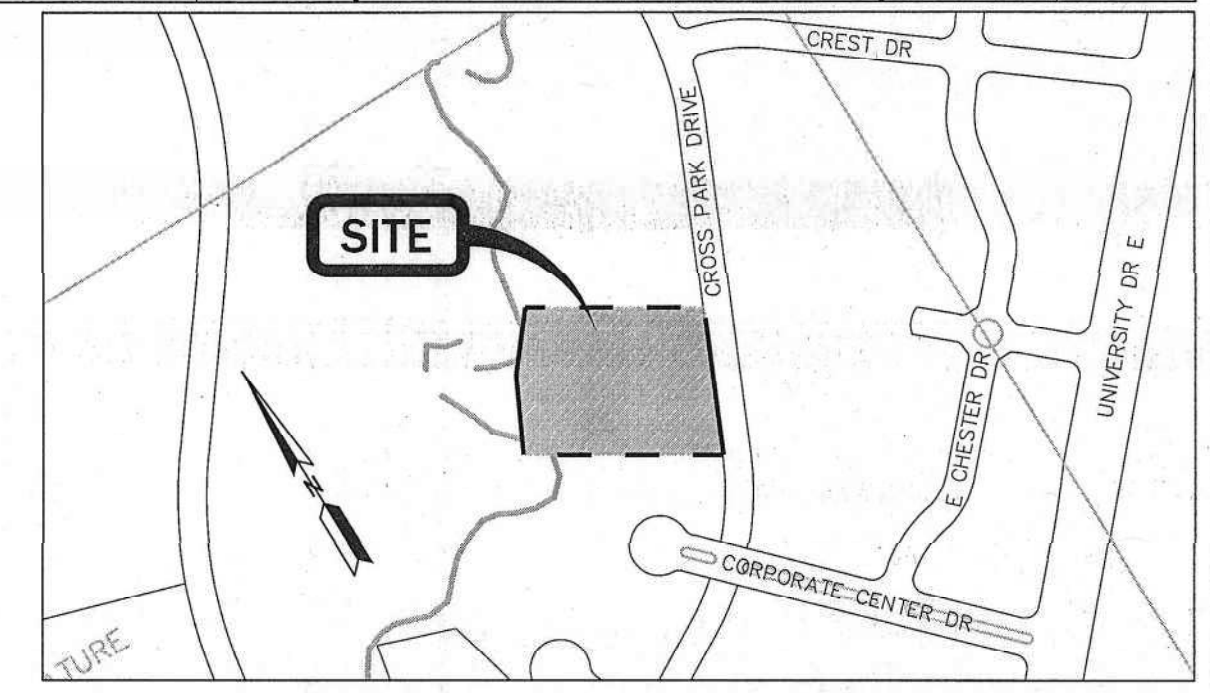


**ORIGINAL**

**REPLAT**



**VICINITY MAP**

**CERTIFICATE OF CITY PLANNER**  
 I, Martin Zimmerman, 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 14th day of April, 2021.

**CERTIFICATE OF CITY ENGINEER**  
 I, Walter Wallrath, 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 14th day of April, 2021.

**CERTIFICATE OF PLANNING & ZONING COMMISSION**  
 I, Bobby C. Williams, 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 14th day of April, 2021, and same was duly approved on the 30th day of June, 2021 by said Commission.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, Bryan Reece, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 10190, Page 236, 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 identified.

**CERTIFICATE OF THE COUNTY CLERK**  
 I, Gregory Hopcus, County Clerk of Brazos County, Texas, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 14th day of April, 2021.

**CERTIFICATE OF SURVEYOR**  
 I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047 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 placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

**Parcel Line Table**

Line #	Length	Direction
L1	116.80	N31° 39' 46"E
L2	40.68	N58° 20' 14"W
L3	35.00	N31° 39' 46"E
L4	80.68	S58° 20' 14"E
L5	35.00	S31° 39' 46"W
L6	122.39	N58° 20' 09"W
L7	97.22	N31° 39' 46"E
L8	118.82	S58° 20' 14"E
L9	28.75	S24° 09' 49"W
L10	9.94	N58° 20' 14"W
L11	13.50	N31° 39' 46"E
L12	97.63	N58° 20' 14"W
L13	82.22	S31° 39' 46"W
L14	65.82	N31° 39' 46"E
L15	15.00	S58° 20' 14"E
L16	50.82	S31° 39' 46"W
L17	78.37	S58° 20' 14"E
L18	3.57	S31° 39' 46"W
L19	112.19	N31° 39' 46"E
L20	94.13	N34° 00' 13"W
L21	8.93	S58° 20' 14"E
L22	6.94	N31° 39' 46"E
L23	95.30	S34° 00' 13"E
L24	118.65	S31° 39' 46"W

**GENERAL NOTES:**  
 1. BASIS OF BEARINGS ARE CONSISTENT WITH THE RECORDED PLAT IN VOLUME 8317, PAGE 41 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.  
 2. 1/2" IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE STATED.  
 3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH BRYAN U.D.O.  
 4. PUE - PUBLIC UTILITY EASEMENT  
 5. NO CONSTRUCTION, LANDSCAPING, GRADING OR STRUCTURES SHALL IMPEDE, OBSTRUCT, OR BLOCK THE FLOW OF WATER IN ANY PRIVATE DRAINAGE EASEMENT. FUTURE IMPROVEMENTS MAY BE MADE IN PRIVATE DRAINAGE EASEMENTS DEFINED ALONG THE 100-YR FLOODPLAIN BOUNDARIES IF THEY ARE HYDRAULICALLY MODELED AND ARE SHOWN TO CREATE NO ADVERSE IMPACTS IN COMPLIANCE WITH THE CITY OF BRYAN UNIFIED STORMWATER DESIGN GUIDELINES.  
 6. U.E. - UTILITY EASEMENT

**FIELD NOTES**  
 3.000 ACRES

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT SURVEY, Abstract No. 49, in Bryan, Brazos County, Texas and being of Lot 1, Block 1, PARK HUDSON SUBDIVISION, according to the Final Plat recorded in Volume 8317, Page 41 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:  
 BEGINNING: at a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking the east corner of said Lot 1, Block 1, the south corner of Lot 2R, Block 1, PARK HUDSON SUBDIVISION, PHASE 11, according to the Replat recorded in Volume 10190, Page 236 (O.R.B.C.) and being in the northwest right-of-way line of Cross Park Drive (based on a 60-foot width);  
 THENCE: S 24°09'49" W along the northwest right-of-way line of said Cross Park Drive for a distance of 319.53 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also marking the south corner of said Lot 1, Block 1 of said PARK HUDSON SUBDIVISION (8317/41) and the east corner of Lot 8, Block 3, PARK HUDSON PHASE SIX, according to the Final Plat recorded in Volume 6866, Page 25 (O.R.B.C.);  
 THENCE: N 58°20'14" W along the common line of said Lot 1, Block 1 of said PARK HUDSON SUBDIVISION (8317/41), Lot 5, Block 3 of said PARK HUDSON PHASE SIX (8866/25) and Lot 7, Block 3 of said PARK HUDSON PHASE SIX (8866/25) for a distance of 426.34 feet to a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking the west corner of said Lot 1, Block 1 of said PARK HUDSON SUBDIVISION (8317/41), the north corner of said Lot 7, Block 3 of said PARK HUDSON PHASE SIX (8866/25) and being in the east line of Lot One, PENDLETON PLACE SUBDIVISION, according to the Final Plat recorded in Volume 7246, Page 49 (O.R.B.C.);  
 THENCE: along the common line of said Lot 1, Block 1 of said PARK HUDSON SUBDIVISION (8317/41) and said Lot One, PENDLETON PLACE SUBDIVISION for the following two (2) calls:  
 1) N 26°25'46" E for a distance of 172.14 feet to a found 1/2-inch iron rod, and  
 2) N 39°13'56" E for a distance of 146.66 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the north corner of said Lot 1, Block 1 of said PARK HUDSON SUBDIVISION (8317/41) and the west corner of said Lot 2R, Block 1, PARK HUDSON SUBDIVISION, PHASE 11 (10190/236);  
 THENCE: S 58°20'14" E along the common line of said Lot 1, Block 1 of said PARK HUDSON SUBDIVISION (8317/41) and said Lot 2R, Block 1, PARK HUDSON SUBDIVISION, PHASE 11 (10190/236) for a distance of 381.02 feet to the POINT OF BEGINNING and containing 3.000 acres of land.

**FINAL PLAT**

**PARK HUDSON SUBDIVISION**  
 PHASE 11, BLOCK 1, LOT  
 3R, 4R, & 5R  
 BEING A REPLAT OF  
**PARK HUDSON SUBDIVISION**  
 PHASE 11, BLOCK 1, LOT 1

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

SCALE 1"=30'

OWNER: BRYAN REECE HOMES, LLC  
 3900 STATE HIGHWAY, STE. 110  
 COLLEGE STATION, TX 77845

ENGINEER: MITCHELL & MORGAN, L.L.P.  
 3204 EARL RUDDER FWY, SOUTH  
 COLLEGE STATION, TX 77845  
 PHONE (979) 260-6963

SURVEYOR: McCLURE & BROWNE  
 ENGINEERING/SURVEYING, INC.  
 1008 WOODCREEK DR, STE. 103  
 COLLEGE STATION, TX 77845  
 (979) 693-3638

REPLAT PREPARED AND SUBMITTED MAY 2021