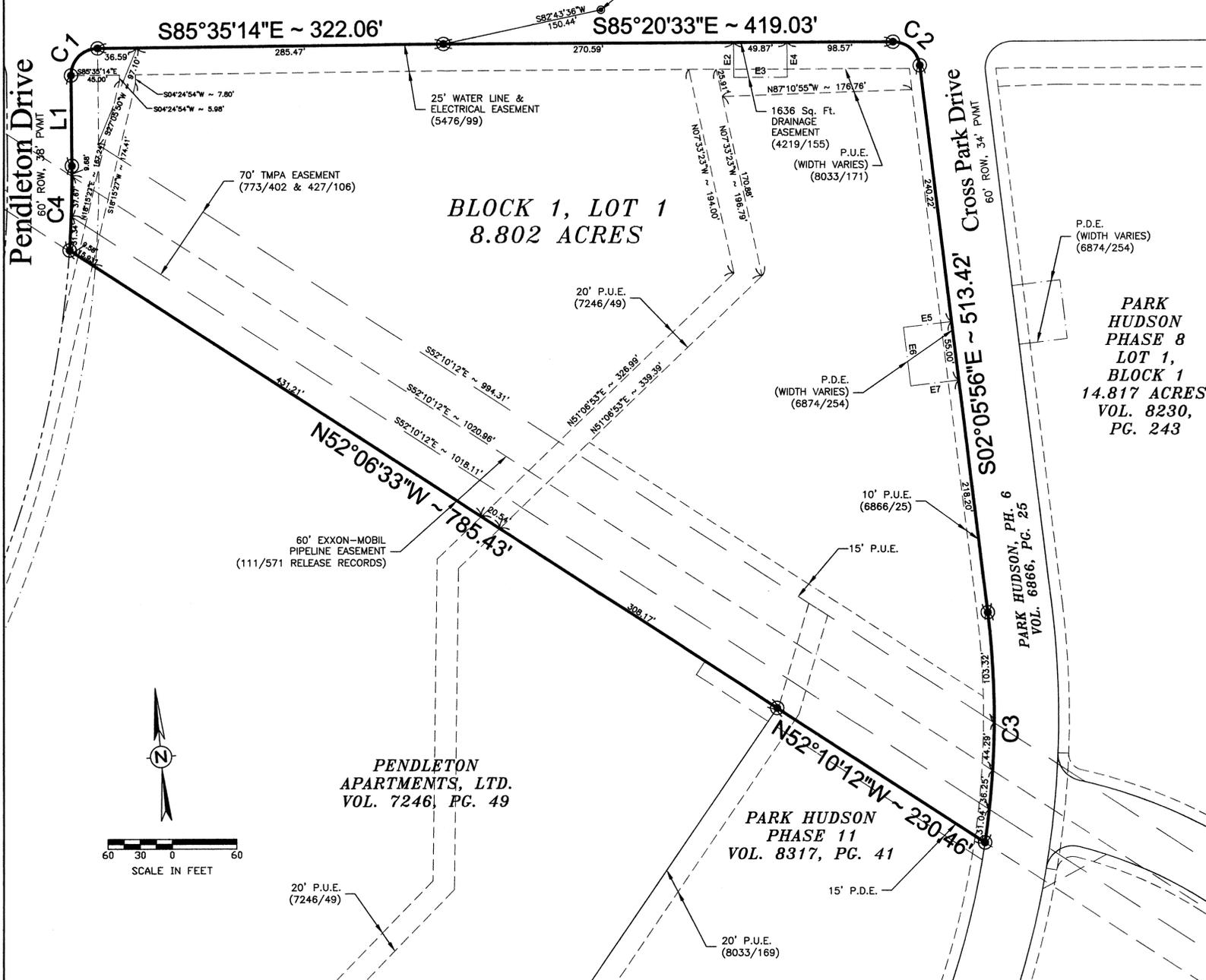


Boonville Road - FM 158
RIGHT-OF-WAY WIDTH VARIES, PAVEMENT WIDTH VARIES

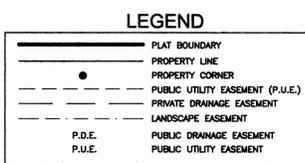


LINE TABLE

LINE	LENGTH	BEARING
L1	84.47'	N04°24'54"E
E2	32.81'	S04°39'48"W
E3	49.87'	S85°20'12"E
E4	32.81'	N04°39'48"E
E5	45.00'	S87°54'04"W
E6	55.00'	S02°05'56"E
E7	45.00'	N87°54'04"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.27'	25.00'	89°59'52"	25.00'	35.35'	N49°24'50"E
C2	36.32'	25.00'	83°14'37"	22.21'	33.21'	S43°43'14"E
C3	214.90'	796.00'	15°28'06"	108.11'	214.25'	S05°38'07"W
C4	78.69'	1030.00'	4°22'38"	39.36'	78.67'	N06°36'13"E



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 8.802 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 Hudson Subdivision, Phase 12, 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 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
OF A
8.802 ACRE TRACT
J. W. SCOTT SURVEY, A-49
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, BRAZOS COUNTY, TEXAS: SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 238.842 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.

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

BEGINNING AT POINT ON THE WEST LINE OF CROSS PARK DRIVE (60' R.O.W.) MARKING THE NORTHEAST CORNER OF PARK HUDSON, PHASE 11, ACCORDING TO THE PLAT RECORDED IN VOLUME 8317, PAGE 41 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID POINT BEING IN A CLOCKWISE CURVE HAVING A RADIUS OF 796.00 FEET;

THENCE: N 52° 10' 12" W ALONG THE COMMON LINE OF SAID REMAINDER OF 238.842 ACRE TRACT AND SAID PARK HUDSON, PHASE 11, FOR A DISTANCE OF 230.46 FEET TO A POINT MARKING THE NORTH CORNER OF PARK HUDSON, PHASE 11, AND THE NORTHEAST CORNER OF PENDLETON PLACE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7246, PAGE 49 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 52° 06' 33" W ALONG THE COMMON LINE OF SAID REMAINDER OF 238.842 ACRE TRACT AND PENDLETON PLACE SUBDIVISION FOR A DISTANCE OF 785.43 FEET TO A POINT ON THE EAST LINE OF PENDLETON DRIVE (60' R.O.W.) MARKING THE NORTHWEST CORNER OF PENDLETON PLACE SUBDIVISION, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1030.00 FEET;

THENCE: ALONG THE EAST LINE OF PENDLETON DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 22' 38" FOR AN ARC DISTANCE OF 78.69 FEET (CHORD BEARS: N 06° 36' 13" E - 78.67 FEET) TO THE ENDING POINT OF SAID CURVE;

THENCE: N 04° 24' 54" E CONTINUING ALONG THE EAST LINE OF PENDLETON DRIVE FOR A DISTANCE OF 84.47 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 59' 52" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 49° 24' 50" E - 35.35 FEET) TO A POINT ON THE SOUTH LINE OF FM 158 (BOONVILLE ROAD - VARIABLE WIDTH R.O.W.) MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 85° 35' 14" E ALONG THE SOUTH LINE OF FM 158 FOR A DISTANCE OF 322.06 FEET TO A POINT MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 85° 20' 33" E CONTINUING ALONG THE SOUTH LINE OF FM 158 FOR A DISTANCE OF 419.03 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 14' 37" FOR AN ARC DISTANCE OF 36.32 FEET (CHORD BEARS: S 43° 43' 14" E - 33.21 FEET) TO A POINT ON THE WEST LINE OF CROSS PARK DRIVE MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 02° 05' 56" E ALONG THE WEST LINE OF CROSS PARK DRIVE FOR A DISTANCE OF 513.42 FEET TO A POINT MARKING THE BEGINNING OF THE AFOREMENTIONED CLOCKWISE CURVE HAVING A RADIUS OF 796.00 FEET;

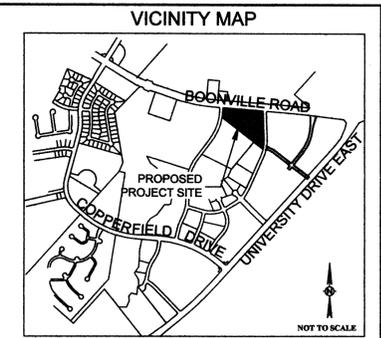
THENCE: CONTINUING ALONG THE WEST LINE OF CROSS PARK DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 28' 06" FOR AN ARC DISTANCE OF 214.90 FEET (CHORD BEARS: S 05° 38' 07" W - 214.25 FEET) TO THE POINT OF BEGINNING CONTAINING 8.802 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF PARK HUDSON, PHASE SIX, ACCORDING TO THE PLAT RECORDED IN VOLUME 8866, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land 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



- NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 6866, PG. 25, AND AS MONUMENTED ON THE GROUND. (PARK HUDSON, PHASE SIX)
 2. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
 3. NO PORTION OF THIS TRACT IS WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0142 C, EFFECTIVE DATE: 07-02-1992.
 4. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 5. THE OWNER OF THIS PROPERTY IS BRYAN DEVELOPMENT, LTD., P.O. BOX 3482, BRYAN, TEXAS, 77805.
 6. NO DRIVEWAY ACCESS FROM PENDLETON DRIVE WILL BE PERMITTED.
 7. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.

**FINAL PLAT
PARK HUDSON
SUBDIVISION
PHASE 12
8.802 ACRES**

BLOCK 1, LOT 1

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

SCALE: 1"=60' FEBRUARY, 2008
OWNER/DEVELOPER: BRYAN DEVELOPMENT, LTD. REVISED MARCH, 2008

ENGINEER: CIVIL DEVELOPMENT, Ltd. ★
Bryan, Texas 77805 (979) 776-1646

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

Ginger L. Urso, P.E.
2033 Harvey Mitchell Parkway South
College Station, Texas 77840
P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759

Received
MAR 25 2008
Development & Engineering Services