



Original Plat

Replat - Hudson Oaks Office Park

Metes and Bounds Description  
 STATE OF TEXAS §  
 COUNTY OF BRAZOS §

WHEREAS, LGI Properties, is the owner of all that certain lot, tract, or parcel of land, situated in the City of Bryan, J.W. Scott Survey, A-49, being 3.711 acres, more or less, and referred to as Lot 2, Block 1, in Park Hudson Subdivision, Phase 11, as shown on a plat of said subdivision of record in Volume 8317, Page 41, and further being described in a deed dated October 6, 2010, from Bryan Development, Ltd., to LGI Properties, and recorded in Volume 9858, Page 128, Deed Records, Brazos County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

Beginning at a 1/2" iron rod found for the southeastern corner of the referenced tract and the northeastern corner of Lot One (1) in Block One (1), Park Hudson Subdivision, Phase 11. Same being in the westerly right of way of Cross Park Drive (60' wide r.o.w. per plat);

THENCE NORTH 58°19'25" WEST 381.04 feet (record call is N58°20'14"W 381.02 feet), with the common line of the referenced tract and said Lot 1, Block 1, to a 1/2" iron rod found for a common corner of said tracts in the eastern line of Lot One of Pendleton Place Subdivision, of record in Volume 7246, Page 49. From said point an iron rod found for a band in the southwestern line of said Lot 1 bears S39°13'00"W 146.44 feet (record call is S39°13'55"W 146.66 feet);

THENCE NORTH 39°13'55" EAST 537.70 feet (record call is N39°13'55"E 537.53 feet), with the common line of the aforesaid Park Hudson and Pendleton Place Subdivisions (this line was used as the basis of bearings), to a 1/2" iron rod found for the northwestern corner of the referenced tract. Same being an exterior corner of the remainder of the Bryan Development, Ltd. property, of record in Volume 3237, Page 233, and Volume 3734, Page 105;

THENCE SOUTH 52°10'12" EAST 230.46 feet, with the northerly line of the referenced Lot 2, Block 1, to a 1/2" iron rod (capped R.P.L.S. 4957) set for corner in the curving westerly right of way of the aforesaid Cross Park Drive;

THENCE in a southwesterly direction with said right of way and the easterly line of the referenced tract, as follows:

Along the arc of a curve to the right (CA=10°47'50" (record is 10°47'39"), R=796.00 feet, LC=S18°51'47"W 149.78 feet (record is S18°46'00"W 149.74 feet)) at 149.80 feet (record distance is 149.96 feet) a 1/2" iron rod found for the end of said curve, and

SOUTH 24°07'50" WEST 365.44 feet (record call is S24°09'49"W 365.25 feet) to the Point of Beginning and containing 3.711 acres, more or less;

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 on the 10th day of June, 2011, in the Official Public Records of Brazos County, Texas, in Volume 10190, Page 256.

County Clerk Brazos County, Texas: Karen McQueen

Certificate of Ownership and Dedication  
 Now, Therefore, Know all men by these presents:

I, Philip W. Goodwin, a partner of LGI Properties and an owner/developer of the land shown on this plat, being the above described property as conveyed to LGI Properties by deed of record in Volume 9858, Page 128, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes intended.

Philip W. Goodwin  
 Philip W. Goodwin, Partner  
 LGI Properties

STATE OF TEXAS §  
 COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Philip W. Goodwin, know 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 intended.

Given under my hand and seal of office this 25th day of May, 2011.

I, Larry J. Lasiter, a partner of LGI Properties and an owner/developer of the land shown on this plat, being the above described property as conveyed to LGI Properties by deed of record in Volume 9858, Page 128, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes intended.

Larry J. Lasiter  
 Larry J. Lasiter, Partner  
 LGI Properties

STATE OF TEXAS §  
 COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Larry J. Lasiter, know 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 intended.

Given under my hand and seal of office this 26th day of May, 2011.  
 My commission expires: 12-11-2012

CERTIFICATION BY THE SURVEYOR

STATE OF TEXAS §  
 COUNTY OF BRAZOS §

I, Kirk Raymond, Registered Professional Land Surveyor No. 4957 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 found/placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Kirk Raymond  
 Kirk Raymond, R.P.L.S. 4957

APPROVAL OF CITY PLANNER  
 I, Kevin 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 2nd day of June, 2011.

City Planner, Bryan, Texas: Kevin Russell

APPROVAL OF PLANNING AND ZONING COMMISSION  
 I, Michael Beckendorf, Chair of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly filed for approval with the Planning and zoning commission of the City of Bryan on the 15th day of May, 2011, and same was duly approved on the 15th day of 2011, by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas: Michael Beckendorf

APPROVAL OF THE CITY ENGINEER  
 I, Paul Kasper, P.E., 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 2nd day of June, 2011.

City Engineer, Bryan, Texas: Paul Kasper

- Notes:
- Bearings are based on the Northwesterly line of Lot 2, Block 1, Phase 11 (Volume 8317, Page 41), using the record bearing of N39°13'55"E (oriented between an iron rod found at the Western corner of Lot 2 and an iron rod found for the Northerly corner of Lot 2).
  - Subject to restrictions recorded in Volume 3375, Page 176 (amended/supplemented by Vol 8826, Pg 220) of the Deed Records of Brazos County Texas.
  - Property is zoned Planned Development District - Mixed Use according to City of Bryan Ordinance No. 1690, passed and approved June 12, 2007. Access to the subject property to make improvements/repairs to the public utility easements is granted in (Vol. 8033, Pg. 167 and Vol. 6874, Pg. 259).
  - Setbacks are shown per the restrictions recorded in Volume 3375, Page 176 & variance letter dated September 21, 2010. Setbacks shall be in accordance with City of Bryan ordinances and regulations.
  - Utilities shown hereon are considered as approximate.
  - The 5' & 10' parking variances shown hereon are in accordance with a variance letter issued to LGI Properties by Park Hudson Property Owners Association's Architectural Control Committee dated September 21, 2010.
  - See Original Plat, shown hereon, for the easement dimensions.
  - Elevations are based on the City Control Monument #111.

Line Table

Line	Bearing	Length
L1	S24°07'50"W	15.93'
L2	N67°24'01"W	56.97'
L3	N77°24'01"W	69.69'
L4	N29°36'47"W	35.52'
L5	N50°46'05"W	55.00'
L6	N39°13'55"E	36.88'
L7	S50°44'31"E	55.00'
L8	N29°36'47"W	35.52'
L9	N77°24'01"W	69.69'
L10	N67°24'01"W	57.29'
L11	S24°07'50"W	12.00'
L12	S24°07'50"W	12.00'
L13	S67°24'01"E	56.65'
L14	S77°24'01"E	69.69'
L15	N29°36'47"W	35.52'
L16	S39°13'55"W	14.40'
L17	N50°46'05"W	8.67'
L18	N39°13'55"E	85.90'
L19	N39°13'55"E	1.93'
L20	S39°13'55"W	4.61'
L21	S39°13'55"W	382.98'
L22	S09°36'41"W	163.19'
L24	S09°36'41"W	3.21'
L25	S31°39'46"W	8.46'
L26	N58°20'14"W	15.00'
L27	N31°39'46"E	5.54'
L28	N09°36'41"E	6.36'
L29	N09°36'41"E	171.20'
L30	S52°10'12"E	79.50'
L31	S52°10'12"E	79.87'
L32	S39°13'55"E	12.00'
L33	N50°46'05"W	21.33'

Curve Table

Curve	Delta	Radius	Length	Chord
C1	10°47'50"	796.00'	150.01'	S18°51'47"W 149.78'
C2	10°00'00"	112.00'	19.55'	N72°24'01"W 19.52'
C3	47°47'14"	62.00'	51.71'	N53°30'24"W 50.22'
C4	21°09'18"	37.00'	13.66'	N40°11'26"W 13.58'
C5	23°30'40"	49.00'	20.11'	N41°22'07"W 19.97'
C6	47°47'14"	50.00'	41.70'	N53°30'24"W 40.50'
C7	10°00'00"	124.00'	21.64'	N72°24'01"W 21.61'
C8	10°00'00"	100.00'	17.45'	S72°24'01"E 17.43'
C9	47°47'14"	74.00'	61.72'	S53°30'24"E 59.95'
C10	11°10'01"	25.00'	48.50'	N85°11'32"W 41.24'

**A Replat of Lot Two, Block One of the Park Hudson Subdivision, Phase 11, Being 3.711 Acres**

Previous Plat Recorded in Volume 8317, Page 41  
 City of Bryan  
 J.W. Scott Survey, Abstract No. 49  
 Brazos County, Texas  
 April 2011

OWNER/DEVELOPER:  
 LGI PROPERTIES, INC.  
 1609 SOUTH CHESTNUT, SUITE 202  
 LUFKIN, TEXAS 75901

SURVEYOR:  
 GOODWIN-LASITER, INC.  
 3600 STATE HWY 6 S., SUITE 102  
 COLLEGE STATION, TEXAS 77845

PREPARED BY:  
**G-L** GOODWIN-LASITER, INC.  
 ENGINEERS - ARCHITECTS  
 SURVEYORS

3600 STATE HWY 6 S., SUITE 102 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • clex@goodwinlasiter.com  
 1609 S. CHESTNUT ST., SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • eng@goodwinlasiter.com  
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Doc. Br. Vol. P#  
 01092757 GR 10190 236

Filed for Record at:  
 BRAZOS COUNTY  
 On: Jun 03 2011 at 02:28PM

As a  
 Plat

Document Number: 01092757  
 Amount: \$3.00

Receipt Number: 41444  
 Jaye Hines

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.

Jun 03 2011

HONORABLE KAREN MCQUEEN COUNTY CLERK  
 BRAZOS COUNTY