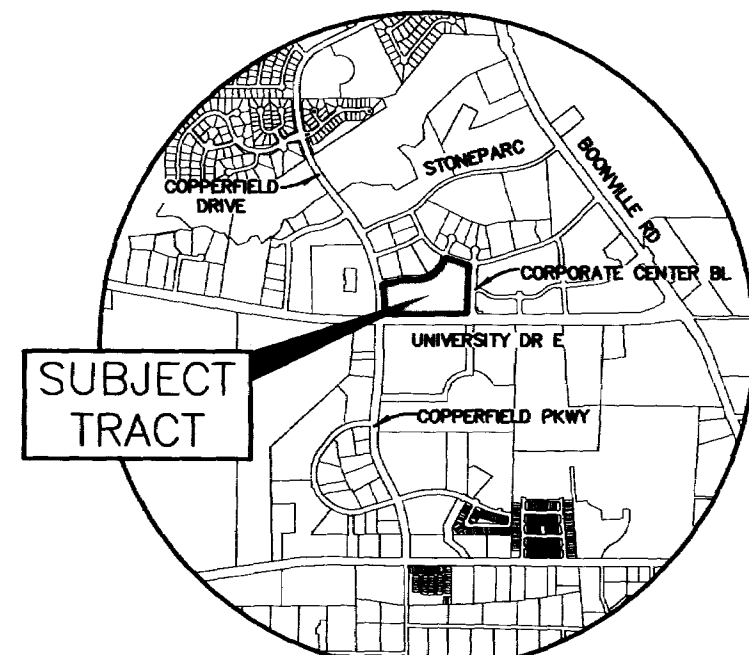


# ORIGINAL PLAT

VOL. 6169, PG. 63

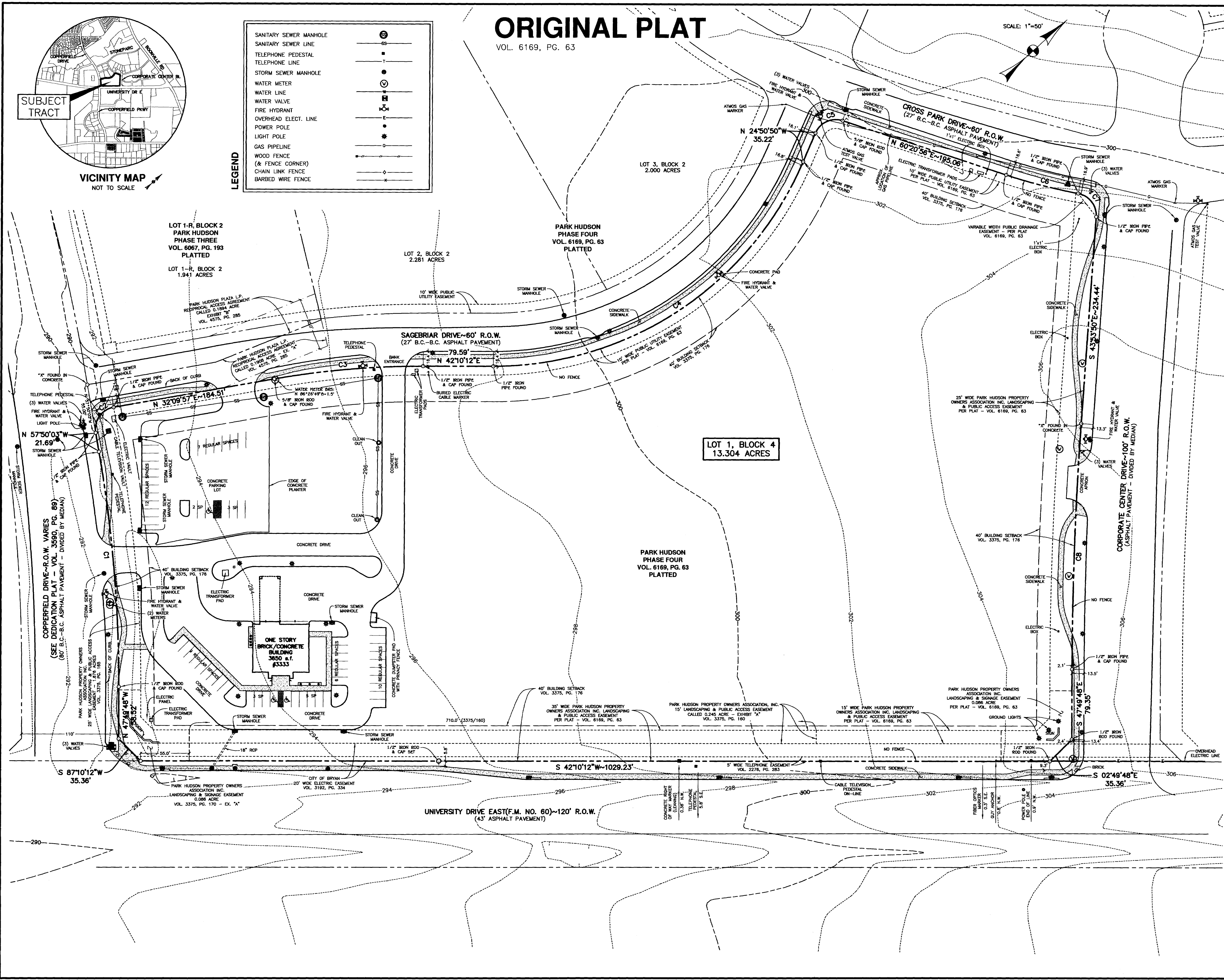
SCALE: 1"=50'



VICINITY MAP  
NOT TO SCALE

LEGEND

SANITARY SEWER MANHOLE	⊙
SANITARY SEWER LINE	—
TELEPHONE PEDESTAL	⊙
TELEPHONE LINE	—
STORM SEWER MANHOLE	⊙
WATER METER	⊙
WATER LINE	—
WATER VALVE	⊙
FIRE HYDRANT	⊙
OVERHEAD ELECT. LINE	—
POWER POLE	⊙
LIGHT POLE	⊙
GAS PIPELINE	—
WOOD FENCE (& FENCE CORNER)	—
CHAIN LINK FENCE	—
BARBED WIRE FENCE	—



- NOTES:
- BEARINGS BASED ON PLAT CALL BEARINGS ACCORDING TO THE PLAT OF PARK HUDSON PHASE FOUR RECORDED IN VOL. 6169, PG. 63 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  - CURRENT TITLE APPEARS VESTED IN THE PROSPERITY BANK, EL CAMPO, TX, BY VIRTUE OF DEED RECORDED IN VOL. 9221, PG. 91 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082. PANEL NO. 0220F. MAP NO. 48041C0220F. EFFECTIVE DATE: APRIL 2, 2014.
  - THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.
5. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 154257, EFFECTIVE DATE: SEPTEMBER 3, 2015, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
- ALL APPLICABLE EASEMENTS AND SETBACKS SHOWN & SET FORTH ON THE PLAT OF PARK HUDSON, PHASE FOUR RECORDED IN VOL. 6169, PG. 63 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS ARE SHOWN HEREON.
  - 20' WIDE ELECTRICAL EASEMENT - CITY OF BRYAN - VOL. 3192, PG. 334, HAVING A DEFINED LOCATION. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON ADJOINING UNIVERSITY DRIVE.
  - 5' WIDE TELEPHONE EASEMENT - GTE SOUTHWEST INCORPORATED - VOL. 2276, PG. 283, HAVING A DEFINED LOCATION. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON ALONG UNIVERSITY DRIVE.
  - 15' LANDSCAPING & PUBLIC ACCESS EASEMENT - PARK HUDSON PROPERTY OWNERS ASSOCIATION, INC. - VOL. 3375, PG. 160, HAVING A DEFINED LOCATION. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON ADJACENT TO UNIVERSITY DRIVE.
  - 25' WIDE LANDSCAPING & PUBLIC ACCESS EASEMENT - PARK HUDSON PROPERTY OWNERS ASSOCIATION, INC. - VOL. 3375, PG. 165, HAVING A DEFINED LOCATION. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON ADJACENT TO CORPORATE DRIVE.
  - LANDSCAPING & SIGNAGE EASEMENT (0.086 ACRE) - PARK HUDSON PROPERTY OWNERS ASSOCIATION, INC. - VOL. 3375, PG. 170, HAVING A DEFINED LOCATION. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON AT THE SOUTH CORNER OF LOT 1, BLOCK 4.
6. EXISTING CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC INFORMATION.
7. CURRENT ZONING IS PD-PLANNED DEVELOPMENT.

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	266.71'	1527.50'	100°00'15"	N 52°49'55"W-266.37'
C2	39.27'	25.00'	90°00'00"	N 12°50'03"W-35.36'
C3	169.37'	970.00'	100°00'15"	N 37°10'05"E-169.15'
C4	444.48'	380.00'	67°01'02"	N 08°39'41"E-419.57'
C5	37.17'	25.00'	85°11'46"	N 17°45'03"E-33.84'
C6	84.35'	630.00'	7°40'16"	N 56°30'48"E-84.29'
C7	36.40'	25.00'	83°25'30"	S 85°36'35"E-33.27'
C8	277.99'	4050.00'	3°55'58"	S 45°51'49"E-277.93'

**A FINAL PLAT OF  
LOTS 1R & 2R, BLOCK 4  
OF  
PARK HUDSON,  
PHASE FOUR  
BEING A REPLAT OF  
LOT 1, BLOCK 4  
OF  
PARK HUDSON,  
PHASE FOUR  
13.304 ACRES**

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

OWNED AND DEVELOPED BY:  
PROSPERITY BANK  
2807 SOUTH TEXAS AVENUE  
BRYAN, TX 77802  
PHONE: (979) 779-1111

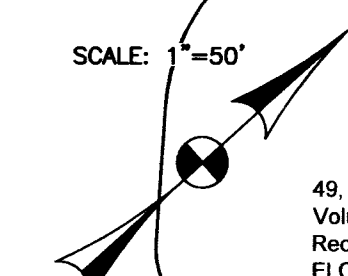
SCALE: 1"=50'  
MARCH, 2017  
SHEET 1 OF 2

PREPARED BY:  
**CEC** CIVIL ENGINEERING CONSULTANTS  
4101 S. TEXAS AV. STE A  
BRYAN, TX + PH.979/846-0212

H:\Land Projects R2\041\Scott JW A-49 Park Hudson NAD 83.dwg Plotting Replat - Lot 1 Block 4.dwg | 3/23/2017 12:18 PM

# REPLAT

Prosperity Bank, El Campo, TX  
13.304 Acre Tract  
Lot 1, Block 4  
Park Hudson - Phase Four  
J.W. Scott Survey, A-49  
Bryan, Brazos County, Texas



Field notes of a 13.304 acre tract or parcel of land, lying and being situated in the J.W. Scott Survey, Abstract No. 49, Bryan, Brazos County, Texas, and being Lot 1, Block 4, Park Hudson, Phase Four according to the plat recorded in Volume 6169, Page 63, of the Official Records of Brazos County, Texas, said Lot 1, Block 4, being described in a Receiver's Deed from The Federal Deposit Insurance Corporation, as receiver for Franklin Bank, SSB, to Prosperity Bank, El Campo, TX, recorded in Volume 9221, Page 91, of the Official Records of Brazos County, Texas, and said 13.304 acre tract, being more particularly described as follows:

**BEGINNING** at a 1/2" iron pipe and cap found marking the north corner of the beforementioned Lot 1, Block 4, same being the beginning of a transition curve from Cross Park Drive - 60' wide right-of-way to Corporate Center Blvd. - 100' wide right-of-way, having a radius of 25.00 feet;

**THENCE** Easterly along said transition curve for an arc distance of 36.40 feet to a 1/2" iron pipe and cap found in the southwest right-of-way line of Corporate Center Blvd., the chord bears S 85° 36' 35" E - 33.27 feet;

**THENCE** along the common line between the beforementioned Lot 1, Block 4, and Corporate Center Blvd., as follows:  
S 43° 53' 50" E for a distance of 234.44 feet to an "X" found in a 6' wide concrete sidewalk marking the beginning of a curve, concave to the northeast, having a radius of 4050.00 feet;

Southeasterly along said curve, for an arc distance of 277.99 feet to a 1/2" iron pipe and cap found marking the end of this curve, and 2.1 feet southwest of the southwest line of a 6' wide concrete sidewalk, the chord bears S 45° 51' 49" E - 277.93 feet;

S 47° 49' 48" E for a distance of 79.35 feet to a 1/2" iron rod found marking an east corner of the said Lot 1, Block 4, and the beginning of a transition line from Corporate Center Blvd., to University Drive - Farm to Market Road No. 60 - 120' wide right-of-way;

S 02° 49' 48" E along the transition line from Corporate Center Blvd. to University Drive - F.M. No. 60, for a distance of 35.36 feet to a 1/2" iron rod found marking an east corner of the beforementioned Lot 1, Block 4 and in the northwest right-of-way line of University Drive - F.M. No. 60;

**THENCE** S 42° 10' 12" W along the common line between the beforementioned Lot 1, Block 4, and University Drive, for a distance of 1029.23 feet to a 1/2" iron rod and cap set at the beginning of a transition line from University Drive to Copperfield Drive, same being a south corner of the beforementioned Lot 1;

**THENCE** S 87° 12' 12" W along said transition line from University Drive to Copperfield Drive, for a distance of 35.36 feet to an "X" found in the concrete sidewalk, same being in the common line between the beforementioned Lot 1, Block 4 and Copperfield Drive;

**THENCE** along the common line between the beforementioned Lot 1, Block 4 and the northeast right-of-way line of Copperfield Drive, as follows:  
N 47° 49' 48" W for a distance of 58.52 feet to a 1/2" iron rod and cap found marking the beginning of a curve, concave to the southwest, having a radius of 1527.50 feet;

Northwesterly along said curve, for an arc distance of 266.71 feet to a 1/2" iron pipe and cap found marking the end of this curve, the chord bears N 52° 49' 55" W - 266.37 feet;

N 57° 50' 03" W for a distance of 21.69 feet to a 1/2" iron pipe and cap found marking the beginning of a transition curve from Copperfield Drive to Sagebriar Drive - 60' wide right-of-way, having a radius of 25.00 feet;

**THENCE** Northerly along said transition curve, for an arc distance of 39.27 feet to a 1/2" iron pipe and cap found marking the end of this curve, and in the southeast right-of-way line of Sagebriar Drive, the chord bears N 12° 50' 03" W - 35.36 feet;

**THENCE** along the common line between the beforementioned Lot 1, Block 4, and the east right-of-way line of Sagebriar Drive, as follows:  
N 32° 09' 57" E for a distance of 184.51 feet to a 5/8" iron rod and cap found marking the beginning of a curve, concave to the southeast, having a radius of 970.00 feet;

Northeasterly along said curve, for an arc distance of 169.37 feet to a 1/2" iron pipe and cap found marking the end of this curve, the chord bears N 37° 10' 05" E - 169.15 feet;

N 42° 10' 12" E for a distance of 79.59 feet to a 1/2" iron pipe found marking the beginning of a curve, concave to the west, having a radius of 380.00 feet;

Northerly along said curve, for an arc distance of 444.48 feet to a 1/2" iron pipe and cap found marking the end of this curve, the chord bears N 08° 39' 41" E - 419.57 feet;

N 24° 50' 50" W for a distance of 35.22 feet to a 1/2" iron pipe and cap found marking the beginning of a transition curve from Sagebriar Drive to Cross Park Drive, having a radius of 25.00 feet;

**THENCE** Northeasterly along said curve, for an arc distance of 37.17 feet to a 5/8" iron rod and cap found marking the end of this curve, and in the southeast right-of-way line of Cross Park Drive, the chord bears N 17° 45' 03" E - 33.84 feet;

**THENCE** along the common line between the beforementioned Lot 1, Block 4, and the southeast right-of-way line of Cross Park Drive, as follows:  
N 60° 20' 56" E for a distance of 195.06 feet to a 1/2" iron pipe found marking the beginning of a curve, concave to the northwest, having a radius of 630.00 feet;

Northeasterly along said curve, for an arc distance of 84.35 feet to the **PLACE OF BEGINNING**, containing 13.304 acres of land, more or less, the chord bears N 56° 30' 48" E - 84.29 feet.

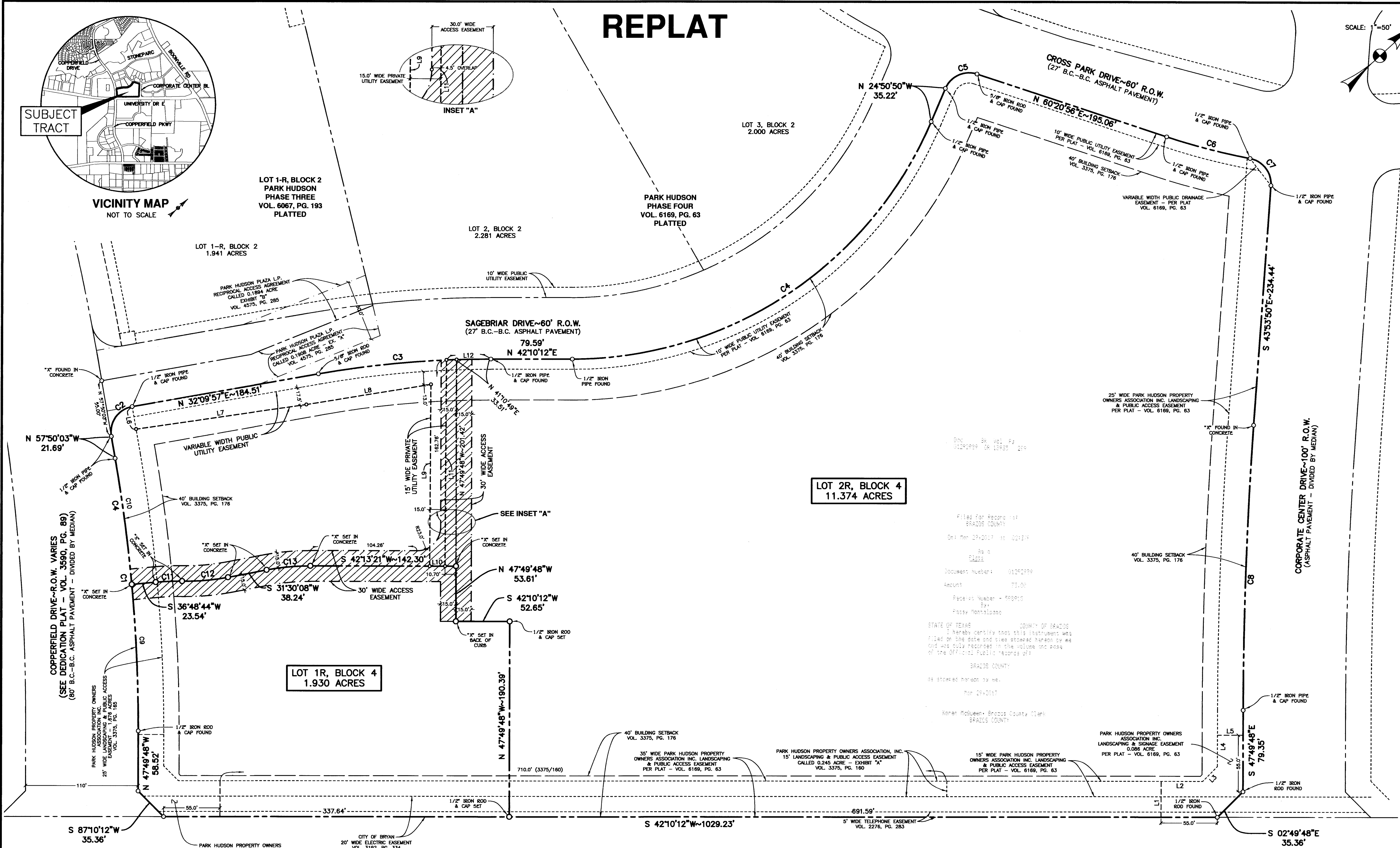
## A FINAL PLAT OF LOTS 1R & 2R, BLOCK 4 OF PARK HUDSON, PHASE FOUR BEING A REPLAT OF LOT 1, BLOCK 4 OF PARK HUDSON, PHASE FOUR 13.304 ACRES

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

OWNED AND DEVELOPED BY:  
PROSPERITY BANK  
2807 SOUTH TEXAS AVENUE  
BRYAN, TX 77802  
PHONE: (979) 779-1111

SCALE: 1"=50'  
MARCH, 2017  
SHEET 2 OF 2

PREPARED BY:  
GEC  
CIVIL ENGINEERING CONSULTANTS  
4101 S. TEXAS AV. STE A  
BRYAN, TX - PH: 979/846-6212



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
We, Prosperity Bank, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 9221, Page 91, 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 CITY ENGINEER**  
I, Mark D. Humphrey, 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 29th day of March, 2017.

**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 with its certificates of authentication was filed for record in my office the 29th day of March, 2017, in the Official Records of Brazos County, Texas, in Volume 13285, Page 498.

**CERTIFICATION OF THE SURVEYOR**  
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

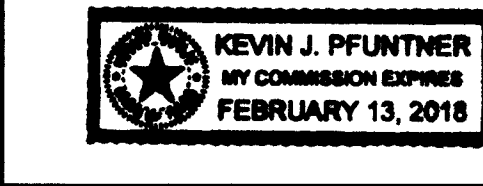
STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Mark D. Humphrey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated.  
Given under my hand and seal of office this 24th day of MARCH, 2017.

**APPROVAL OF THE CITY PLANNER**  
I, Kevin J. Pflaum, the undersigned, City Planner and/or designated Secretary of the Planning and 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 29th day of March, 2017.

**LANDSCAPING & SIGNAGE EASEMENT METES:**  
LINE BEARING DISTANCE  
L1 N47°49'48"W 35.00'  
L2 N42°10'12"E 40.50'  
L3 N02°49'48"W 20.51'  
L4 N47°49'48"W 30.50'  
L5 N42°10'12"E 25.00'

**VARIABLE WIDTH PUBLIC & 15' WIDE PRIVATE UTILITY EASEMENT METES:**

LINE	BEARING	DISTANCE
L6	S57°50'03"E	22.20'
L7	N35°58'20"E	167.91'
L8	N32°53'22"E	123.33'
L9	S47°35'02"E	177.15'
L10	N42°13'21"E	15.00'
L11	N47°35'02"W	201.03'
L12	N40°53'22"E	43.36'



Mark D. Humphrey, Regional Chairman  
Bryan/College Station Banking Centers  
East Texas Banking Centers NMLS #584038

Kevin J. Pflaum  
Notary Public, Brazos County, Texas

S.M. Kling, R.P.L.S. No. 2003

