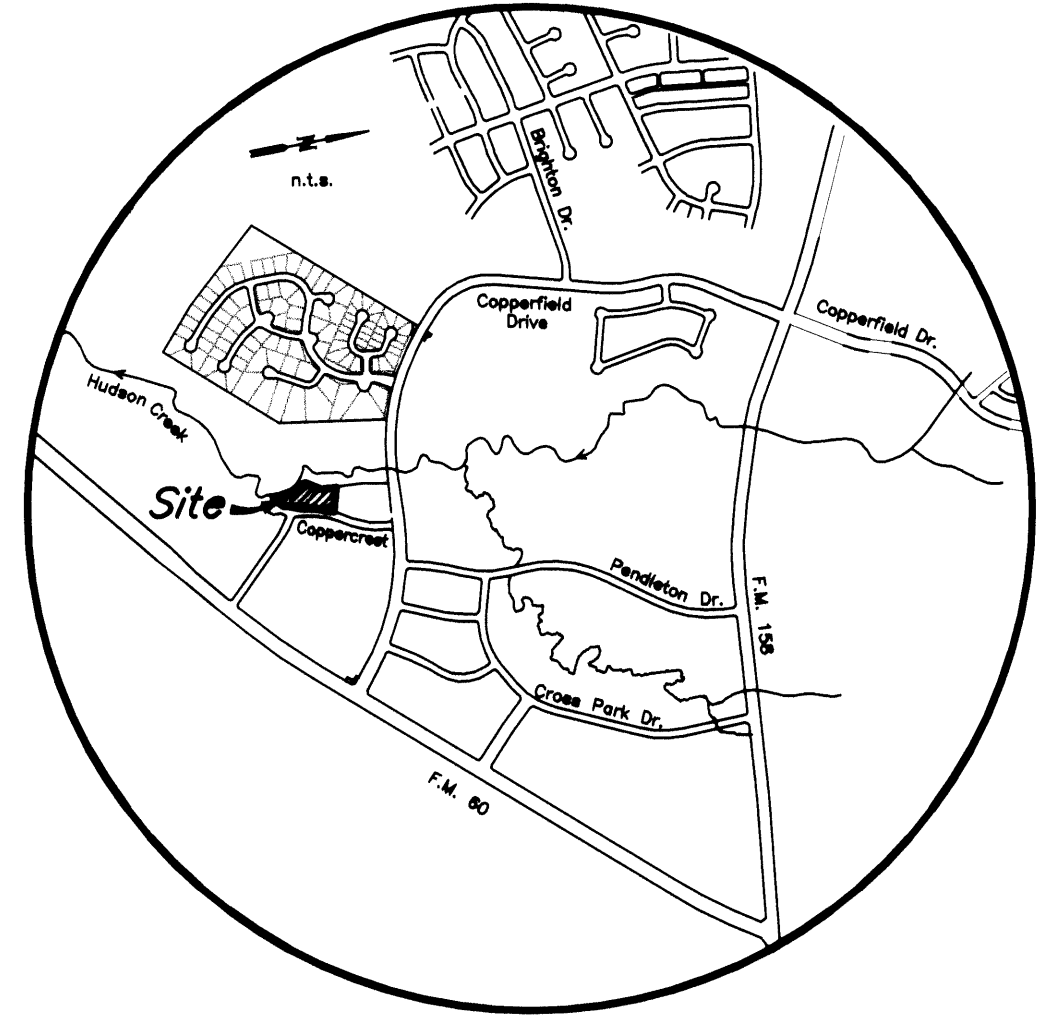


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 51°53'50" W	60.00'
L2	N 12°15'28" E	31.58'
L3	N 02°42'04" E	38.90'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	15°27'10"	630.00'	188.91'	85.47'	S 18°34'18" W	188.40'	
C2	15°40'13"	570.00'	155.88'	78.44'	S 18°42'48" W	155.41'	
C3	53°00'23"	25.00'	23.13'	12.47'	S 53°03'07" W	22.31'	
C4	27°36'28"	60.00'	28.96'	14.77'	S 65°43'35" W	28.68'	



Vicinity Map

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, 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.

*William J. Lee*  
 William J. Lee, President

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared William J. Lee, 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 22nd day of June, 2006.

*Sheri L. Carroll*  
 Sheri L. Carroll  
 Notary Public, Brazos County, Texas



**CURRENT PLATS**

LOT 1-R, BLOCK 1, OF THE REPLAT OF PARK HUDSON, PHASE FIVE AS RECORDED IN VOLUME 6221, PAGE 144  
 LOT 2A-R, BLOCK 1 OF THE REPLAT OF PARK HUDSON, PHASE FIVE AS RECORDED IN VOLUME 6777, PAGE 255

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 plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 22nd day of June, 2006.

*Karin Russell*  
 Karin Russell  
 Planning Administrator, Bryan, Texas

Filed for Record in:  
 BRAZOS COUNTY  
 Doc Bk Vol Pg  
 00931269 OR 7414 31  
 On: Jun 29 2006 at 09:49A  
 As a  
 Plats  
 Document Number: 00931269  
 Amount: 58.00  
 Receipt Number - 294067  
 By:  
 Susie Cohen

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 together with its certificates of authentication was filed for record in my office on the 29th day of JUNE, 2006, in the Official Records of Brazos County, Texas in Volume 7414, Page 31.

*Karen McQueen*  
 Karen McQueen  
 County Clerk, Brazos County, Texas  
 By: *Susie L. Cohen*  
 Susie L. Cohen  
 Deputy Clerk

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

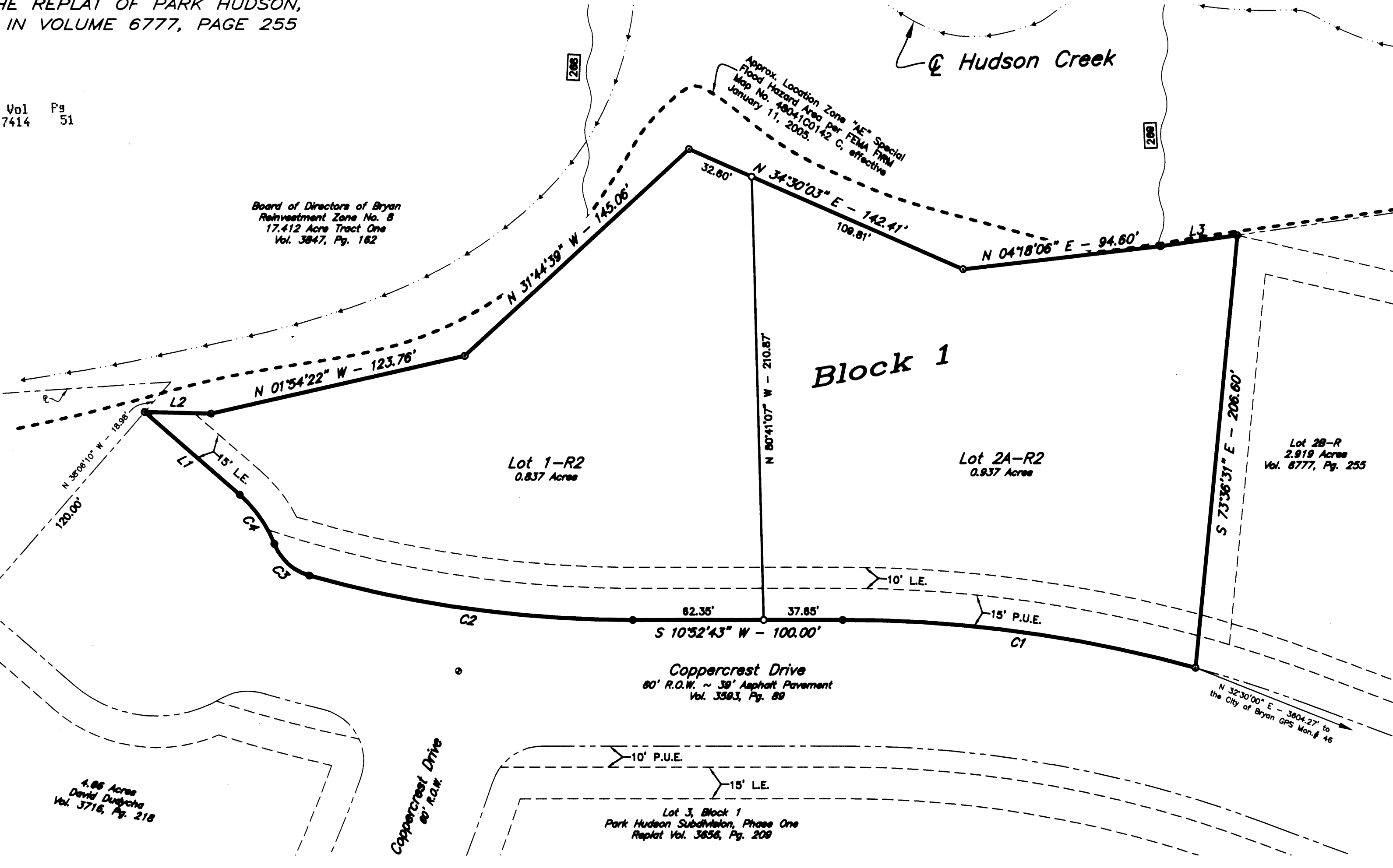
BRAZOS COUNTY  
 Stamped hereon by me.  
 Jun 29 2006  
 HONORABLE KAREN MCQUEEN, COUNTY CLERK  
 BRAZOS COUNTY

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 22nd day of June, 2006.

*Kevin R. McClure*  
 Kevin R. McClure  
 City Engineer, 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 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  
 6/22/06



- 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: 10228777.214  
 Easting: 3564806.303  
 Elevation: 298.87' (M.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 4804100142 C, effective January 11, 2005, the property is not located within a FEMA base flood hazard area.
  - Indicates base flood elevations per NOAA-1929
  - Monumentation: unless otherwise indicated, all property corners are marked with 1/2" inch iron rods.
    - - Indicates 1/2" Iron Rod Set
    - - Indicates 1/2" Iron Rod Found
    - ⊙ - Indicates 3/4" Iron Pipe Found
    - ⊛ - PK Nail Control Monuments set in asphalt pavement @ Intersection & P.T. of Curve.
  - Abbreviations:
    - P.U.E. - Public Utility Easement
    - L.E. - Landscape Easement

**AMENDING PLAT**

LOTS 1-R2 AND 2A-R2, BLOCK 1  
**PARK HUDSON PHASE FIVE**  
 1.774 ACRES  
 AMENDING THE COMMON LINE BETWEEN  
 LOT 1-R, BLOCK 1 REPLAT OF PARK HUDSON, PHASE FIVE (6221/144) AND  
 LOT 2A-R, BLOCK 1 REPLAT OF PARK HUDSON, PHASE FIVE (6777/255)  
 RICHARD CARTER SURVEY, A-B  
 BRYAN, BRAZOS COUNTY, TEXAS  
 JUNE, 2006  
 SCALE: 1" = 40'

OWNER:  
 Bryan Development, Ltd.  
 3131 Briarcrest Drive, Suite 111  
 Bryan, Texas 77802  
 (979) 778-2300

SURVEYOR:  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcrest Dr., Suite 103  
 College Station, Texas 77845  
 (979) 683-3638

**AMENDING PLAT**