

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

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 1, Block 2 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 1/2-inch iron rod marking the north corner of said Lot 1, Block 2, said iron rod also being in the east right-of-way line of Stoneparc Drive (based on a 60 foot width);

THENCE: S 61° 41' 40" E along the northeast line of said Lot 1 for a distance of 339.06 feet to a found 1/2-inch iron rod marking the east corner of the before-said Lot 1;

THENCE: S 20° 12' 03" W along the southeast line of said Lot 1 for a distance of 128.15 feet to a found 1/2-inch iron rod for corner;

THENCE: S 32° 09' 57" W continuing along said southeast line for a distance of 147.93 feet to a found chiseled "x" mark in the concrete pavement, said "x" mark being the south corner of said Lot 1 and being in the northeast right-of-way line of Copperfield Drive (based on a 100' width as recorded in Volume 3593, Page 89, O.R.B.C.);

THENCE: N 57° 50' 03" W along said line of Copperfield Drive for a distance of 26.61 feet to a found chiseled "x" mark in concrete for the Point of Curvature of a curve to the left;

THENCE: 271.38 feet along the arc of said curve having a central angle of 07° 35' 06", a radius of 2050.00 feet, a tangent of 24.35 feet and a long chord bearing N 21° 10' 43" W at a distance of 271.18 feet to a found 3/4-inch iron pipe for the Point of Reverse Curvature;

THENCE: 38.61 feet along the arc of said curve having a central angle of 88° 28' 52", a radius of 25.00 feet, a tangent of 24.35 feet and a long chord bearing N 21° 10' 43" W at a distance of 34.88 feet to a found 3/4-inch iron pipe for the Point of Tangency in the before-mentioned Stoneparc Drive right-of-way;

THENCE: N 23° 03' 43" E for a distance of 250.74 feet to the POINT OF BEGINNING and containing 2.093 acres of land, more or less.

- Legend**
- Existing Storm Drain System
 - Existing Sewer Line w/ size
 - Existing Water Line w/ size
 - Fire Hydrant
 - 1/2" Iron Rod Found
 - 1/2" Iron Pipe Set
 - 3/4" Iron Pipe Found
 - 3/4" Iron Pipe Set
 - Light Pole
 - Sewer Manhole
 - Water Valve

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°50'03" W	26.61'
L2	N 23°03'43" E	15.06'
L3	S 61°41'40" E	55.32'
L4	N 28°18'20" E	15.00'
L5	N 23°03'43" E	20.08'
L6	S 61°44'30" E	76.17'
L7	N 28°16'31" E	16.46'
L8	N 61°44'30" W	3.99'
L9	N 28°03'35" E	3.54'
L10	N 61°44'30" W	74.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	7°35'06"	2050.00'	271.38'	135.89'	N 61°37'36" W	271.18'	
C2	88°28'52"	25.00'	38.61'	24.35'	N 21°10'43" W	34.88'	
C3	3°32'43"	1030.00'	63.73'	31.88'	S 33°56'19" W	63.72'	
C4	89°12'57"	25.00'	38.93'	24.66'	N 76°46'26" E	35.11'	

- GENERAL NOTES:**
- 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.)
 - Building requirements shall comply with Zoning Ordinance No. 755 and building setbacks identified in Ordinance No. 813. Additional Setback requirements may be applicable in accordance with the Covenants, Conditions and Restrictions for this project.
 - 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.
 - Abbreviations:
 P.U.E. - Public Utility Easement

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, **PARK HUDSON PLAZA, L.P.** 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 4575, Page 282 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 the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 12 day of Oct, 2004.

John J. [Signature]
 Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, **Roy Flores**, Chairman 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 12 day of Oct, 2004 and same was duly approved on the 12 day of August, 2003 by said Commission.

Roy Flores
 Chairman, Planning and Zoning Commission

CERTIFICATION BY 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 the 12 day of Oct, 2004, in the Official Records of Brazos County, Texas in Volume 6007 Page 193.

Karen McQueen
 County Clerk, Brazos County, Texas

By: *Suzie L. Cohen*
 Deputy Clerk

APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development 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 12 day of Oct, 2004.

Kevin R. McClure
 Development Engineer, Bryan, Texas
 CITY

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, **Kevin R. McClure**, Registered Professional Land Surveyor No. 5650, 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.

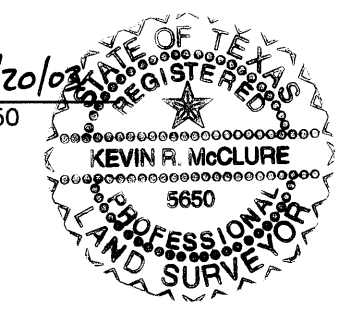
Kevin R. McClure
 Kevin R. McClure, R.P.L.S. No. 5650

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared **John J. [Signature]**, 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 stated.

Given under my hand and seal on this 24th day of July, 2004.

Janet Hager Smith
 Notary Public, Brazos County, Texas



REPLAT

**PARK HUDSON
 PHASE THREE**

LOT 1-R, BLOCK 2

2.093 ACRES

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

JUNE, 2003
 SCALE: 1" = 40'

Owners:
 Park Hudson Plaza, L.P.
 2945 Country Club Drive
 Bryan, Texas 77802
 (979) 731-1800

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