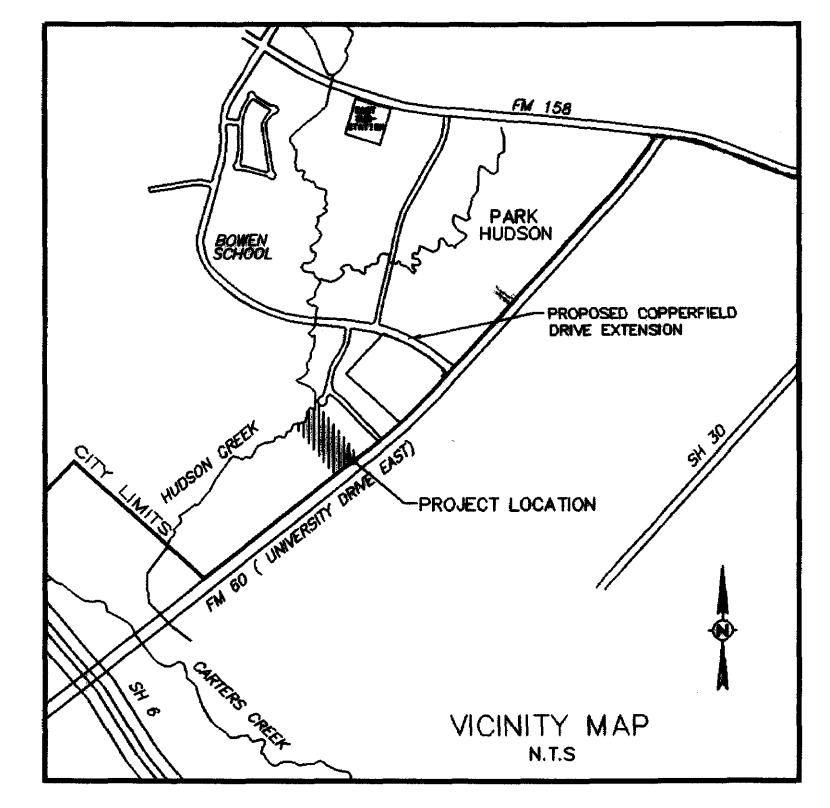


BRYAN DEVELOPMENT, LTD.
REMAINDER OF CALLED 249.433 ACRE TRACT
3237/246

BRYAN DEVELOPMENT, LTD.
REMAINDER OF CALLED 52.50 ACRE TRACT
3237/233

NOTES:

1. FOUND A 1/2" IRON ROD WITH CAP AT ALL CORNERS UNLESS OTHERWISE SHOWN.
2. ALL BEARINGS AND DISTANCES ARE CALL & ACTUAL AS PER DEED CALLS.
3. NORTH ORIENTATION IS BASED ON ROTATING THE NORTHEAST LINE TO DEED CALLS AS DESCRIBED IN VOLUME 3389, PG 132.
4. THE CURRENT ZONING OF THE TRACT IS PD (PLANNED DEVELOPMENT).
5. THE CURRENT USE OF THE PROPERTY IS FOR A COMPUTER SERVICES BUILDING. THE BUILDING HAS A PLAN AREA OF APPROXIMATELY 50,000 S.F.
6. A PORTION OF THIS SITE LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48041C0142 C EFFECTIVE DATE: JULY 2, 1992.
7. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
8. THE ADDRESS FOR THE SITE IS 3101 UNIVERSITY DRIVE EAST.
9. P.U.E. DESIGNATES PUBLIC UTILITY EASEMENT.



FIELD NOTES - 10.00 ACRES

All that certain lot, tract or parcel of land being 10.00 acres situated in the RICHARD CARTER SURVEY, Abstract No. 8, Brazos County, Texas, and being all that certain 10.00 acre tract as described in deed from Bryan Development, Ltd. to Bryan/College Station Economic Development Corporation, of record in Volume 3389, Page 132, Official Records of Brazos County, Texas, said 10.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod found in the northwest right-of-way line of F.M. Highway 60 for the most southerly corner, said corner being the east corner of the Jim Sowell Construction, Inc. Called 145 acre tract as described in Volume 2653, Page 316;

THENCE N 38° 31' 18" W along the common line between said 145 acre tract and this 10.00 acre tract a distance of 809.45 feet to a point in the centerline of Hudson Creek for the most westerly corner, a 1/2" Iron Rod with cap bears S 38° 31' 18" E a distance of 50.00 feet for reference;

THENCE along the meanders of said Hudson Creek for the following calls:

N 89° 55' 53" E a distance of 156.03 feet;

N 24° 52' 17" E a distance of 128.66 feet;

N 05° 54' 45" W a distance of 96.08 feet;

N 41° 55' 48" E a distance of 83.46 feet;

S 74° 32' 22" E a distance of 104.72 feet; and,

N 06° 58' 05" E a distance of 157.18 feet to a point for the most northerly corner;

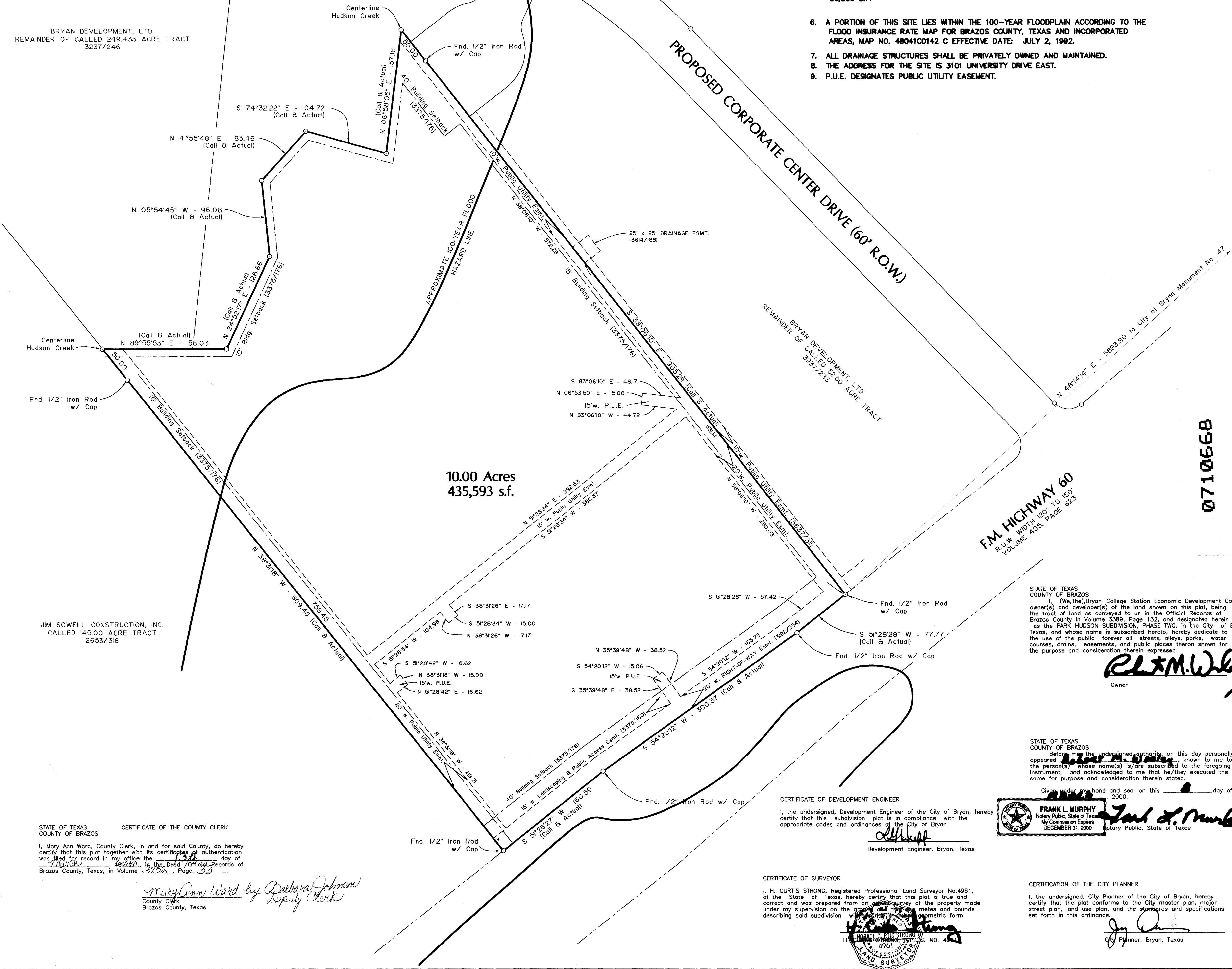
THENCE S 38° 06' 10" E a distance of 50.00 feet passing a 1/2" Iron Rod with cap found for reference and continuing for a total distance of 905.29 feet to a 1/2" Iron Rod with cap found in the northwest right-of-way line of said F.M. Highway 60 for the most easterly corner;

THENCE along the northwest right-of-way line of said F.M. Highway 60 the following calls:

S 51° 28' 28" W a distance of 77.77 feet to a 1/2" Iron Rod with cap found;

S 54° 20' 12" W a distance of 300.37 feet to a 1/2" Iron Rod with cap found; and,

S 51° 28' 27" W a distance of 160.59 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 10.00 ACRES OF LAND MORE OR LESS.



10.00 Acres
435,593 s.f.

0710668
037100
0000MM

Filed for Record in:
BRAZOS COUNTY,
On: Mar 13, 2000 at 01:57PM

As a
PLAT

Document Number: 0710668
Amount: 55.00

Receipt Number - 148014
Bryan Johnson

STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the said records of: BRAZOS COUNTY, as stamped herein by me.

Mar 13, 2000

HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

FM HIGHWAY 60
R.O.W. WIDTH 200 TO 150'
VOLUME 400, PAGE 623

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We, The) Bryan-College Station Economic Development Corp. owner(s) and developer(s) of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 3389, Page 132, and designated herein as the PARK HUDSON SUBDIVISION, PHASE TWO, 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, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Robert M. Malaise
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared *Robert M. Malaise*, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 13 day of March, 2000.

FRANK L. MURPHY
Notary Public, State of Texas
My Commission Expires
DECEMBER 31, 2000

CERTIFICATE OF DEVELOPMENT ENGINEER
I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Robert M. Malaise
Development Engineer, Bryan, Texas

CERTIFICATE OF SURVEYOR
I, H. CURTIS STRONG, Registered Professional Land Surveyor No. 4961, of the State of Texas, hereby certify that this plat is true and correct and was prepared from a survey of the property made under my supervision on the ground and reduced to the geometric form.

H. Curtis Strong
H. CURTIS STRONG, R.P.L.S. NO. 4961

CERTIFICATION OF THE CITY PLANNER
I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Jim Quinn
City Planner, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
CERTIFICATE OF THE COUNTY CLERK
I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 13 day of March, 2000, in the Deed Official Records of Brazos County, Texas, in Volume 3389, Page 132.

Mary Ann Ward by Barbara Johnson
County Clerk
Brazos County, Texas

FINAL PLAT
of
PARK HUDSON SUBDIVISION
PHASE TWO
LOT 1, BLOCK 1
10.00 ACRES
VOLUME 3389, PAGE 132
RICHARD CARTER SURVEY, A - 8
SCALE: 1" = 60'
SURVEYED JUNE 25, 1999

OWNER: Bryan-College Station Economic Development Corp.
4001 East 29th St. Ste. 180
Bryan, Tx. 77802
CONTACT: Robert Malaise
PHONE: 260-1755

PREPARED BY: H. Curtis Strong, R.P.L.S.
1673 Briarcrest Dr. Ste. A102
Bryan, Texas 77802
Phone: (409) 776-9836
Fax: (409) 731-0096
email: cstrong@cy.net.net

