

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT SURVEY, Abstract No. 49 in Bryan, Brazos County, Texas and being a portion 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.), a portion of the 50.00 acre tract described in the deed from M.D. Wheeler, Ltd. to Bryan Development, Ltd. recorded in Volume 3237, Page 233 (O.R.B.C.), all of the 13.304 acre tract described in the deed from Bryan Development, Ltd. to The First National Bank of Bryan recorded in Volume 5389, Page 11, all of the 1,000 acre tract described in the deed from Bryan Development, Ltd. to Tom Giessenschlag and Diane C. Ganzer recorded in Volume 4944, Page 145 (O.R.B.C.), all of the 1,000 acre tract described in the deed from Bryan Development, Ltd. to Tom Giessenschlag and Diane C. Ganzer recorded in Volume 5548, Page 169 (O.R.B.C.) and being all of the 2.281 acre tract described in the deed from Bryan Development, Ltd. to Texas Regional Eye Center Properties, LLC, recorded in Volume 6021, Page 1 and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3/4-inch iron pipe marking the intersection of the northwest right-of-way line of F.M. 60 (width varies at this location) as recorded in Volume 405, Page 623 of the Brazos County Deed Records (B.C.D.R.) and the northeast right-of-way line of Copperfield Drive (based on a 110' width at this location) as indicated on the Dedication Plat recorded in Volume 3593, Page 89 (O.R.B.C.);

THENCE: along said Copperfield Drive right-of-way for the following five (5) calls:

- 1. S 87° 10' 12" W for a distance of 35.36 feet to a chiseled "X" mark set in a concrete walkway.
2. N 47° 49' 48" W for a distance of 58.52 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left.
3. 266.71 feet along the arc of said curve having a central angle of 10° 02' 34", a radius of 1527.50 feet, a tangent of 133.69 feet and a long chord bearing N 52° 49' 56" W at a distance of 266.37 feet to a found 3/4-inch iron pipe for the Point of Tangency and
4. N 57° 50' 03" W for a distance of 76.69 feet to a chiseled "X" mark set in concrete, said chiseled "X" marking the southeast corner of PARK HUDSON, PHASE THREE as recorded in Volume 4570, Page 203 (O.R.B.C.);

THENCE: continuing along the southeast line of said PARK HUDSON, PHASE THREE the following nine (9) calls:

- 1. N 32° 09' 57" E for a distance of 147.93 feet for corner,
2. N 20° 12' 03" E for a distance of 128.15 feet to a found 1/2-inch iron rod for corner,
3. N 61° 41' 40" W for a distance of 339.06 feet to a found 1/2-inch iron rod for corner, said corner being in the southeast line of Stoneparc Drive right-of-way (based on a 60' width),
4. N 23° 03' 43" E for a distance of 88.02 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left,
5. 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 N 17° 32' 27" E at a distance of 121.23 feet to a found 3/4-inch iron pipe for the Point of Tangency,
6. N 12° 01' 10" E for a distance of 138.27 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right,
7. 37.50 feet along the arc of said curve having a central angle of 85° 56' 28", a radius of 25.00 feet, a tangent of 23.29 feet and a long chord bearing N 54° 59' 24" E at a distance of 34.08 feet to a found 3/4-inch iron pipe marking a Point of Reverse Curvature, said iron pipe also being in the southeast right-of-way line of Cross Park Drive (based on a 60-foot width),
8. 219.57 feet along the arc of said 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 N 87° 57' 44" E at a distance of 218.76 feet for corner and
9. N 12° 02' 10" W for a distance of 60.00 feet for corner;

THENCE: 175.24 feet in a counter-clockwise direction along the arc of a curve having a central angle of 17° 36' 54", a radius of 570.00 feet, a tangent of 88.32 feet and a long chord bearing N 69° 09' 23" E at a distance of 174.55 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: N 60° 20' 56" E for a distance of 195.21 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 207.14 feet along the arc of said curve having a central angle of 20° 49' 17", a radius of 570.00 feet, a tangent of 104.72 feet and a long chord bearing N 49° 56' 18" E at a distance of 206.00 feet to a 1/2-inch iron rod set for corner;

THENCE: S 50° 28' 20" E for a distance of 60.00 feet to a 3/4-inch iron pipe set for corner;

THENCE: 36.40 feet in a counter-clockwise direction along the arc of a curve having a central angle of 83° 25' 30", a radius of 25.00 feet, a tangent of 22.28 feet and a long chord bearing S 02° 11' 05" E at a distance of 33.27 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: S 43° 53' 50" E for a distance of 234.44 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 271.13 feet along the arc of said curve having a central angle of 03° 55' 58", a radius of 3950.00 feet, a tangent of 135.62 feet and a long chord bearing S 45° 51' 49" E at a distance of 271.07 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: S 47° 49' 48" E for a distance of 79.35 feet to a 1/2-inch iron rod set for corner;

THENCE: N 87° 10' 12" E for a distance of 35.36 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the aforementioned northwest right-of-way line of F.M. 60;

THENCE: S 42° 10' 12" W for a distance of 1179.25 feet to the POINT OF BEGINNING and containing 21.026 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

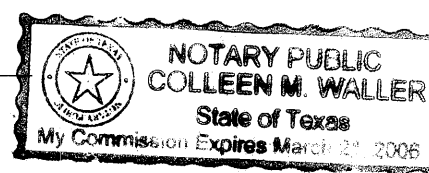
STATE OF TEXAS COUNTY OF BRAZOS Bryan Development, Ltd. a Texas Limited Partnership, By: Bryan Development General Partner, Inc. General Partner owner and developer of the street right-of-ways shown on this plat, being part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 3237, Page 233 and Volume 3734, Page 105 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.

William J. Lero, President

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 14th day of May, 2004.

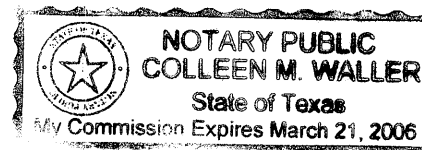
William J. Lero, Notary Public, Brazos County, Texas



STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Doreen Ganzer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose stated. Given under my hand and seal on this 14th day of May, 2004.

Doreen Ganzer, Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION

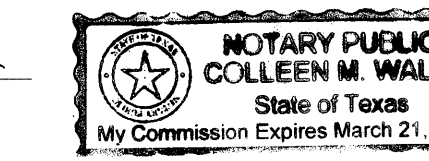
STATE OF TEXAS COUNTY OF BRAZOS Tom Giessenschlag and Diane C. Ganzer owner and developer of Lot 3, Block 2 shown on this plat, being all of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 4944, Page 145 and Volume 5548, Page 169 and whose name is subscribed hereto, 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.

Tom Giessenschlag, Diane C. Ganzer

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Tom Giessenschlag, 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 14th day of May, 2004.

Tom Giessenschlag, Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION

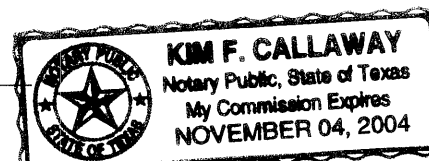
STATE OF TEXAS COUNTY OF BRAZOS The First National Bank of Bryan owner and developer of Lot 1, Block 4 shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 5389, Page 11 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kim F. Callaway, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose stated. Given under my hand and seal on this 14th day of May, 2004.

Kim F. Callaway, Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS Texas Regional Eye Center Properties, LLC, a Texas Limited Liability Company owner and developer of Lot 2, Block 2 shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 6021, Page 1 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.

Dr. Mark R. Coffman

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Nancy E. McDonald, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose stated. Given under my hand and seal on this 20th day of May, 2004.

Nancy E. McDonald, Notary Public, Brazos County, 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 13th day of June, 2004.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim Casen, 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 17th day of March, 2004, and same was duly approved on the 15th day of April, 2004 by said Commission.

Chairman, Planning and Zoning Commission

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 attached plat was duly filed for approval with the appropriate codes and ordinances of the City of Bryan and was approved on the 22nd day of June, 2004.

Planning Administrator, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

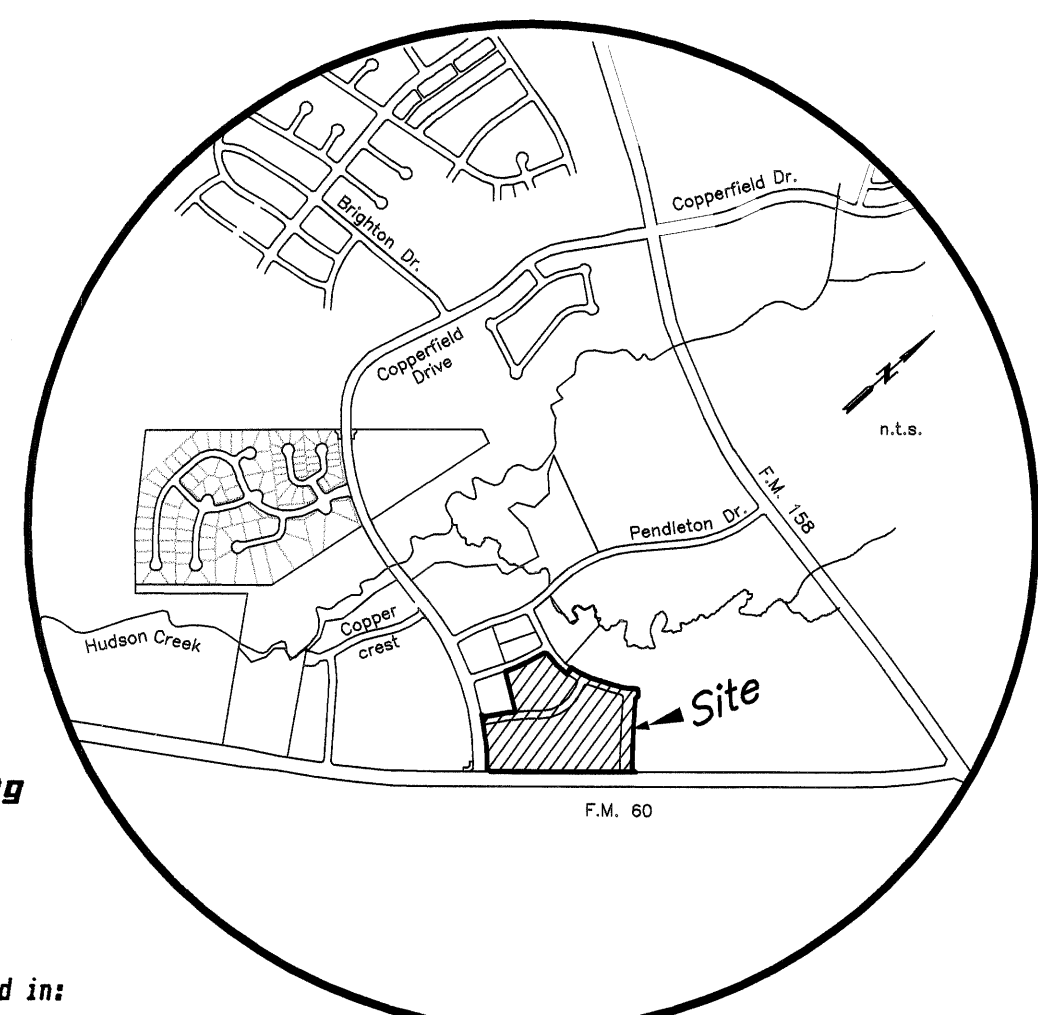
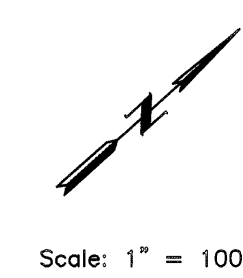
I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the metes and bounds described hereon will describe a closed geometric form.

Kevin R. McClure 5/12/04, Kevin R. McClure, R.P.L.S. No. 5650



GENERAL NOTES:

- 1. 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.
2. Owners: Bryan Development, Ltd., 2807 South Texas Avenue, Bryan, Texas 77802 (979) 776-2300; The First National Bank of Bryan, 2807 South Texas Avenue, Bryan, Texas 77802 (979) 779-1111; Tom Giessenschlag and Diane C. Ganzer, 418 Tarrow College Station, TX 77840 (979) 260-9728; Texas Regional Eye Center Properties, LLC, 2806 E. 29th Street, Bryan, Texas 77802 (979) 774-0498.
3. 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.
4. According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas Map Number 4804100142 C, effective July 2, 1992, this property is not located within a FEMA 100-year flood hazard area.
5. Monumentation: unless otherwise indicated, all property corners are marked with 1/2" inch iron rods.
6. Abbreviations: P.U.E. - Public Utility Easement; P.D.E. - Public Drainage Easement.



Doc 00862201 BK OR 61659 Vol 1 Pg 63

Filed for Record in: BRAZOS COUNTY

On: Jul 13, 2004 at 02:46P

As a Plat

Document Number: 00862201

Amount: 58.00

Receipt Number - 246651 By: Cynthia Rincon

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 volume and page of the named records of BRAZOS COUNTY as stamped herein by me. Jul 13, 2004

HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY

Table with columns: LINE, BEARING, DISTANCE. Lists 25 lines of survey data.

Table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD, BRG., CHORD. Lists 19 curve data points.

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 13th day of July, 2004, in the Official Records of Brazos County, Texas in Volume 61659, Page 63.

FINAL PLAT PARK HUDSON PHASE FOUR 21.026 ACRES LOTS 2 & 3, BLOCK 2 AND LOT 1, BLOCK 4 J.W. SCOTT SURVEY, A-49 BRAZOS COUNTY, TEXAS MARCH, 2004 SCALE: 1" = 100'

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