

Scale: 1" = 40'



Vicinity Map

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MAY - 8 2009

Surveyors & Engineering Offices

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the RICHARD CARTER SURVEY, Abstract No. 8 in Bryan, Brazos County, Texas and being all of the 4.665 acre tract described in the deed from David W. Dudycha to Brazos County Titan Property, LLC recorded in Volume 8215, Page 151 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch capped iron rod marking the south corner of the said 4.665 acre tract, the east corner of Lot 1, Block 1, PARK HUDSON SUBDIVISION, PHASE TWO as recorded in Volume 3752, Page 33 (O.R.B.C.) and being in the northwest right-of-way line of the F.M. 60 (based on a variable width as described in Volume 405, Page 623 of the Brazos County Deed Records [B.C.D.R.]);

THENCE: N 38° 06' 10" W along the common line of the said 4.665 acre tract and said Lot 1, Block 1 for a distance of 766.32 feet to a found 1/2-inch iron rod marking the most westerly corner of this tract, said iron rod also marking the most southerly corner of the Coppercrest Drive right-of-way dedication described on the plat recorded in Volume 3593, Page 89 (O.R.B.C.);

THENCE: along the southwest and southeast lines of said Coppercrest Drive for the following eight (8) calls:

- 1) N 51° 53' 50" E for a distance of 80.00 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left,
2) 74.94 feet along the arc of said curve having a central angle of 71° 33' 33", a radius of 60.00 feet, a tangent of 43.24 feet and a long chord bearing N 16° 07' 04" E at a distance of 70.16 feet to a found 3/4-inch iron pipe for a Point of Reverse Curvature,
3) 20.41 feet along the arc of said reverse curve having a central angle of 46° 46' 55", a radius of 25.00 feet, a tangent of 10.81 feet and a long chord bearing N 03° 43' 45" E at a distance of 19.85 feet to a found 3/4-inch iron pipe for a Point of Reverse Curvature,
4) 30.05 feet along the arc of said reverse curve having a central angle of 02° 43' 59", a radius of 630.00 feet, a tangent of 15.03 feet and a long chord bearing N 25° 45' 13" E at a distance of 30.05 feet to a found 3/4-inch iron pipe for a Point of Compound Curvature,
5) 152.28 feet along the arc of said compound curve having a central angle of 15° 18' 25", a radius of 570.00 feet, a tangent of 76.60 feet and a long chord bearing S 51° 44' 59" E at a distance of 151.83 feet to a 3/4-inch iron pipe set for the Point of Tangency,
6) 41.98 feet along the arc of said reverse curve having a central angle of 98° 12' 36", a radius of 25.00 feet, a tangent of 2.87 feet and a long chord bearing N 72° 29' 31" E at a distance of 37.22 feet to a found 3/4-inch iron pipe for a Point of Compound Curvature,
7) S 44° 05' 46" E for a distance of 648.48 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right and
8) 41.50 feet along the arc of said curve having a central angle of 95° 06' 38", a radius of 25.00 feet, a tangent of 27.34 feet and a long chord bearing S 03° 27' 33" W at a distance of 36.90 feet to a found 3/4-inch iron pipe for a Point of Compound Curvature, said iron pipe also being in the aforementioned northwest right-of-way line of F.M. 60;

THENCE: 48.81 feet along the arc of said compound curve in said F.M. 60 right-of-way said curve having a central angle of 02° 27' 35", a radius of 6084.43 feet, a tangent of 24.40 feet and a long chord bearing S 51° 14' 40" W at a distance of 48.81 feet to a found 1/2-inch iron rod for the Point of Tangency, from whence a found concrete monument for reference bears S 47° 39' 57" W at a distance of 1.34 feet;

THENCE: S 51° 28' 29" W for a distance of 222.23 feet to the POINT OF BEGINNING and containing 4.665 acres of land, more or less.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650

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 and 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 and Zoning Commission

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

CERTIFICATION BY 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 the ____ day of ____ 20____ in the Official Records of Brazos County, Texas in Volume ____ Page ____.

County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner 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____.

City Planner, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, _____ owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume ____ Page ____ 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.

Charles Ellison, Authorized Agent for Brazos County Titan Property, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ 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 stated. Given under my hand and seal on this ____ day of ____ 20____.

Notary Public, Brazos County, Texas

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Rows C1 through C7.

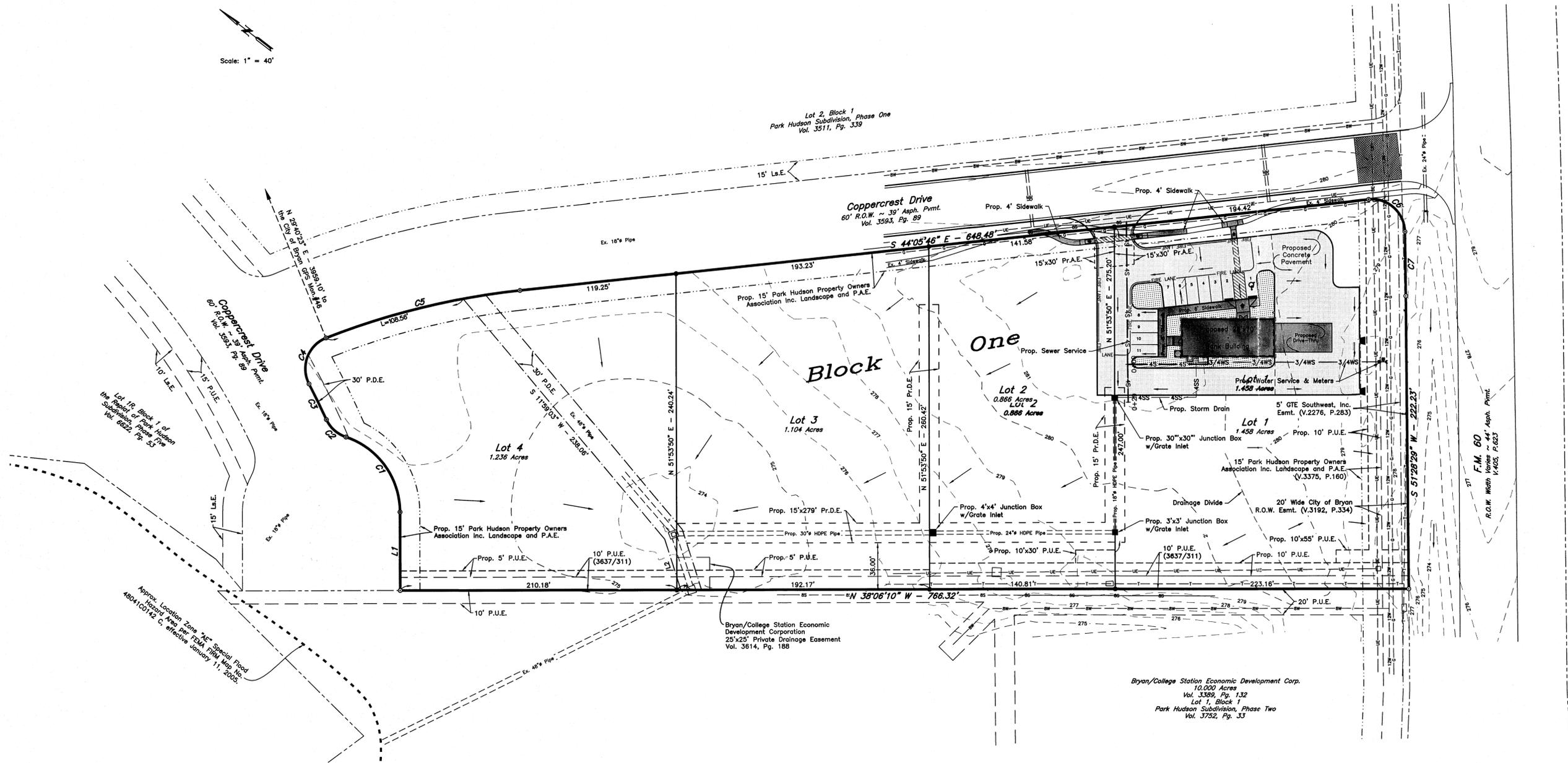
LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1, L2.

FINAL PLAT
PARK HUDSON SUBDIVISION
PHASE SEVEN
LOTS 1 THRU 4, BLOCK ONE
4.665 ACRES
RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS
APRIL, 2009
SCALE: 1" = 40'

Owner: Brazos County Titan Property, LLC
Surveyor: McClure & Browne Engineering/Surveying, Inc.
5004 Crystal Downs
College Station, TX 77845
979-696-9889

Scale: 1" = 40'

Lot 2, Block 1
Park Hudson Subdivision, Phase One
Vol. 3511, Pg. 339



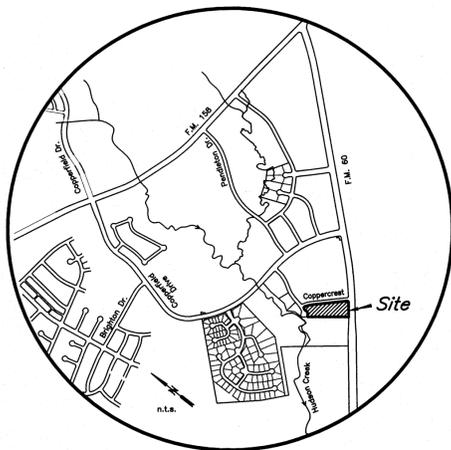
Lot 1R, Block 1 of the Report of Park Hudson Subdivision, Phase One Vol. 6822, Pg. 53

Approx. Location Zone "AE" Special Flood Hazard Area per FEMA Flood Map No. 48041C0142 C, effective January 11, 2005.

Bryan/College Station Economic Development Corporation
25'x25' Private Drainage Easement
Vol. 3614, Pg. 188

Bryan/College Station Economic Development Corp.
10,000 Acres
Vol. 3389, Pg. 132
Lot 1, Block 1
Park Hudson Subdivision, Phase Two
Vol. 3792, Pg. 33

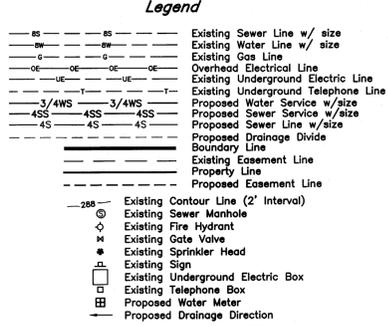
F.M. 60
R.O.W. Width 14.625, P.625



Vicinity Map

LINE	BEARING	DISTANCE
L1	N 51°53'50" E	60.00'
L2	S 34°34'21" W	40.82'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	71°33'33"	60.00'	74.94'	43.24'	N 16°07'04" E	70.16'
C2	46°46'55"	25.00'	20.41'	10.81'	N 3°43'45" E	19.85'
C3	2°43'59"	630.00'	30.05'	15.03'	N 25°45'13" E	30.05'
C4	96°12'36"	25.00'	41.98'	27.87'	N 72°29'31" E	37.22'
C5	15°18'25"	570.00'	152.28'	76.60'	S 51°44'59" E	151.83'
C6	95°06'38"	25.00'	41.50'	27.34'	S 3°27'33" W	36.90'
C7	0°27'35"	6084.43'	48.81'	24.40'	S 51°14'40" W	48.81'



- GENERAL NOTES:
- BASIS OF BEARINGS: Bearings and coordinates refer to the Texas Coordinate System, NAD-83, CENTRAL ZONE and are based upon the position of Horizontal Control Monument No. 125 located near the City of Bryan Substation entrance, established in 1994.
 Northing: 10226777.214
 Easting: 3584808.303
 Elevation: 289.97 (N.G.V.D.)
 - This property is currently zoned Planned Development - Mixed Use (PD-M) District, as approved by the Bryan City Council on December 16, 1999. Minimum building setbacks shall be in accordance with City of Bryan codes and ordinances. Additional setback requirements may be applicable. See Park Hudson Design Guidelines and the Park Hudson Covenants, Conditions and Restrictions.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas Map Number 48041C0142 C, effective January 11, 2005, this property is not located within a FEMA 100-year flood hazard area.
 - Monumentation: unless otherwise indicated, all property corners are marked with 1/2" inch iron rods.
 ○ - Indicates 1/2" Iron Rod Set
 ⊙ - Indicates 1/2" Iron Rod Found
 ⊗ - Indicates 3/4" Iron Pipe Found
 - Abbreviations:
 P.A.E. - Public Access Easement
 P.D.E. - Public Drainage Easement
 Pr.A.E. - Private Access Easement
 Pr.D.E. - Private Drainage Easement
 P.U.E. - Public Utility Easement
 La.E. - Landscape Easement

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MAY - 8 2009

NOT FOR RECORD

PRELIMINARY PLAN

**PARK HUDSON SUBDIVISION
PHASE SEVEN**

LOTS 1 THRU 4, BLOCK ONE

4.665 ACRES

RICHARD CARTER SURVEY, A-B
BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 2009
SCALE: 1" = 40'

Owner:
Brazos County Titan Property, LLC
5004 Crystal Downs
College Station, TX 77802
979-696-9889

Surveyor:
McCure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3636