

LINE	LENGTH	BEARING
L1	35.36'	S87°10'12"W
L2	79.35'	N47°49'48"W
L3	234.44'	N43°53'50"W
L4	66.32'	N33°29'07"E
L5	41.43'	S37°49'43"W
L6	60.00'	S52°10'12"E
L7	41.62'	N37°49'48"E
L8	172.14'	N28°25'46"E
L9	146.66'	N39°13'55"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	41.21'	25.00'	94°26'09"	27.01'	36.70'	N05°02'53"W
C2	271.13'	3950.00'	3°55'58"	135.62'	271.07'	S45°51'48"E
C3	36.40'	25.00'	83°25'30"	22.28'	33.27'	S02°11'05"E
C4	101.93'	626.50'	9°19'18"	51.08'	101.81'	N8°49'28"E
C5	145.90'	856.00'	9°45'57"	73.13'	145.73'	N19°16'51"E
C6	41.28'	25.00'	94°36'32"	27.10'	36.75'	S61°42'08"W
C7	130.74'	400.00'	18°43'28"	65.96'	130.16'	N61°37'47"W
C8	39.31'	25.00'	90°05'46"	25.04'	36.38'	N07°13'05"W
C9	39.23'	25.00'	89°54'14"	24.96'	35.33'	S82°46'55"W
C10	149.96'	796.00'	10°47'39"	75.20'	149.74'	N18°46'00"E

**METES AND BOUNDS DESCRIPTION OF A 6.711 ACRE TRACT OF J. W. SCOTT SURVEY, A-49, BRYAN, BRAZOS COUNTY, TEXAS.**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. W. SCOTT SURVEY, ABSTRACT NO. 49, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 50.00 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO BRYAN DEVELOPMENT, LTD. RECORDED IN VOLUME 3237, PAGE 233 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND 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 A POINT ON THE NORTHWEST LINE OF CROSS PARK DRIVE (60' R.O.W.) MARKING THE EAST CORNER OF PARK HUDSON, PHASE SIX, ACCORDING TO THE PLAT RECORDED IN VOLUME 6866, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 58° 20' 14" W ALONG THE NORTHEAST LINE OF PARK HUDSON, PHASE SIX, FOR A DISTANCE OF 426.34 FEET TO A POINT ON THE SOUTHWEST LINE 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 28° 25' 46" E ALONG THE SOUTHWEST LINE OF PENDLETON PLACE SUBDIVISION FOR A DISTANCE OF 172.14 FEET TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 39° 13' 55" E CONTINUING ALONG THE SOUTHWEST LINE OF PENDLETON PLACE SUBDIVISION FOR A DISTANCE OF 884.19 FEET TO A POINT MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 39° 13' 55" E CONTINUING ALONG THE SOUTHWEST LINE OF PENDLETON PLACE SUBDIVISION FOR A DISTANCE OF 884.19 FEET TO A POINT MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 52° 10' 12" W ALONG THE SOUTHWEST LINE OF EAST CREST DRIVE FOR A DISTANCE OF 230.46 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF EAST CREST DRIVE (60' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE;

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

S 52° 15' 58" E FOR A DISTANCE OF 375.37 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE TRANSITION CURVE HAVING A RADIUS OF 25.00 FEET;

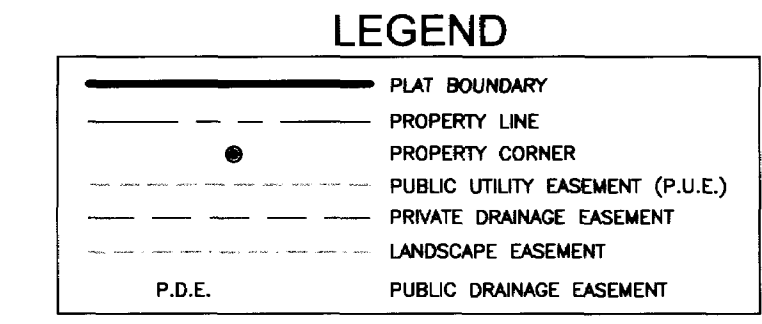
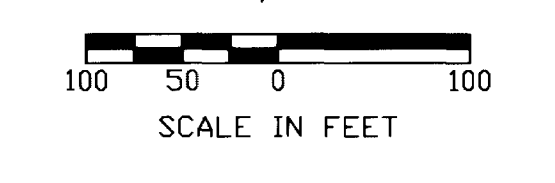
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 47' 39" FOR AN ARC DISTANCE OF 149.96 FEET (CHORD BEARS: S 18° 46' 00" W - 149.74 FEET) TO THE ENDING POINT OF SAID CURVE;

THENCE: S 24° 09' 49" W CONTINUING ALONG THE NORTHWEST LINE OF CROSS PARK DRIVE FOR A DISTANCE OF 684.78 FEET TO THE POINT OF BEGINNING CONTAINING 6.711 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 6866, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: N 58° 20' 14" W CONTINUING ALONG THE NORTHWEST LINE OF CROSS PARK DRIVE FOR A DISTANCE OF 426.34 FEET TO A POINT ON THE SOUTHWEST LINE 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 28° 25' 46" E ALONG THE SOUTHWEST LINE OF PENDLETON PLACE SUBDIVISION FOR A DISTANCE OF 172.14 FEET TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 39° 13' 55" E CONTINUING ALONG THE SOUTHWEST LINE OF PENDLETON PLACE SUBDIVISION FOR A DISTANCE OF 884.19 FEET TO A POINT MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;



**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 (Phase 10) and the 3.771 acre tract (Phase 11, Block 1, Lot 2), 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 10 and a portion of Phase 11, 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 and consideration therein stated.

Given under my hand and seal on this 11<sup>th</sup> day of October, 2007.

*Ginger L. Urso*  
Ginger L. Urso  
Notary Public in and for the State of Texas  
My Commission Expires: 9-5-11

**APPROVAL OF THE PLANNING ADMINISTRATOR**

I, the undersigned, Planning Administrator 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 14<sup>th</sup> day of November, 2007.

*Karin Russell*  
Karin Russell  
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 6<sup>th</sup> day of November, 2007.

*W. Paul Hanson*  
W. Paul Hanson  
City Engineer, Bryan, Texas

**METES AND BOUNDS DESCRIPTION**

OF A  
19.381 ACRE TRACT  
J. W. SCOTT SURVEY, A-49  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. W. SCOTT SURVEY, ABSTRACT NO. 49, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 50.00 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO BRYAN DEVELOPMENT, LTD. RECORDED IN VOLUME 3237, PAGE 233 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND 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 A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST (FM 60 - 120' R.O.W.) MARKING THE MOST EASTERLY SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 87° 10' 12" W ALONG A TRANSITION BETWEEN THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST AND THE NORTHEAST LINE OF CORPORATE CENTER DRIVE (100' R.O.W.) FOR A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF CORPORATE CENTER DRIVE MARKING THE MOST WESTERLY SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

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

N 47° 49' 48" W FOR A DISTANCE OF 79.35 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 55' 58" FOR AN ARC DISTANCE OF 271.13 FEET (CHORD BEARS: N 45° 51' 49" W - 271.07 FEET) TO AN "X" SET IN CONCRETE MARKING THE ENDING POINT OF SAID CURVE;

N 43° 53' 50" W FOR A DISTANCE OF 234.44 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE TRANSITION CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 25' 30" FOR AN ARC DISTANCE OF 36.40 FEET (CHORD BEARS: N 02° 11' 05" W - 33.27 FEET) TO A 3/3 INCH IRON PIPE FOUND ON THE SOUTHWEST LINE OF CROSS PARK DRIVE (60' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE;

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

N 33° 29' 07" E FOR A DISTANCE OF 66.32 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 626.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 19' 18" FOR AN ARC DISTANCE OF 101.93 FEET (CHORD BEARS: N 82° 46' 55" E - 101.81 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARING A RADIUS OF 0.14 FEET;

N 24° 09' 49" E FOR A DISTANCE OF 684.78 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 856.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 45' 57" FOR AN ARC DISTANCE OF 145.90 FEET (CHORD BEARS: N 19° 16' 51" E - 145.73 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE TRANSITION CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 6' 30" FOR AN ARC DISTANCE OF 41.28 FEET (CHORD BEARS: N 61° 42' 08" E - 36.75 FEET) TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF EAST CREST DRIVE (60' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE 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' 39" FOR AN ARC DISTANCE OF 130.74 FEET (CHORD BEARS: S 61° 37' 47" E - 130.16 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

S 52° 15' 58" E FOR A DISTANCE OF 375.37 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE TRANSITION CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 05' 46" FOR AN ARC DISTANCE OF 39.31 FEET (CHORD BEARS: S 07° 13' 05" E - 35.38 FEET) TO A 5/8 INCH IRON ROD SET ON THE EXTENSION OF THE NORTHWEST LINE OF EASTCHESTER DRIVE (60' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE;

THENCE: ALONG THE EXTENSION OF EASTCHESTER DRIVE FOR THE FOLLOWING CALLS:

S 37° 49' 48" W ALONG THE EXTENSION OF THE NORTHWEST LINE FOR A DISTANCE OF 41.62 FEET TO A 5/8 INCH IRON ROD SET;

S 52° 10' 12" E FOR A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD SET ON THE EXTENSION OF THE SOUTHWEST LINE;

N 37° 49' 48" E ALONG THE EXTENSION OF THE SOUTHWEST LINE FOR A DISTANCE OF 41.62 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE TRANSITION CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 54' 14" FOR AN ARC DISTANCE OF 39.23 FEET (CHORD BEARS: N 82° 46' 55" E - 35.33 FEET) TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF EAST CREST DRIVE MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 52° 15' 58" E ALONG THE SOUTHWEST LINE OF EAST CREST DRIVE FOR A DISTANCE OF 288.67 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE TRANSITION CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 28' 09" FOR AN ARC DISTANCE OF 41.21 FEET (CHORD BEARS: S 05° 02' 53" E - 36.70 FEET) TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 42° 10' 12" W ALONG THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST FOR A DISTANCE OF 1084.34 FEET TO THE POINT OF BEGINNING CONTAINING 19.381 ACRES OF LAND, MORE OR LESS. SURVEYED ON SEPTEMBER, 2007. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF PARK HUDSON, PHASE SIX, ACCORDING TO THE PLAT RECORDED IN VOLUME 6866, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, *Kathy Gregory*, Representative of Westex Bancorp of Delaware, Inc., owner of the 3.000 acre tract (Phase 11, Block 1, Lot 1), shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 7013, Page 135, and designated herein as a portion of the Park Hudson Subdivision, Phase 11, 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.

*Kathy Gregory*  
Kathy Gregory  
Representative, Westex Bancorp of Delaware, Inc.  
(printed name)

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Kathy Gregory*, 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 15<sup>th</sup> day of October, 2007.

*Carol Riecke*  
Carol Riecke  
Notary Public in and for the State of Texas  
My Commission Expires: 3-17-2010

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, *Art Hughes*, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat is in compliance with the appropriate codes and ordinances of the City of Bryan on the 25<sup>th</sup> day of September, 2007 and same was duly approved on the day of September, 2007 by said Commission.

*Art Hughes*  
Art Hughes  
Chairman, Planning & Zoning Commission,  
Bryan, Texas

**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 certificates of authentication was filed for record in my office the 14<sup>th</sup> day of November, 2007, in the Official Records of Brazos County, Texas, in Volume 8317, Page 41.

*Karen McQueen*  
Karen McQueen  
County Clerk  
Brazos County, Texas

WITNESS my hand and official Seal, at my office in Bryan, Texas.

Doc Bk Vol Pg  
00981117 OR 8317 41

**METES AND BOUNDS DESCRIPTION**

OF A  
19.381 ACRE TRACT  
J. W. SCOTT SURVEY, A-49  
BRYAN, BRAZOS COUNTY, TEXAS

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THENCE: S 87° 10' 12" W ALONG A TRANSITION BETWEEN THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST AND THE NORTHEAST LINE OF CORPORATE CENTER DRIVE (100' R.O.W.) FOR A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF CORPORATE CENTER DRIVE MARKING THE MOST WESTERLY SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

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

N 47° 49' 48" W FOR A DISTANCE OF 79.35 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 55' 58" FOR AN ARC DISTANCE OF 271.13 FEET (CHORD BEARS: N 45° 51' 49" W - 271.07 FEET) TO AN "X" SET IN CONCRETE MARKING THE ENDING POINT OF SAID CURVE;

N 43° 53' 50" W FOR A DISTANCE OF 234.44 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE TRANSITION CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 25' 30" FOR AN ARC DISTANCE OF 36.40 FEET (CHORD BEARS: N 02° 11' 05" W - 33.27 FEET) TO A 3/3 INCH IRON PIPE FOUND ON THE SOUTHWEST LINE OF CROSS PARK DRIVE (60' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE;

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

N 33° 29' 07" E FOR A DISTANCE OF 66.32 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 626.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 19' 18" FOR AN ARC DISTANCE OF 101.93 FEET (CHORD BEARS: N 82° 46' 55" E - 101.81 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARING A RADIUS OF 0.14 FEET;

N 24° 09' 49" E FOR A DISTANCE OF 684.78 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 856.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 45' 57" FOR AN ARC DISTANCE OF 145.90 FEET (CHORD BEARS: N 19° 16' 51" E - 145.73 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE TRANSITION CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 6' 30" FOR AN ARC DISTANCE OF 41.28 FEET (CHORD BEARS: N 61° 42' 08" E - 36.75 FEET) TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF EAST CREST DRIVE (60' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 400.00 FEET;

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S 52° 15' 58" E FOR A DISTANCE OF 375.37 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE TRANSITION CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 05' 46" FOR AN ARC DISTANCE OF 39.31 FEET (CHORD BEARS: S 07° 13' 05" E - 35.38 FEET) TO A 5/8 INCH IRON ROD SET ON THE EXTENSION OF THE NORTHWEST LINE OF EASTCHESTER DRIVE (60' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE;

THENCE: ALONG THE EXTENSION OF EASTCHESTER DRIVE FOR THE FOLLOWING CALLS:

S 37° 49' 48" W ALONG THE EXTENSION OF THE NORTHWEST LINE FOR A DISTANCE OF 41.62 FEET TO A 5/8 INCH IRON ROD SET;

S 52° 10' 12" E FOR A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD SET ON THE EXTENSION OF THE SOUTHWEST LINE;

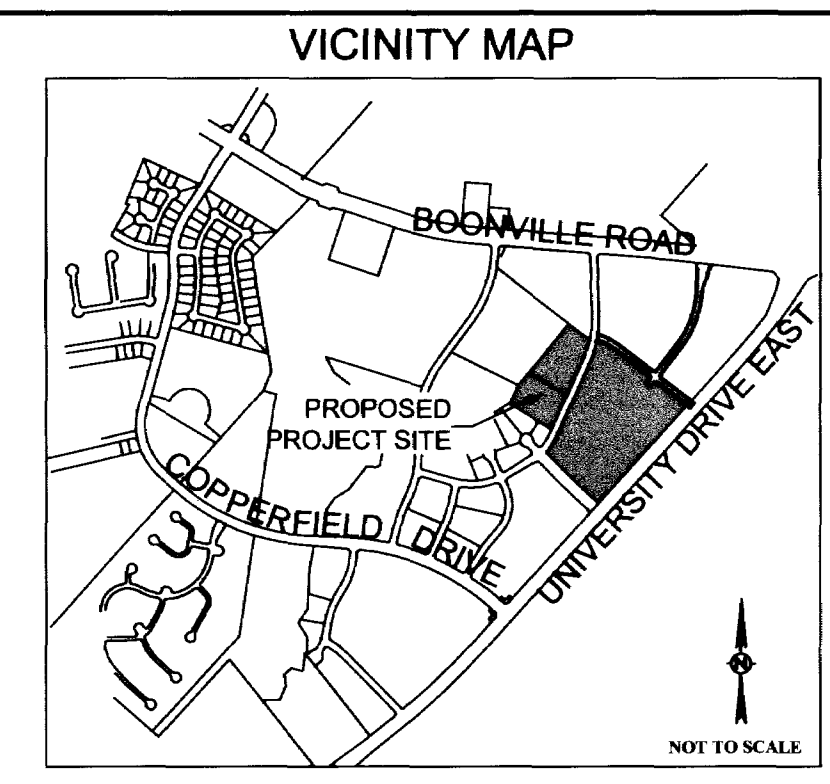
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ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 54' 14" FOR AN ARC DISTANCE OF 39.23 FEET (CHORD BEARS: N 82° 46' 55" E - 35.33 FEET) TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF EAST CREST DRIVE MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 52° 15' 58" E ALONG THE SOUTHWEST LINE OF EAST CREST DRIVE FOR A DISTANCE OF 288.67 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE TRANSITION CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 28' 09" FOR AN ARC DISTANCE OF 41.21 FEET (CHORD BEARS: S 05° 02' 53" E - 36.70 FEET) TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 42° 10' 12" W ALONG THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST FOR A DISTANCE OF 1084.34 FEET TO THE POINT OF BEGINNING CONTAINING 19.381 ACRES OF LAND, MORE OR LESS. SURVEYED ON SEPTEMBER, 2007. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF PARK HUDSON, PHASE SIX, ACCORDING TO THE PLAT RECORDED IN VOLUME 6866, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.



- NOTES:**
- 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)
  - IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
  - 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.
  - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
  - THE OWNER OF THIS PROPERTY IS BRYAN DEVELOPMENT, LTD., P.O. BOX 3462, BRYAN, TEXAS, 77805.

Filed for Record in:  
BRAZOS COUNTY

Doc Bk Vol Pg  
00981117 OR 8317 41

as a  
Plat

Document Number: 00981117

Amount: \$8.00

Receipt Number: 328861

By: Betty King

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time shown hereon as one was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stated hereon by me.

Nov 06 2007

**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 figure.

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

# FINAL PLAT PARK HUDSON SUBDIVISION

**PHASE 10 - 19.381 ACRES**  
BLOCK 1, LOT 1

**PHASE 11 - 6.711 ACRES**  
BLOCK 1, LOTS 1 & 2

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

SCALE: 1"=100'      SEPTEMBER, 2007  
REVISED OCTOBER, 2007

**OWNER/DEVELOPER:**  
Bryan Development, Ltd.  
P.O. Box 3462  
Bryan, Texas 77805  
(979) 776-1646

**OWNER:** (PH 11, BLK 1, LOT 1)  
Westex Bancorp of Delaware, Inc.  
1209 Orange Street  
Wilmington, Delaware 19801

**ENGINEER:**  
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

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