

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 15 day of APRIL, 2002.

*[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 15 day of APRIL, 2002.

*[Signature]*  
City Engineer, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

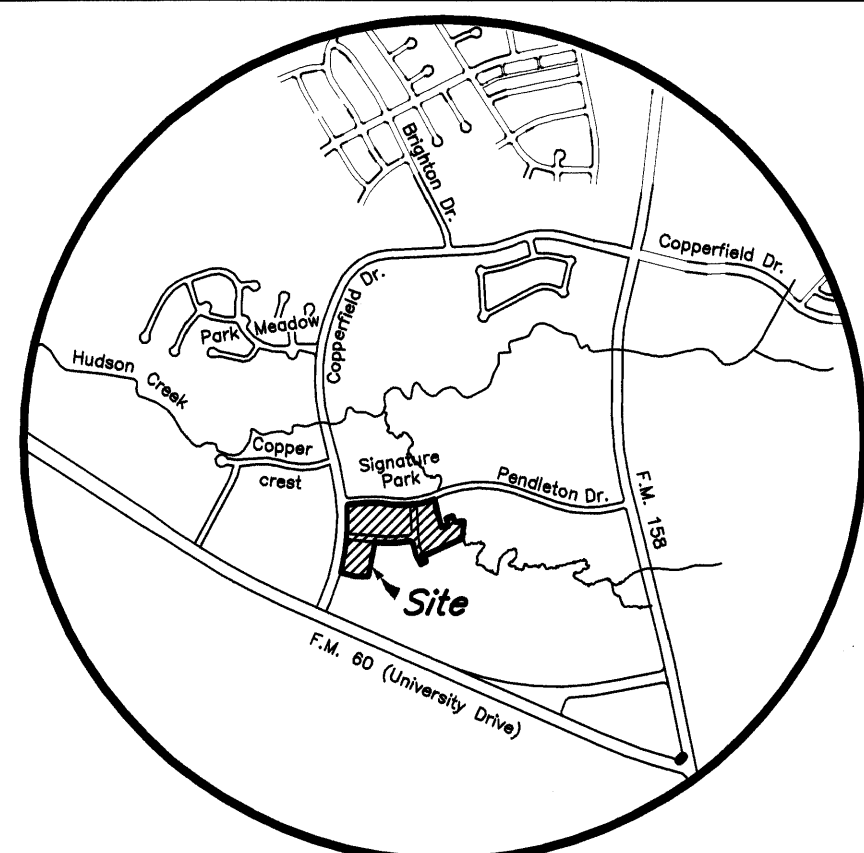
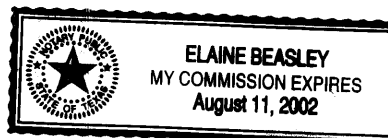
We, Marr Family Limited Partnership, owner and developer of the land shown on this plat, being all of the 2.351 acre tract described in Volume Page Official Records of Brazos County and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

*[Signature]*  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *[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 15 day of April, 2002.

*[Signature]*  
Notary Public, Brazos County, Texas



VICINITY MAP

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 the 238.842 acre tract described in the deed from Bryan Park Investments, Ltd. to Bryan Development, Ltd. recorded in Volume 3734, Page 105 of the Official Records of Brazos County, Texas (O.R.B.C.) and all of the 2.351 acre tract described in the deed from Bryan Development, Ltd. to the Marr Family Limited Partnership recorded in Volume 4076, Page 247 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

- BEGINNING: at a found 3/4-inch iron pipe in the northeast right-of-way line of Copperfield Drive as described on the Park Hudson Right-of-Way Dedication Plat recorded in Volume 3593, Page 89, from whence a found 3/4-inch iron pipe marking the intersection of the southwest right-of-way line of the said Copperfield Drive and the southeast right-of-way line of Coppercrest Drive bears S 83°10'29" W at a distance of 336.72 feet for reference.
- THENCE: 38.61 feet in a clockwise direction along the arc of a curve in the northwest line of the said 2.351 acre tract, said line also being common with the southeast margin of Pendleton Drive (based on a 60-foot width), 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 19°02'23" E at a distance of 149.02 feet to a found 3/4-inch iron pipe for the Point of Tangency;
- THENCE: along said Pendleton Drive for the following five (5) calls:
  - 1) N 13°29'13" E for a distance of 150.00 feet to a found 3/4-inch iron pipe for Point of Curvature of a curve to the right,
  - 2) 149.25 feet along the arc of said curve having a central angle of 11°06'21", a radius of 770.00 feet, a tangent of 74.86 feet and a long chord bearing N 19°02'23" E at a distance of 149.02 feet to a found 3/4-inch iron pipe for the Point of Tangency, said pipe also marking the north corner of the before-said 2.351 acre tract.
  - 3) N 24°35'33" E for a distance of 126.59 feet to a found 3/4-inch iron pipe for Point of Curvature of a curve to the left,
  - 4) 393.65 feet along the arc of said curve having a central angle of 27°22'52", a radius of 830.00 feet, a tangent of 202.19 feet and a long chord bearing N 10°54'07" E at a distance of 392.88 feet to a found 3/4-inch iron pipe for the Point of Tangency,
  - 5) N 02°47'18" W for a distance of 13.02 feet to a 1/2-inch iron rod set for corner;
- THENCE: along the northeast and east line of this tract for the following eighteen (18) calls:
  - 1) S 84°45'22" E for a distance of 274.11 feet to a 1/2-inch iron rod set for corner,
  - 2) N 17°51'35" E for a distance of 69.75 feet to a 1/2-inch iron rod set for corner,
  - 3) N 84°01'35" W for a distance of 80.65 feet to a 1/2-inch iron rod set for corner,
  - 4) N 02°41'51" W for a distance of 64.93 feet to a 1/2-inch iron rod set for corner,
  - 5) N 07°37'37" E for a distance of 60.68 feet to a 1/2-inch iron rod set for corner,
  - 6) N 13°55'24" E for a distance of 82.55 feet to a 1/2-inch iron rod set for corner,
  - 7) S 06°18'10" E for a distance of 416.83 feet to a 1/2-inch iron rod set for corner,
  - 8) 57.04 feet in a counterclockwise direction along the arc of a curve having a central angle of 05°44'00", a radius of 570.00 feet, a tangent of 28.54 feet and a long chord bearing N 80°49'50" E at a distance of 57.01 feet to a 1/2-inch iron rod set for corner,
  - 9) S 12°02'00" E for a distance of 60.00 feet to a 1/2-inch iron rod set for corner,
  - 10) 219.87 feet in a clockwise direction along the arc of a curve having a central angle of 19°59'48", a radius of 630.00 feet, a tangent of 111.07 feet and a long chord bearing S 87°57'44" W at a distance of 218.76 feet to a set 3/4-inch iron pipe for a Point of Reverse Curvature,
  - 11) 37.50 feet along the arc of said curve having a central angle of 85°58'28", a radius of 25.00 feet, a tangent of 23.29 feet and a long chord bearing S 54°59'24" W at a distance of 34.08 feet to a 1/2-inch iron rod set for the Point of Tangency,
  - 12) S 12°01'10" W for a distance of 138.27 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
  - 13) 121.42 feet along the arc of said curve having a central angle of 11°02'34", a radius of 630.00 feet, a tangent of 60.90 feet and a long chord bearing S 17°32'27" W at a distance of 121.23 feet to a 1/2-inch iron rod set for the Point of Tangency,
  - 14) 121.42 feet along the arc of said curve having a central angle of 11°02'34", a radius of 630.00 feet, a tangent of 60.90 feet and a long chord bearing S 17°32'27" W at a distance of 121.23 feet to a 1/2-inch iron rod set for the Point of Tangency,
  - 15) S 23°03'43" W for a distance of 88.02 feet to a 1/2-inch iron rod set for corner,
  - 16) S 81°41'40" E for a distance of 339.06 feet to a 1/2-inch iron rod set for corner,
  - 17) S 02°12'00" W for a distance of 128.15 feet to a 1/2-inch iron rod set for corner and
  - 18) S 32°09'57" W for a distance of 147.93 feet to a chiseled "x" mark set in a concrete driveway for corner, said corner being in the before-said northeast right-of-way line of Copperfield Drive;
- THENCE: N 57°50'03" W along the said Copperfield Drive right-of-way line for a distance of 26.61 feet to a chiseled "x" mark set in concrete for the Point of Curvature of a curve to the left;
- THENCE: 613.98 feet along the arc of said curve having a central angle of 17°09'37", a radius of 2050.00 feet, a tangent of 309.31 feet and a long chord bearing N 56°24'51" W at a distance of 611.69 feet to the POINT OF BEGINNING and containing 11.550 acres of land, more or less.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	Brg.	CHORD
C1	88°28'52"	25.00'	38.61'	24.35'	N 30°45'13" W	34.88'	
C2	11°06'21"	770.00'	149.25'	74.86'	N 19°02'23" E	149.02'	
C3	27°22'52"	830.00'	396.65'	202.19'	N 10°54'07" E	392.88'	
C4	5°44'00"	570.00'	57.04'	28.54'	N 80°49'50" E	57.01'	
C5	19°59'48"	630.00'	219.87'	111.07'	S 87°57'44" W	218.76'	
C6	85°58'28"	25.00'	37.50'	23.29'	S 54°59'24" W	34.08'	
C7	11°02'34"	630.00'	121.42'	60.90'	S 17°32'27" W	121.23'	
C8	88°28'52"	25.00'	38.61'	24.35'	N 10°54'07" E	392.88'	
C9	88°28'52"	25.00'	38.61'	24.35'	N 67°18'10" E	34.88'	
C10	11°02'34"	570.00'	109.86'	55.10'	N 17°32'27" E	109.69'	
C11	86°02'25"	25.00'	37.54'	23.33'	S 31°00'03" W	34.11'	
C12	91°35'01"	25.00'	39.96'	25.70'	S 60°11'15" W	35.84'	
C13	81°00'30"	25.00'	35.35'	21.36'	S 33°31'00" E	32.48'	
C14	28°00'55"	570.00'	278.71'	142.20'	S 88°01'42" E	275.94'	
C15	02°55'11"	2090.00'	15.71'	7.86'	N 58°02'58" W	15.71'	

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°47'19" W	13.02'
L2	N 17°51'35" E	69.75'
L3	N 84°01'35" W	80.65'
L4	N 02°41'51" W	64.93'
L5	N 79°07'37" E	60.68'
L6	N 13°55'24" E	82.55'
L7	S 12°02'10" W	60.00'
L8	N 57°50'03" W	26.61'
L9	S 01°49'58" E	66.85'
L10	N 86°51'52" W	20.52'
L11	N 13°29'13" E	24.74'
L12	S 44°54'37" E	41.83'
L13	S 15°05'23" W	28.12'
L14	S 23°03'43" W	15.06'
L15	S 61°41'40" E	55.32'
L16	N 28°18'20" E	15.00'
L17	S 61°44'30" E	74.00'
L18	S 28°03'35" W	3.54'
L19	S 61°44'30" E	3.99'
L20	S 28°16'31" W	16.46'
L21	N 61°44'30" W	78.17'
L22	S 23°03'43" W	20.08'

Bryan Development, Ltd.  
Remainder of 238.842 Acre Tract  
Vol. 3734, Pg. 105

Doc 00772627 Bk BR 4570 Vol 203 Pg 203

Filed for Record in:  
BRAZOS COUNTY

On: Apr 15, 2002 at 09:51A

As a Plat

Document Number: 00772627

Amount: \$5.00

Receipt Number - 192529

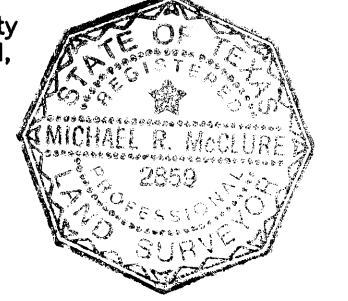
By: Barbara Johnson

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.

*[Signature]*  
MICHAEL R. MCCLURE, R.P.L.S. No. 2859



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 certificates of authentication was filed for record in my office the 15 day of April, 2002, in the Official Records of Brazos County, Texas in Volume 4570, Page 203.

*[Signature]*  
County Clerk, Brazos County, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

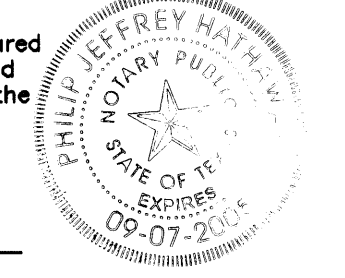
Before me, the undersigned authority, on this day personally appeared *[Signature]*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated, given under my hand and seal on this 4 day of April, 2002.

*[Signature]*  
Notary Public, Brazos County, Texas

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.

*[Signature]*  
William J. Lero, President



**FINAL PLAT**  
**PARK HUDSON**  
**PHASE THREE**  
11.550 ACRES  
LOTS 1 & 2, BLOCK 1  
LOT 1, BLOCK 2 and LOT 1, BLOCK 3  
J.W. SCOTT SURVEY, A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
MARCH, 2002  
SCALE: 1" = 50'

Owners:  
1. Bryan Development Ltd.  
3131 Briarcrest Drive, Suite III  
Bryan, Texas 77802  
2. Marr Family Limited Partnership  
8907 Sandstone Dr.  
College Station, Texas 77845

Surveyor:  
McClure Engineering, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 893-3838

STATE OF TEXAS  
COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stated herein by me.  
Apr 15, 2002

KAREN MCQUEEN, COUNTY CLERK  
BRAZOS COUNTY

on baseline  
WD 5/16/02