



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

**REPLAT**

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	22°16'55"	570.00'	221.67'	112.25'	S 85°09'42" E	220.27'	220.27'
C2	81°00'30"	25.00'	35.35'	21.36'	S 33°31'00" E	32.48'	32.48'
C3	9°46'34"	830.00'	141.62'	70.98'	N 02°05'59" E	141.45'	141.45'
C4	21°24'27"	570.00'	212.97'	107.74'	S 84°43'29" E	211.73'	211.73'
C5	81°00'30"	25.00'	35.35'	21.36'	N 33°31'00" W	32.48'	32.48'
C6	9°46'34"	830.00'	141.62'	70.98'	N 02°05'59" E	141.45'	141.45'
C7	7°32'40"	855.00'	112.58'	56.37'	N 04°54'28" E	112.50'	112.50'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 17°51'35" W	69.75'
L2	S 84°01'35" E	80.65'
L3	S 02°41'51" E	64.93'
L4	S 79°07'37" W	60.68'
L5	S 13°55'24" W	82.55'
L6	S 02°47'19" E	13.02'
L7	S 60°20'56" W	92.38'
L8	N 02°47'19" W	67.82'
L9	N 88°51'52" W	20.52'
L10	S 01°49'58" E	111.70'
L11	N 87°12'41" E	20.33'
L12	S 02°47'19" E	24.50'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 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 3734, Page 105 and whose name is subscribed hereto, hereby dedicates to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

*William J. Lero*  
 William J. Lero, President

**CERTIFICATION BY THE COUNTY CLERK**

(STATE OF TEXAS)  
 (COUNTY OF BRAZOS)  
 Before me, the undersigned authority, on this day personally appeared William J. Lero, 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 21<sup>st</sup> day of August, 2004.

*Karen McQueen*  
 Karen McQueen  
 County Clerk, Brazos County, Texas  
 By: *Asphria Palomby*

**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 7<sup>th</sup> day of August, 2004.

*[Signature]*  
 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 7<sup>th</sup> day of August, 2004.

*[Signature]*  
 City Engineer, Bryan, Texas

**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 value and page of the named records of:  
 BRAZOS COUNTY  
 as stamped herein by me.  
 Aug 05, 2004

HONORABLE KAREN McQUEEN, COUNTY CLERK  
 BRAZOS COUNTY

Doc 00665021 Bk DR Vol 6221 Pg 143

Filed for Record in:  
 BRAZOS COUNTY

On: Aug 05, 2004 at 09:02:00

As a Plat

Document Number: 00665021

Amount 50.00  
 Receipt Number - 248329  
 By: Susie Cohen

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT SURVEY, A-49 in Bryan, Brazos County, Texas, and being part of Lot 1, Block 3, PARK HUDSON, PHASE THREE as recorded in Volume 4570, Page 203 of the Official Records of Brazos County, Texas (O.R.B.C.) and part of the 238.842 acre tract described in the deed from Bryan Park Investments, Ltd. to Bryan Development, Ltd. recorded in Volume 3734, Page 105 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod set for the most westerly corner of this tract and being in the east right-of-way line of Pendleton Drive (based on a 60' width) as recorded in Volume 4782, Page 132 (O.R.B.C.), from whence a found 1/2-inch iron rod marking the most westerly corner of said Lot 1, Block 3, PARK HUDSON, PHASE THREE bears S 02° 47' 19" E at a distance of 54.80 feet for reference;

THENCE: N 68°32'23" E for a distance of 326.80 feet to a 1/2-inch iron rod set for corner;

THENCE: S 22°07'58" E for a distance of 485.47 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the north right-of-way line of Cross Park Drive (based on a 60' width);

THENCE: along the said Cross Park Drive right-of-way line for the following three (3) calls:

- 212.97 feet along the arc of said curve having a central angle of 21°24'27", a radius of 570.00 feet, a tangent of 107.74 feet and a long chord bearing S 84°43'29" E at a distance of 211.73 feet to a found 3/4-inch iron pipe for the Point of Tangency;
- N 74°01'15" W for a distance of 270.62 feet to a found 3/4-inch iron pipe for the Point of Curvature of curve to the right;
- 35.35 feet along the arc of said curve having a central angle of 81°00'30", a radius of 25.00 feet, a tangent of 21.36 feet and a long chord bearing N 33°31'00" W at a distance of 32.48 feet to a found 3/4-inch iron pipe for a Point of Reverse Curvature, said iron pipe also being in the east right of way line of Pendleton Drive;

THENCE: 141.62 feet along the arc of said reverse curve having a central angle of 09°46'34", a radius of 830.00 feet, a tangent of 70.98 feet and a long chord bearing N 02°05'59" E at a distance of 141.45 feet to a found 3/4-inch iron pipe for the Point of Tangency;

THENCE: N 02°47'19" W for a distance of 67.82 feet to the POINT OF BEGINNING and containing 3.266 acres of land, more or less.

**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



**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.  
 Northing: 10226777.214  
 Easting: 3564806.303  
 Elevation: 289.97 (N.G.V.D.)
- Building requirements shall comply with Zoning Ordinance No. 756 and building setbacks identified in Ordinance No. 819. Additional setback requirements must comply with the Park Hudson Design Guidelines and the Park Hudson Covenants, Conditions and Restrictions.
- 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, subject to the City of Bryan Stormwater Management Ordinance. Water surface elevations and minimum habitable floor information is shown hereon.
- Monumentation: unless otherwise indicated, all property corners are marked with 1/2" inch iron rods.
  - ⊙ - Indicates 1/2" Iron Rod found
  - ⊙ - Indicates 3/4" Iron Pipe found
  - ⊙ - Indicates 1/2" Iron Rod set
  - ⊙ - PK Nail Control Monuments set in asphalt pavement ⊙ Centerline intersections.
- Abbreviations:
  - P.U.E. - Public Utility Easement
  - P.D.E. - Public Drainage Easement

**REPLAT**  
**PARK HUDSON**  
**PHASE THREE**  
**LOT 1-R, BLOCK 3**  
**3.266 ACRES**  
 J.W. SCOTT SURVEY, A-49  
 BRYAN, BRAZOS COUNTY, TEXAS  
 JUNE, 2004  
 SCALE: 1" = 60'

Owner:  
 Bryan Development Ltd.  
 3131 Briarcrest Drive, Suite III  
 Bryan, Texas 77802  
 (979) 776-2300

McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838