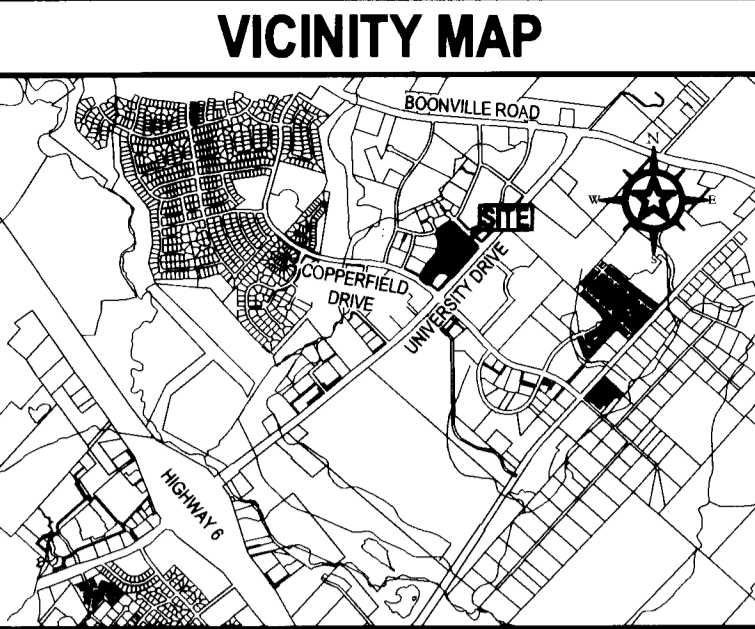
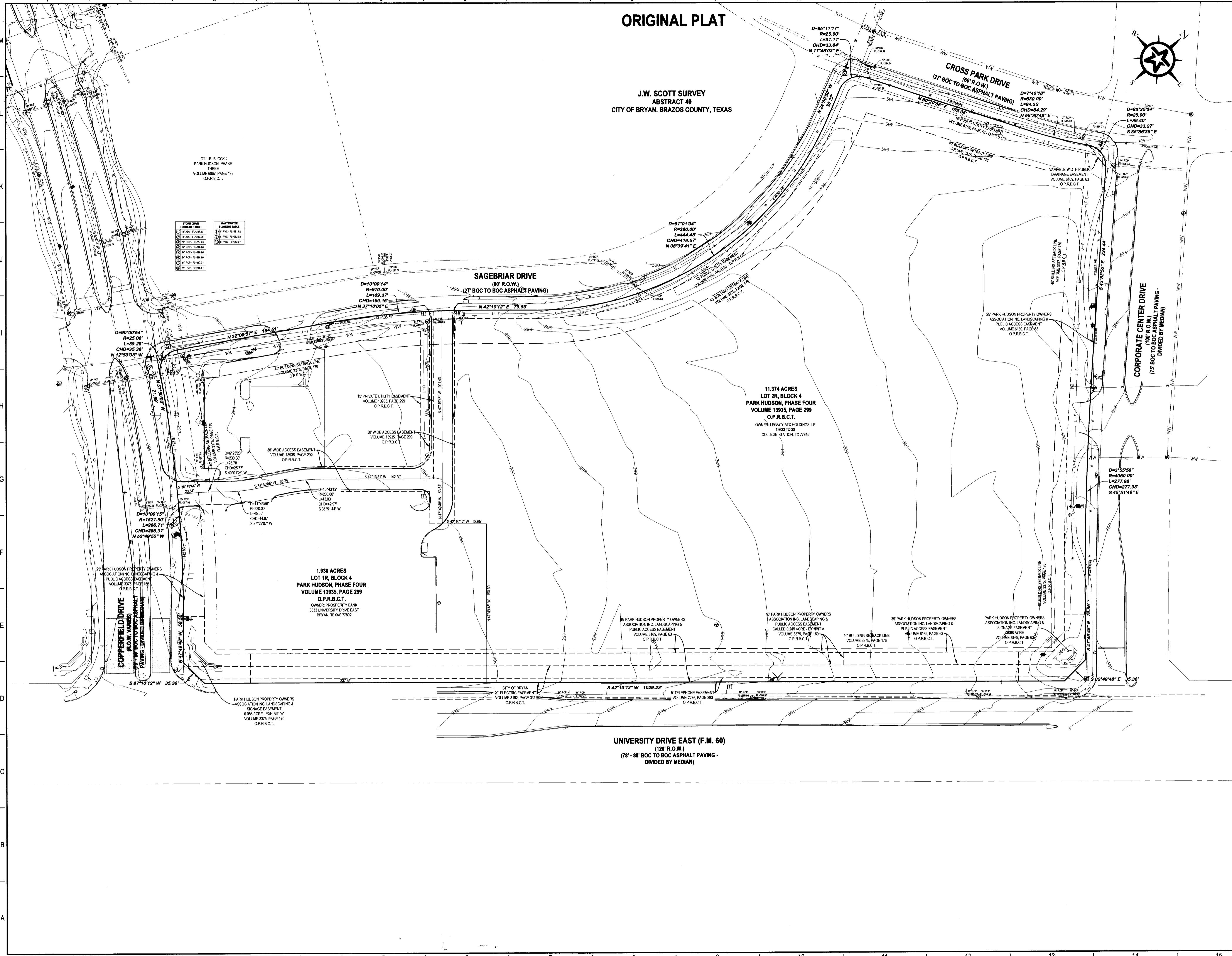


ORIGINAL PLAT

J.W. SCOTT SURVEY
ABSTRACT 49
CITY OF BRYAN, BRAZOS COUNTY, TEXAS



LEGEND

- = OUT 7" SET IN CONCRETE, UNLESS OTHERWISE NOTED
- = 12" INSIDE DIAMETER IRON PIPE WITH CAP STAMPED "K. McCLURE 5657 FOUND"
- B.C.C.D. = BRAZOS COUNTY CLERK'S DOCUMENT
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZOS COUNTY, TEXAS
- NAVD = NORTH AMERICAN VERTICAL DATUM
- ⊙ = GEOTECHNICAL BORE LOCATION
- ⊕ = FIRE HYDRANT
- ⊗ = WATER VALVE
- ⊘ = WATER METER
- ⊙⊗ = WATER IRRIGATION CONTROL VALVE
- W— = WATER LINE
- T— = TELEPHONE RISER
- U—T— = UNDERGROUND TELEPHONE
- ⊙ = STORM DRAIN MANHOLE
- ⊙⊗ = WASTEWATER MANHOLE
- ⊙⊗⊗ = WASTEWATER CLEAN OUT
- WW— = WASTEWATER LINE
- ⊕ = ELECTRIC METER
- ⊕⊗ = ELECTRIC JUNCTION BOX
- ⊕⊗⊗ = LIGHT POLE
- ⊕⊗⊗⊗ = YARD LAMP
- U—E— = UNDERGROUND ELECTRIC
- T—S— = TRAFFIC SIGN
- G— = GAS METER
- G— = GAS LINE
- = CONCRETE

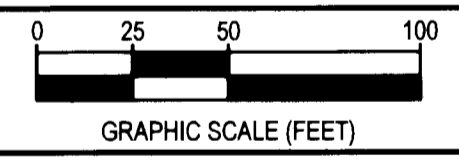
NOTES

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE: BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FEMA "AREAS OF MINIMAL FLOODING" ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 48410222E, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2, 2014. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL OR WILL NOT FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE AND THE ELEVATIONS ARE BASED UPON NAVD 88 ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON FIELD SURVEY DATA AND PLANIMETRICS FROM AERIAL PHOTOGRAPHY.



REV.	DESCRIPTION	DATE

Walker Partners
engineers • surveyors

823 Wallington Ave. • Waco, Texas 76701
Phone: 1-254-774-1400 • TOLL FREE: Registration No. 4653
T.B.P.L.S. Registration No. 10032500

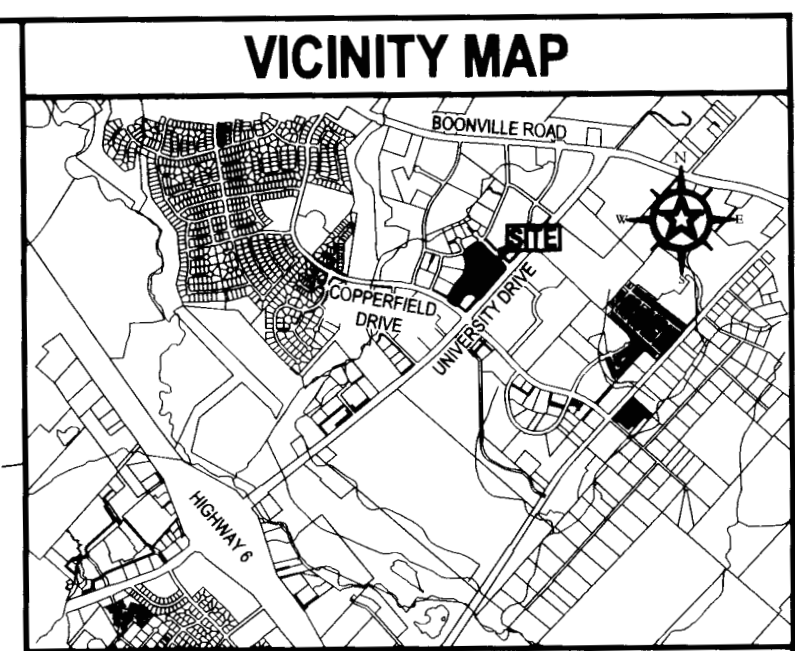
FINAL PLAT
LOTS 3R, 4R, 5R & 6R, BLOCK 4
PARK HUDSON, PHASE FOUR
11.375 ACRE
TO THE CITY OF BRYAN,
BRAZOS COUNTY, TEXAS
BEING A REPLAT OF LOT 2R, BLOCK 4
PARK HUDSON, PHASE FOUR, RECORDED IN
VOLUME 13935, PAGE 299 OF THE OFFICIAL
PUBLIC RECORDS OF BRAZOS COUNTY,
TEXAS

PLAT NUMBER	04-054
PROJECT NUMBER	4-01139
DRAWN BY/CHECKED BY	MEP/KRH
FIELD NOTE NO.	NA
DRAWING NAME	4-01139FN-ORIGINAL PLAT.DWG
DRAFT DATE	03/25/21
SHEET NUMBER	2 OF 2

G:\PROJECTS\10-01139\1 SURVEY\1.0-04-01139FN-ORIGINAL PLAT.DWG 2-06-2021 10:03:38 AM, PROJECT 11

REPLAT

J.W. SCOTT SURVEY ABSTRACT 49 CITY OF BRYAN, BRAZOS COUNTY, TEXAS



- LEGEND: Symbols for cut, iron pipe, easements, and other survey features.

NOTES: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE information and other regulatory notes.

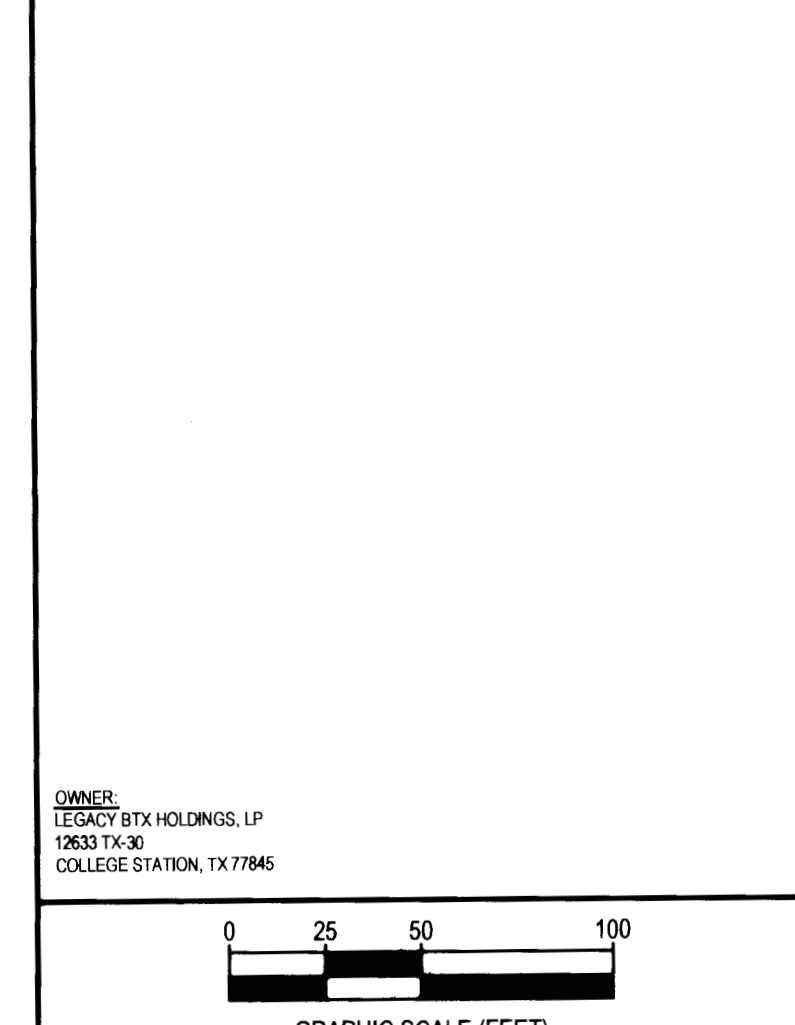
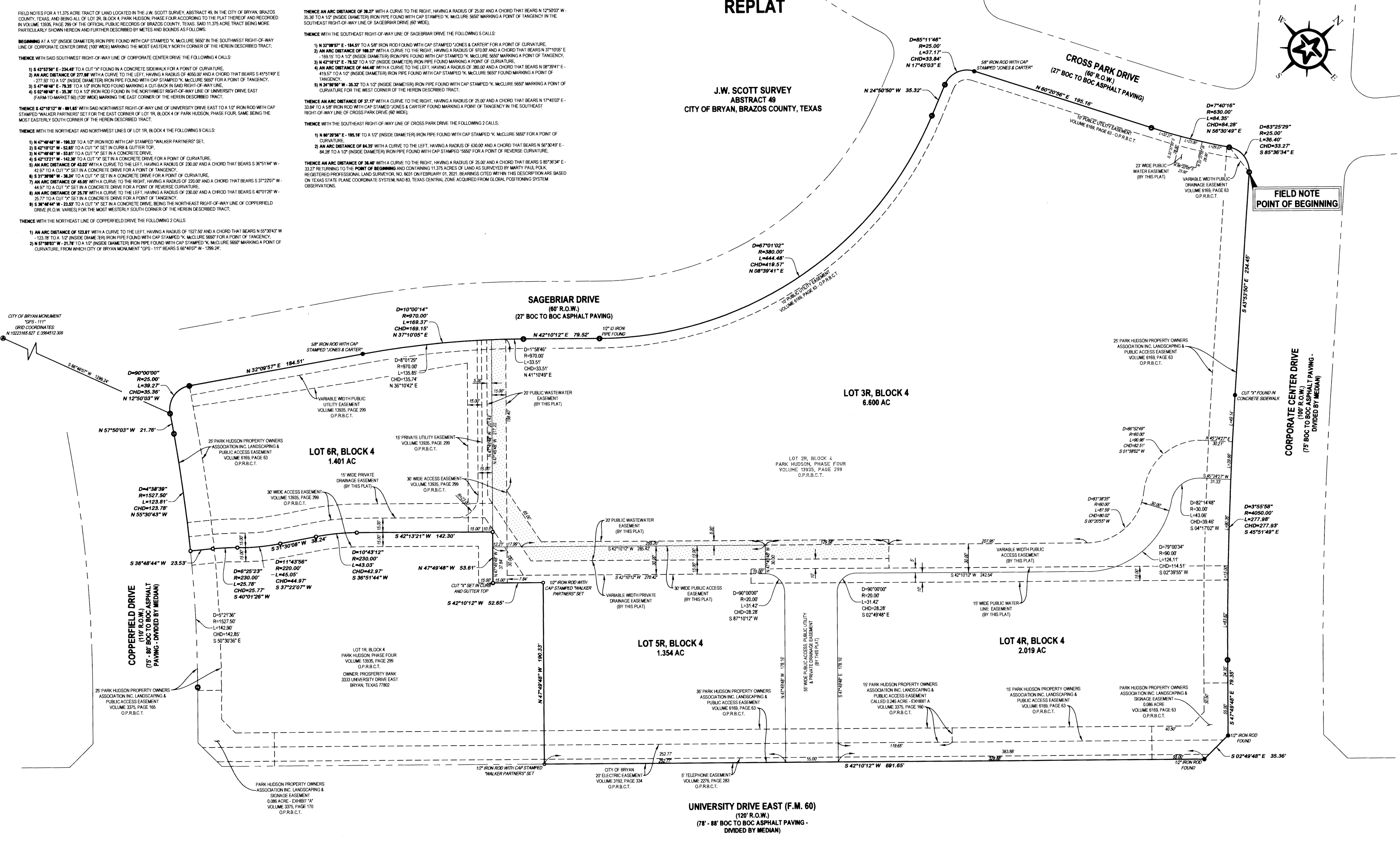


Table with 3 columns: REV., DESCRIPTION, DATE. Contains one entry for specified public or private easements.

Walker Partners engineers & surveyors logo and contact information.

FINAL PLAT LOTS 3R, 4R, 5R & 6R, BLOCK 4 PARK HUDSON, PHASE FOUR 11.375 ACRES TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS NOTARY PUBLIC seal for Marty Paul Polk, Notary ID 131345025, dated 11-08-2021.



CERTIFICATE OF OWNERSHIP AND DEDICATION. STATE OF TEXAS, COUNTY OF BRAZOS. WE, LEGACY BIX HOLDINGS, LP, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT...

Filed for Record Official Public Records Of: Brazos County Clerk On: 10/28/2021 2:47:37 PM In the PLAT Records Doc Number: 2021-1448224 Volume - Page: 17420 - 57 Number of Pages: 2 Amount: 73.00 Order#: 20211008000101 By: TC

APPROVAL OF THE CITY PLANNER. APPROVAL OF THE CITY ENGINEER. APPROVAL OF THE PLANNING AND ZONING COMMISSION.

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