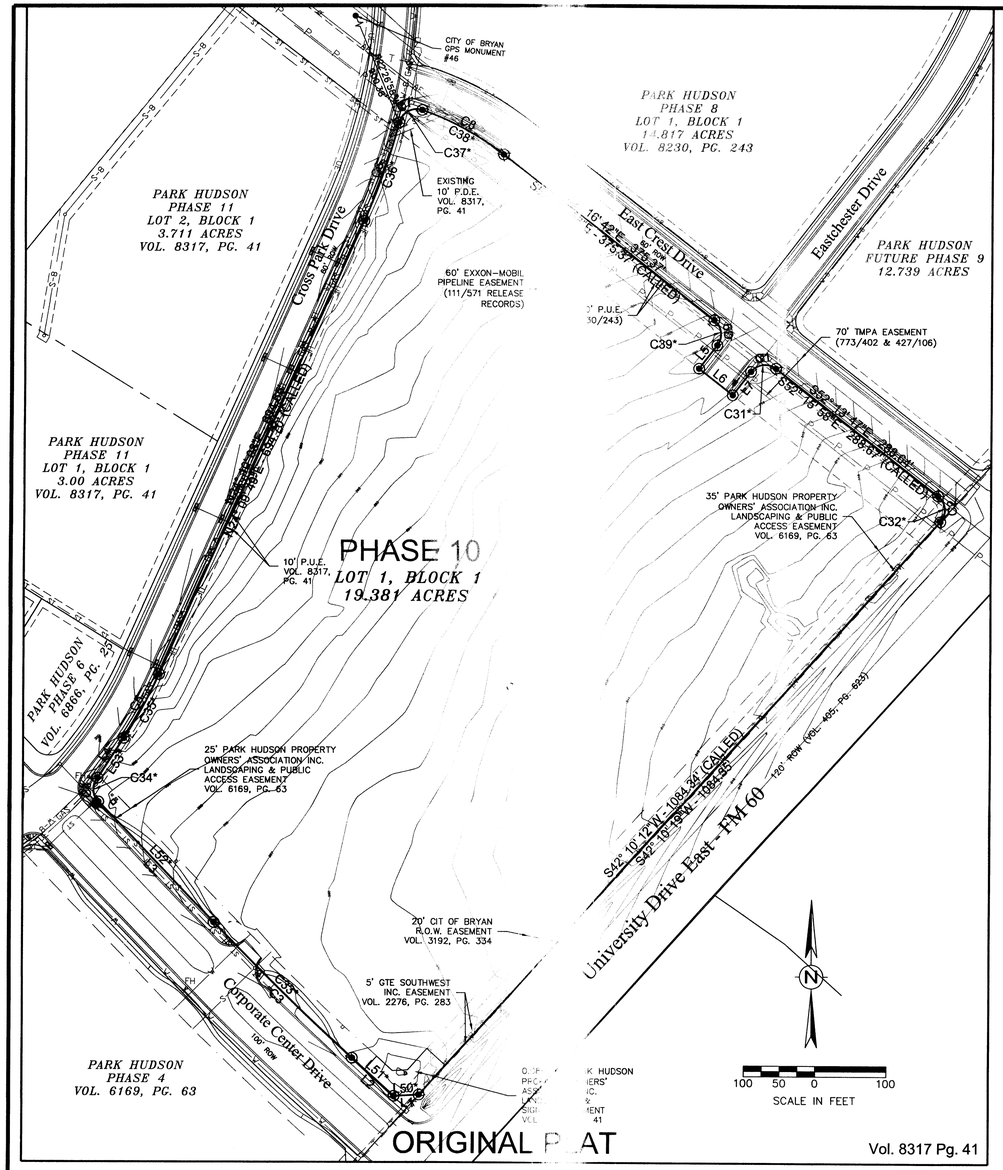
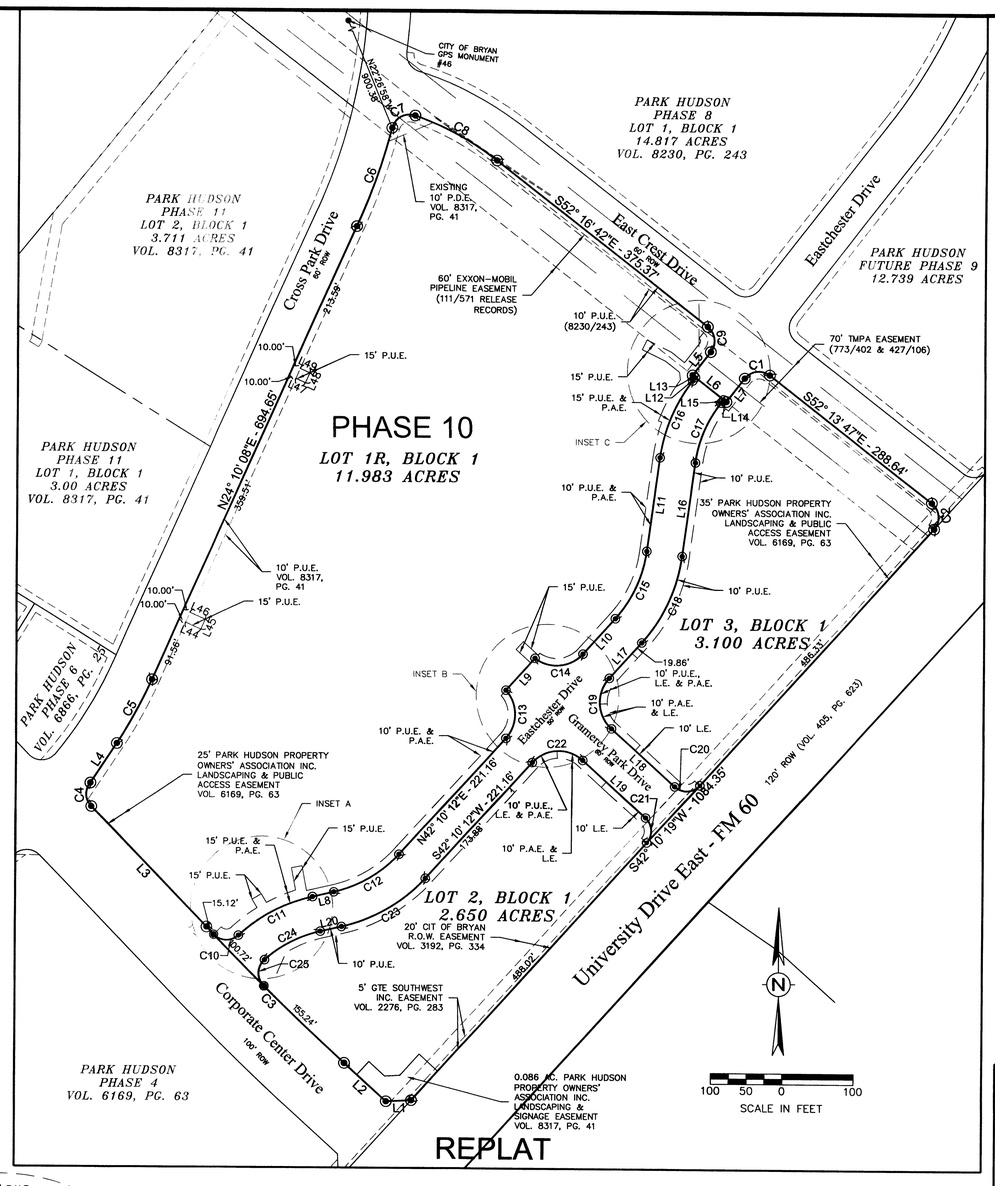




NOTES:

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.

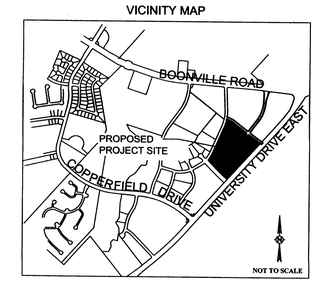
4. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.

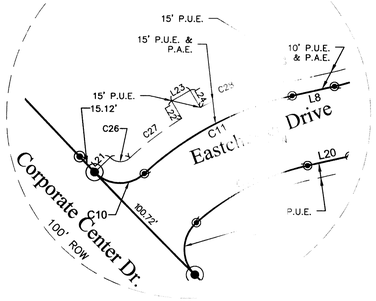
5. THE OWNER OF THIS PROPERTY IS BRYAN DEVELOPMENT, LTD., P.O. BOX 3462, BRYAN, TEXAS, 77805.

LEGEND

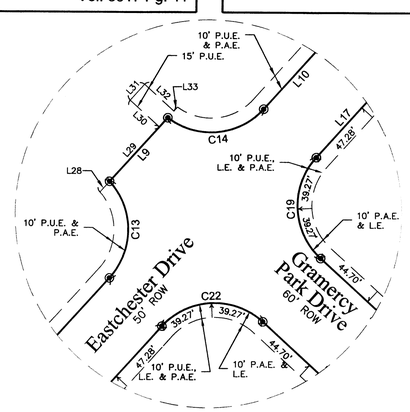
———	REPLAT BOUNDARY
— — — —	PUBLIC UTILITY EASEMENT
⊙	PROPERTY CORNER
- - - - - -	EXISTING EASEMENT LINE
—W—	EXISTING WATER
—S—	EXISTING SANITARY SEWER
—ST—ST—	EXISTING SANITARY SEWER
—T—T—T—	EXISTING TELEPHONE LINE
—UE—	UNDERGROUND ELECTRIC
—AE—	OVERHEAD ELECTRIC
—P—P—	PIPELINE
	EXISTING FIRE HYDRANT
	POWER POLE
	EXISTING INLET
P.A.E.	PUBLIC ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.E.	LANDSCAPE EASEMENT

VICINITY MAP

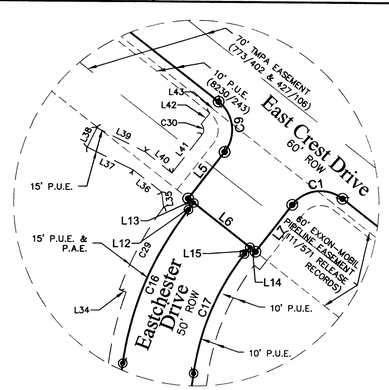




INSET A
N.T.S.



INSET B
N.T.S.



INSET C
N.T.S.

RECEIVED
NOV 30 2010
Development & Engineering Services

FINAL PLAT
OF
PARK HUDSON SUBDIVISION
PHASE 10, BLOCK 1, LOTS 1R, 2 & 3
19.381 ACRES
LOT 1R = 11.983 ACRES
LOT 2 = 2.650 ACRES
LOT 3 = 3.100 ACRES
ROW DEDICATION = 1.648 ACRES
BEING A
REPLAT
OF
PARK HUDSON SUBDIVISION
BLOCK 1, LOT 1
19.381 ACRES
J.W. SCOTT SURVEY, A-49
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=100'
NOVEMBER, 2010

OWNER/DEVELOPER:
Bryan Development, Ltd.
P.O. Box 3462
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

ENGINEER:
SCHULTZ ENGINEERING LLC
TBPE Firm Reg. No. 12327
2730 Longmire Drive, Suite A
College Station, Texas 77845
***
P.O. Box 11995, College Station, Texas 77842
(979) 764-3900 Fax: (979) 764-3910

SHEET 1 OF 2

DB