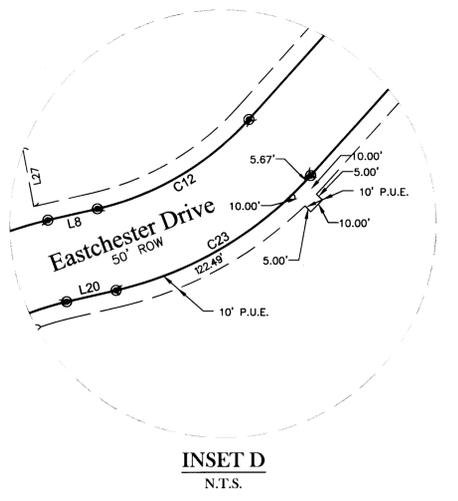
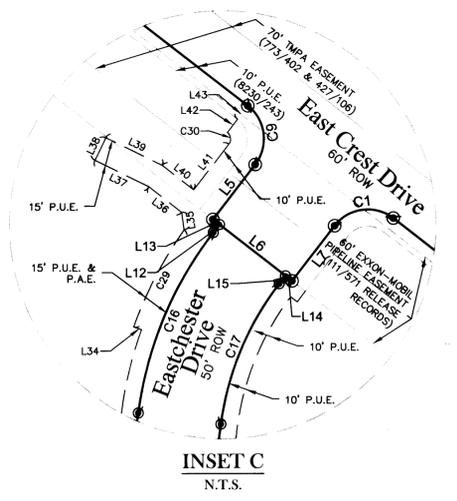
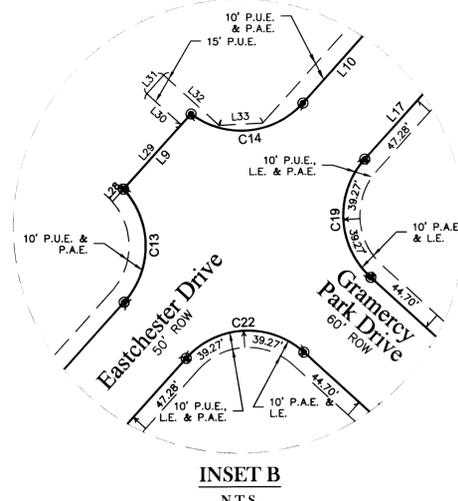
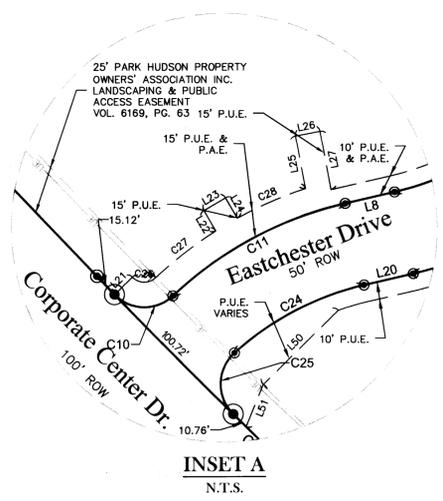
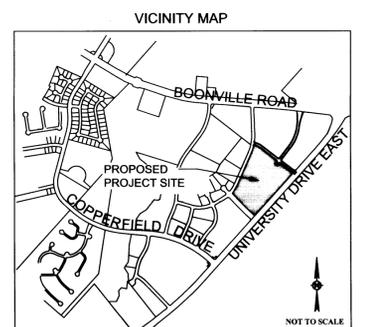


- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 6886, PG. 25, AND AS MONUMENTED ON THE GROUND. (PARK HUDSON, PHASE SIX)
 2. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
 3. NO PORTION OF THIS 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
---	EXISTING WATER
---	EXISTING SANITARY SEWER
---	EXISTING TELEPHONE LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	PIPELINE
---	EXISTING FIRE HYDRANT
---	POWER POLE
---	EXISTING INLET
---	P.A.E. PUBLIC ACCESS EASEMENT
---	P.U.E. PUBLIC UTILITY EASEMENT
---	L.E. LANDSCAPE EASEMENT



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
PHASE 10, 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
ENGINEER:
SCHULTZ ENGINEERING LLC
TSPCE Firm Reg. No. 12327
2730 Longmire Drive, Suite A
College Station, Texas 77845
SURVEYOR:
Brod Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 268
College Station, Texas 77841
(979) 268-3195
SHEET 1 OF 2

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLOCK 1, PARK HUDSON SUBDIVISION, PHASE 10, ACCORDING TO THE PLAT RECORDED IN VOLUME 8317, PAGE 41 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST (FM 60 - 120' R.O.W.) MARKING A SOUTH CORNER OF SAID LOT 1;

THENCE: S 87° 15' 25" W ALONG THE MOST SOUTHERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 35.32 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF CORPORATE CENTER DRIVE (100' R.O.W.);

THENCE: ALONG THE NORTHEAST LINE OF CORPORATE DRIVE FOR THE FOLLOWING CALLS:

N 47° 49' 04" W FOR A DISTANCE OF 79.35 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 3950.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 55' 55" FOR AN ARC DISTANCE OF 271.08 FEET (CHORD BEARS: N 45° 52' 19" W - 271.02 FEET) TO AN "X" FOUND IN CONCRETE MARKING THE END OF SAID CURVE;

N 43° 54' 03" W FOR A DISTANCE OF 234.41 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 28' 59" FOR AN ARC DISTANCE OF 36.43 FEET (CHORD BEARS: N 02° 27' 28" W - 33.29 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF CROSS PARK DRIVE (60' R.O.W.) MARKING THE END OF SAID CURVE;

THENCE: ALONG THE SOUTHWEST LINE OF CROSS PARK DRIVE FOR THE FOLLOWING CALLS:

N 33° 32' 39" E FOR A DISTANCE OF 66.36 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 626.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 19' 31" FOR AN ARC DISTANCE OF 101.97 FEET (CHORD BEARS: N 28° 47' 18" E - 101.85 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 24° 10' 08" E FOR A DISTANCE OF 694.65 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 856.00 FEET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 85° 27' 30" W FOR A DISTANCE OF 0.89 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 46' 01" FOR AN ARC DISTANCE OF 145.92 FEET (CHORD BEARS: N 19° 19' 18" E - 145.74 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 36' 41" FOR AN ARC DISTANCE OF 41.28 FEET (CHORD BEARS: N 61° 35' 30" E - 36.75 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF EAST CREST DRIVE (60' R.O.W.) MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 400.00 FEET;

THENCE: ALONG THE SOUTHWEST LINE OF EAST CREST DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 43' 32" FOR AN ARC DISTANCE OF 130.73 FEET (CHORD BEARS: S 61° 35' 05" E - 130.15 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

S 52° 16' 42" E FOR A DISTANCE OF 375.37 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 08' 34" FOR AN ARC DISTANCE OF 39.33 FEET (CHORD BEARS: S 07° 07' 01" E - 35.40 FEET) TO THE END OF SAID CURVE;

THENCE: ALONG THE APPARENT EXTENSION OF EASTCHESTER DRIVE (60' R.O.W.) FOR THE FOLLOWING CALLS:

S 37° 49' 43" W FOR A DISTANCE OF 41.43 FEET;

S 52° 10' 12" E FOR A DISTANCE OF 60.00 FEET;

N 37° 49' 48" E FOR A DISTANCE OF 41.62 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 11' 44" FOR AN ARC DISTANCE OF 39.36 FEET (CHORD BEARS: N 82° 43' 33" E - 35.42 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF EAST CREST DRIVE MARKING THE END OF SAID CURVE;

THENCE: S 52° 13' 47" E ALONG THE SOUTHWEST LINE OF EAST CREST DRIVE FOR A DISTANCE OF 288.64 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 13' 04" FOR AN ARC DISTANCE OF 41.11 FEET (CHORD BEARS: S 05° 12' 38" E - 36.63 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST MARKING THE END OF SAID CURVE;

THENCE: S 42° 10' 19" W ALONG THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST FOR A DISTANCE OF 1084.35 FEET TO THE POINT OF BEGINNING CONTAINING 19.381 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF PARK HUDSON SUBDIVISION PHASE 10, 8317/41.

Line #	Length	Direction
L1	35.32'	S87° 15' 25" W
L2	79.35'	N47° 49' 04" W
L3	234.41'	N43° 54' 03" W
L4	66.36'	N33° 32' 39" E
L5	41.43'	S37° 49' 38" W
L6	60.00'	S52° 10' 12" E
L7	41.62'	N37° 49' 48" E
L8	30.35'	N77° 06' 28" E
L9	60.41'	N42° 10' 12" E
L10	67.14'	N42° 10' 12" E
L11	132.45'	N7° 45' 54" E
L12	6.03'	N37° 49' 48" E
L13	5.00'	S52° 10' 12" E
L14	5.00'	S52° 10' 12" E
L15	6.03'	S37° 49' 48" W
L16	132.45'	S7° 45' 54" W
L17	67.14'	S42° 10' 12" W
L18	119.81'	S47° 49' 48" E
L19	119.81'	N47° 49' 48" W
L20	30.35'	S77° 06' 28" W
L21	14.95'	S45° 57' 17" W
L22	14.05'	S30° 24' 16" E
L23	15.00'	S59° 35' 44" W
L24	14.05'	N30° 24' 16" W
L25	31.81'	S10° 43' 02" E
L26	15.00'	S79° 16' 58" W
L27	35.30'	N10° 43' 02" W
L28	10.05'	S42° 10' 12" W
L29	51.66'	S42° 10' 12" W
L30	27.83'	S47° 49' 48" E

Line #	Length	Direction
L31	15.00'	S42° 10' 12" W
L32	44.87'	N47° 49' 48" W
L33	26.11'	S87° 10' 12" W
L34	5.00'	S70° 03' 52" E
L35	10.59'	S7° 36' 14" E
L36	24.88'	S52° 10' 12" E
L37	36.13'	S63° 51' 14" E
L38	15.00'	S26° 08' 46" W
L39	37.67'	N63° 51' 14" W
L40	23.77'	N52° 10' 12" W
L41	34.46'	S37° 49' 37" W
L42	10.00'	S37° 46' 09" W
L43	10.00'	S37° 46' 09" W
L44	23.35'	N65° 49' 52" W
L45	15.00'	N24° 09' 49" E
L46	23.35'	N65° 49' 52" W
L47	14.72'	N65° 49' 52" W
L48	15.00'	N24° 09' 49" E
L49	14.71'	N65° 49' 52" W
L50	63.16'	N45° 31' 58" E
L51	27.22'	N22° 14' 33" E
L52*	35.36'	S87° 10' 12" W
L53*	79.35'	N47° 49' 48" W
L54*	234.44'	N43° 53' 50" W
L55*	66.32'	N33° 29' 07" E

Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Direction
C1	39.36'	25.00'	90°11'44"	25.09'	35.42'	N82° 43' 33"E
C2	41.11'	25.00'	94°13'04"	26.91'	36.63'	S5° 12' 38"E
C3	271.08'	3950.00'	3°55'55"	135.59'	271.02'	N45° 52' 19"W
C4	36.43'	25.00'	83°28'59"	22.31'	33.29'	N2° 27' 28"W
C5	101.97'	626.50'	9°19'31"	51.10'	101.85'	N28° 47' 18"E
C6	145.92'	856.00'	9°46'01"	73.14'	145.74'	N19° 19' 18"E
C7	41.28'	25.00'	94°36'41"	27.10'	36.75'	N61° 35' 30"E
C8	130.73'	400.00'	18°43'32"	65.95'	130.15'	S61° 35' 05"E
C9	39.33'	25.00'	90°08'34"	25.06'	35.40'	S7° 07' 01"E
C10	38.81'	25.00'	88°57'22"	24.55'	35.03'	S88° 36' 12"E
C11	118.55'	225.00'	30°11'22"	60.69'	117.19'	N62° 00' 48"E
C12	107.05'	175.55'	34°56'17"	55.25'	105.39'	S59° 38' 20"W
C13	74.03'	50.00'	84°50'11"	45.69'	67.45'	S0° 14' 54"E
C14	74.03'	50.00'	84°50'11"	45.69'	67.45'	S84° 35' 17"W
C15	105.08'	175.00'	34°24'18"	54.18'	103.51'	S24° 58' 03"W
C16	118.07'	225.00'	30°03'54"	60.43'	116.72'	N22° 47' 51"E
C17	91.83'	175.00'	30°03'54"	47.00'	90.78'	S22° 47' 51"W
C18	135.11'	225.00'	34°24'18"	69.66'	133.09'	S24° 58' 03"W
C19	78.54'	50.00'	90°00'00"	50.00'	70.71'	N2° 49' 48"W
C20	39.27'	25.00'	89°59'45"	25.00'	35.35'	N87° 10' 19"E
C21	39.27'	25.00'	90°00'00"	25.00'	35.36'	N2° 49' 48"W
C22	78.54'	50.00'	90°00'00"	50.00'	70.71'	N87° 10' 12"E
C23	137.53'	225.55'	34°56'17"	70.98'	135.41'	S59° 38' 20"W
C24	88.59'	175.00'	29°00'21"	45.27'	87.65'	N62° 36' 18"E
C25	40.88'	25.00'	93°41'18"	26.66'	36.47'	S1° 15' 29"W
C26	15.51'	10.00'	88°50'36"	9.80'	14.00'	N88° 40' 16"W
C27	45.65'	240.00'	10°53'51"	22.89'	45.58'	S52° 21' 22"W
C28	44.54'	240.00'	10°37'59"	22.33'	44.48'	S66° 42' 11"W
C29	65.56'	240.00'	15°39'01"	32.98'	65.35'	S27° 45' 39"W
C30	7.87'	5.00'	90°07'47"	5.01'	7.08'	S6° 57' 13"E
C31*	39.23'	25.00'	89°54'14"	24.96'	35.33'	N82° 46' 55"E
C32*	41.21'	25.00'	94°26'09"	27.01'	36.70'	S5° 02' 53"E
C33*	271.13'	3950.00'	3°55'58"	135.62'	271.07'	N45° 51' 49"W
C34*	36.40'	25.00'	83°25'30"	22.28'	33.27'	N2° 11' 05"W
C35*	101.93'	626.50'	9°19'18"	51.08'	101.81'	N28° 49' 28"E
C36*	145.90'	856.00'	9°45'57"	73.13'	145.73'	N19° 16' 51"E
C37*	41.28'	25.00'	94°36'32"	27.10'	36.75'	N61° 42' 08"E
C38*	130.74'	400.00'	18°43'38"	65.96'	130.16'	S61° 37' 47"E
C39*	39.31'	25.00'	90°05'46"	25.04'	35.38'	S7° 13' 05"E

* CALLED VALUES FROM THE PREVIOUS PLAT (Vol. 8317 Pg. 41)

* CALLED VALUES FROM THE PREVIOUS PLAT (Vol. 8317 Pg. 41)

Doc Bk Vol Pg
01082897 BR 10020 61

Filed for Record in:
BRAZOS COUNTY

On: Feb 02, 2011 at 02:16P

As a
Plat

Document Number: 01082897

Amount: 63.00

Receipt Number - 406469
By:
Cathy Barcelona

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.
Feb 02, 2011

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

CERTIFICATE OF 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 certificate of authentication, filed for record in my office the 02 day of February, 2011, in the Official Records of Brazos County in Volume 10020 Page 61.

Karen McQueen
County Clerk
Brazos County, Texas

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 19.381 acre tract, shown on this plat, being Park Hudson Subdivision, Phase 10, Block 1, Lot 1 in the Deed Records of Brazos County in Volume 8317, Page 41, and designated herein as the Park Hudson Subdivision, Phase 10, Block 1, Lots 1R, 2, & 3, 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
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 stated.

Given under my hand and seal on this 02 day of February, 2011.

Meredith Leiker
Notary Public, Brazos County, Texas



APPROVAL OF THE CITY PLANNER

I, Karin Russell, the undersigned, City Planner and/or designated Secretary of the Planning and 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 02 day of February, 2011.

Karin Russell
City Planner
Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael Beckwith, Chair 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 02 day of February, 2011, and same was duly approved on the 02 day of February, 2011, by said Commission.

Michael Beckwith
Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF CITY ENGINEER

I, Paul Korman, 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 02 day of February, 2011.

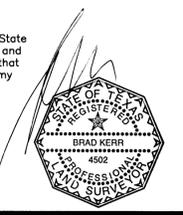
Paul Korman
City Engineer, Bryan, Texas

CERTIFICATE OF 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.

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



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
PHASE 10, 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
4502
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 2 OF 2