

I. 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.

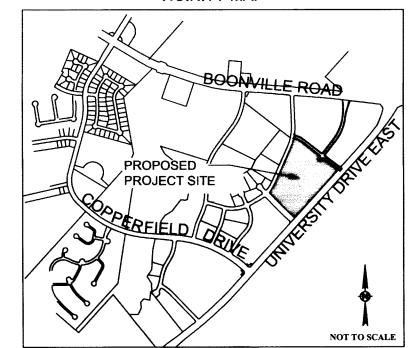
4. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC

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
ALLE THE THE STATE OF THE STATE	EXISTING EASEMENT LINE
and the second of the second s	EXISTING WATER
- months to continue to a surface on the months made to the continue to the co	EXISTING SANITARY SEWER
The second secon	EXISTING SANITARY SEWER
The state of the s	EXISTING TELEPHONE LINE
$= \frac{1}{2} \sum_{i=1}^{n-1} \frac{1}{2^{n-1}} \exp(i\pi x_i \cos x_i$	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
ł	

VICINITY MAP



FINAL PLAT

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

REPLAT

PARK HUDSON SUBDIVISION PHASE 10, BLOCK 1, LOT 1

19.381 ACRES

J.W. SCOTT SURVEY, A-49 BRYAN, BRAZOS COUNTY, TEXAS NOVEMBER, 2010

SCALE: 1"=100' 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 7784 **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

Filed for Record in: BRAZOS COUNTY On: Feb 02,2011 at 02:16P

<u>Plats</u>

Document Number:

Receipt Number - 406469

Cathy Barcelona

COUNTY OF BRAZOS STATE OF TEXAS 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:

01082897

BRAZOS COUNTY

as stamped hereon by me.

Feb 02:2011

HONORABLE KAREN MCQUEEN, COUNTY CLERK **BRAZOS COUNTY**

	Line	Table
Line #	Length	Directian
L1	35.32'	S87" 15' 25"V
L2	79.35'	N47° 49' 04"\
L3	234. 4 1'	N43° 54' 03"\
L4	66.36'	N33° 32' 39"
L5	41.43'	S37° 49' 38"\
L6	60.00'	S52° 10' 12"E
L7	41.62'	N37° 49′ 48″
L8	30.35'	N77° 06' 28"
L9	60.41'	N42" 10' 12"
L10	67.14	N42° 10' 12"
L11	132.45'	N7° 45′ 54″E
L12	6.03'	N37° 49' 48"
L13	5.00'	S52° 10' 12"E
L14	5.00'	S52° 10' 12"E
L15	6.03'	S37° 49′ 48″\
L16	132.45'	S7° 45' 54"W
L17	67.14'	S42* 10' 12"V
L18	119.81	S47° 49' 48"
L19	119.81	N47° 49' 48"\
L20	30.35'	S77° 06' 28"\
L21	14.95'	S45° 57' 17"V
L22	14.05'	S30° 24′ 16″
L23	15.00'	S59° 35′ 44″\
L24	14.05'	N30° 24' 16"\
L25	31.81'	S10° 43' 02"E
L26	15.00'	S79° 16' 58"V
L27	35.30'	N10° 43' 02"\
L28	10.05'	S42* 10' 12"V
L29	51.66'	S42* 10' 12"V
L30	27.83'	S47° 49′ 48″

	Line	Table
Line #	Length	Directian
L31	15.00'	S42° 10' 12"W
L32	44.87'	N47° 49' 48"W
L 3 3	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

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

Curve #	Length	Radius	Delta	Tangent	Chard Length	Chord Directian
C1	39.36'	25.00'	9011'44"	25.09'	35.42'	N82° 43′ 33″E
C2	41.11'	25.00'	9413'04"	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'	911931	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'	3011'22"	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'	SO* 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

Curve Table

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

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 CLOCKWISE 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 CLOCKWISE 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 SOUTHEAST LINE OF CROSS PARK DRIVE (60' R.O.W.) MARKING THE END OF SAID CURVE;

THENCE: ALONG THE SOUTHEAST 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 CLOCKWISE 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 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' 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 CLOCKWISE 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

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 CLOCKWISE 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 CLOCKWISE 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

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 OF LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF PARK HUDSON SUBDIVISION PHASE 10, 8317/41.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

I, County Clerk, in and for said

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 Subdivisian, Phase 10, Block 1, Lots 1R, 2, & 3, in the City of Bryan, Texas and whose name is subscribed hereta, 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.

> Willen William J. Lero / President Bryan Developn**b**ént, Ltd.

STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared Nilliam J LL 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

Given under my hand and seal on this 12th day of January , 2011.

Meredithenike



APPROVAL OF THE CITY PLANNER

I, he undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby

CERTIFICATE OF CITY ENGINEER

PAIL KARRE, 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 approved of the City of Bryan and was approved on the approved of the City of Bryan and was approved on the appr

APPROVAL OF PLANNING AND ZONING COMMISSION

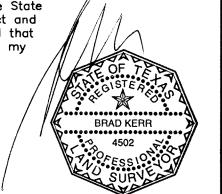
I, Michael Beckender H , Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the lot day of November, 2010 and same was duly approved on the day of January, 2011 by said

CERTIFICATE OF SURVEYOR STATE OF TEXAS

COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State af Texas, hereby certify that this plat is true and correct and was prepared from a actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

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



FINAL PLAT

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

PARK HUDSON SUBDIVISION PHASE 19 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

(979) 268-3195

SURVEYOR: Brad Kerr, RPLS No. 4502 Kerr Surveying, LLC P.O. Box 269 College Station, Texas 77841 SCHULTZ ENGINEERING LLC TBPE Firm Reg. Na. 12327 2730 Longmire Drive, Suite A College Station, Texas 77845

ENGINEER:

P.O. Box 11995, College Station, Texas 77842 (979) 764-3900 Fax: (979) 764-3910 SHEET 2 OF 2