



ORIGINAL PLAT
 PARK HUDSON, PHASE THREE
 RECORDED IN VOLUME 4570, PAGE 203

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, Bryan Development Ltd., a Texas Limited Partnership, By: Bryan Development General Partner, Inc., General Partner owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 3237, Page 233, 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 shown hereon for the purposes identified.

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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 11 day of September, 2002.

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 11 day of Sept, 2002.

City Engineer, 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 certificate of authentication was filed for record in my office the 11 day of Sept, 2002, in the Official Records of Brazos County, Texas in Volume 4570, Page 203.

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 certificate of authentication was filed for record in my office the 11 day of Sept, 2002, in the Official Records of Brazos County, Texas in Volume 4570, Page 203.

Karen McQueen
 County Clerk, Brazos County, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J. W. SCOTT LEAGUE, Abstract No. 49 in Bryan, Brazos County, Texas and being all of Lot 2, Block 1 of PARK HUDSON, PHASE THREE as recorded in Volume 4570, Page 203 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 3/4-inch iron pipe marking the common most westerly corner of Lot 1, Block 1, of PARK HUDSON, PHASE THREE and said Lot 2, Block 1, said iron pipe also being in the east right-of-way line of Pendleton Drive (based on a 60 foot width)
- THENCE: along said Pendleton Drive right-of-way for the following two (2) calls:
- 1) N 24° 35' 33" E for a distance of 126.59 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left;
 - 2) 147.71 feet along the arc of said curve having a central angle of 10° 11' 49", a radius of 830.00 feet, a tangent of 74.05 feet and a long chord bearing N 19° 29' 39" E at a distance of 147.52 feet to a found 3/4-inch iron pipe marking the Point of Reverse Curvature at the intersection of the south right-of-way line of Cross Park Drive;
- THENCE: 39.96 feet along the arc of said curve having a central angle of 91° 35' 01", a radius of 25.00 feet, a tangent of 25.70 feet and a long chord bearing N 60° 11' 15" E at a distance of 35.84 feet to a found 3/4-inch iron pipe for the Point of Tangency;
- THENCE: S 74° 01' 15" E along said Cross Park Drive (based on a 60 foot width) for a distance of 241.99 feet to a found 3/4-inch iron pipe marking the Point of Curvature the intersection of the west right-of-way line with Stoneparc Drive;
- THENCE: 37.54 feet along the arc of said curve having a central angle of 86° 02' 25", a radius of 25.00 feet, a tangent of 23.33 feet and a long chord bearing S 31° 00' 03" E at a distance of 34.11 feet to a found 3/4-inch iron pipe for the Point of Tangency;
- THENCE: along said Stoneparc Drive (based on a 60 foot width) for the following three (3) calls:
- 1) S 12° 01' 10" W for a distance of 139.47 feet to a found 3/4-inch iron pipe marking the Point of Curvature of curve to the right;
 - 2) 109.86 feet along the arc of said curve having a central angle of 11° 02' 34", a radius of 570.00 feet, a tangent of 55.10 feet and a long chord bearing S 17° 32' 27" W at a distance of 109.69 feet to a found 3/4-inch iron pipe for the Point of Tangency;
 - 3) S 23° 03' 43" W for a distance of 67.87 feet to a found 1/2-inch iron rod for corner said corner marking the common most easterly corner of the before-mentioned Lots 1 and 2.
- THENCE: N 66° 37' 26" W along the common line of said lots for a distance of 320.87 feet to the POINT OF BEGINNING and containing 2.249 acres of land, more or less.

Filed for Record in:
 BRAZOS COUNTY
 Plat
 On: Sep 11, 2002 at 10:33A
 Document Number: 08788044
 Receipt Number: 202432
 By: Sylvia Polansky
 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 Official Records of BRAZOS COUNTY as stamped herein by me.
 Sep 11, 2002

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, 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.

Michael R. McClure 8/29/02
 Michael R. McClure, R.P.L.S. No. 2859

- GENERAL NOTES:
1. BASIS OF BEARINGS: Bearings and coordinates refer to the Texas Coordinate System, NAD-83, CENTRAL ZONE and are based upon the position of Horizontal Control Monument No. 125 located near the City of Bryan Substation entrance, established in 1994.
 X Coordinate = 10226777.214
 Y Coordinate = 3564806.303
 Elevation = 289.97 (N.G.V.D.)
 2. The building setback lines shown are minimums and conform to the City of Bryan Zoning Ordinance. Additional setback requirements may be applicable in accordance with the Park Hudson design guidelines.
 3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas Map Number 48041C0142 C, effective July 2, 1992, this property is not located within a FEMA 100-year flood hazard area. A portion of Lot 1, Block 3 is however regulated by the City of Bryan stormwater management ordinance. Water surface elevations and minimum habitable floor information is shown on the plat.
 4. Monumentation: unless otherwise indicated, all property corners are marked with 1/2" inch iron rods.
 ○ - Indicates 3/4" Iron Pipe Found
 ○ - Indicates 1/2" Iron Rod Set
 ○ - Indicates 1/2" Iron Rod Found
 ○ - PK Nail Control Monuments set in asphalt pavement.
 5. Abbreviations:
 P.U.E. - Public Utility Easement

REPLAT

**PARK HUDSON
 PHASE THREE**

LOTS 2-A & 2-B, BLOCK 1

2.249 ACRES

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

AUGUST, 2002
 SCALE: 1" = 30'

Owners:
 Bryan Development Ltd.
 3131 Briarcrest Drive, Suite III
 Bryan, Texas 77802

Surveyors:
 McClure Engineering, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

on balance as after