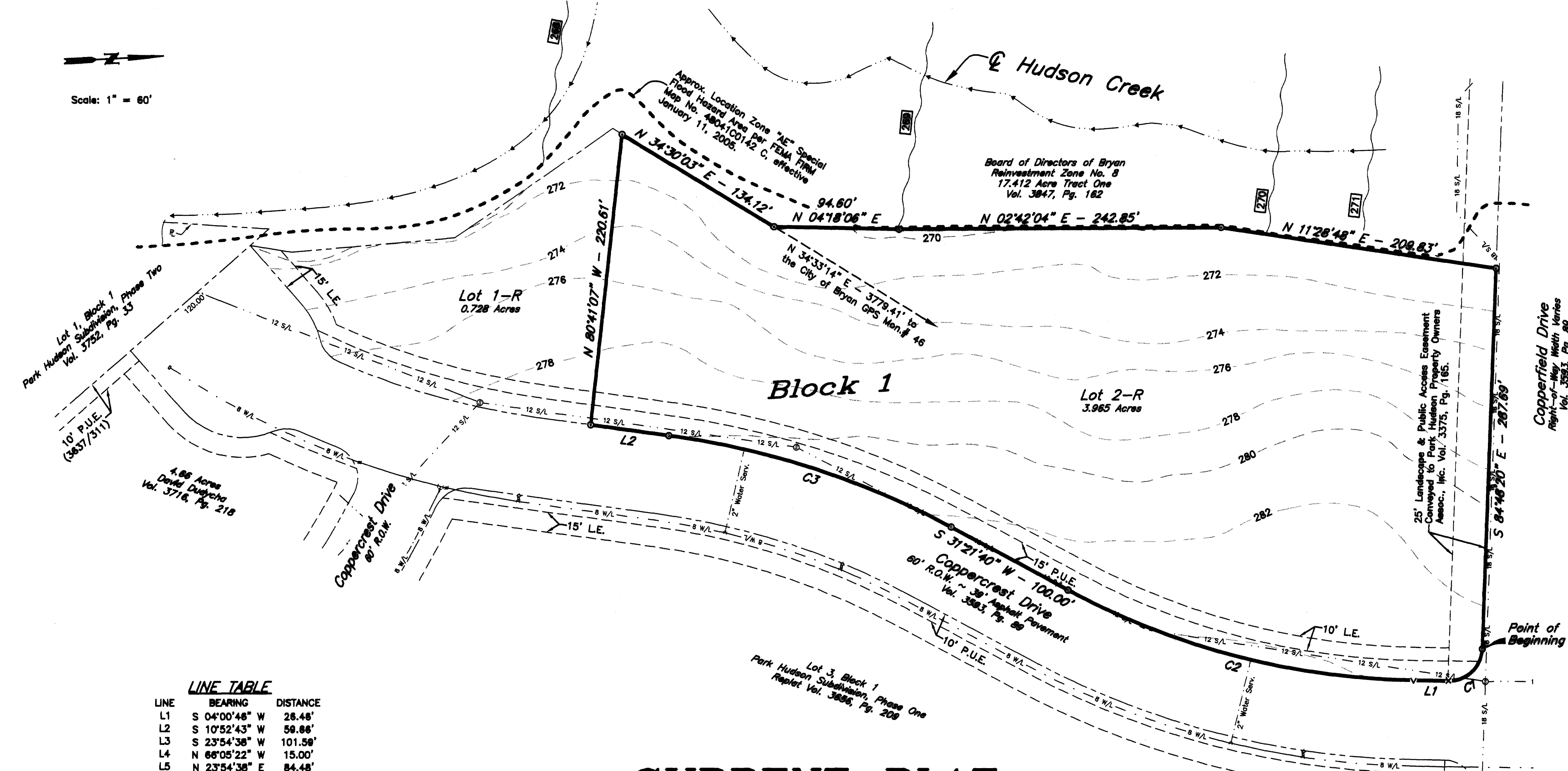


Scale: 1" = 60'



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 04°00'48" W	28.48'
L2	S 10°52'43" W	59.88'
L3	S 23°54'38" W	101.58'
L4	N 66°05'22" E	15.00'
L5	N 23°54'38" E	84.48'

**CURVE TABLE**

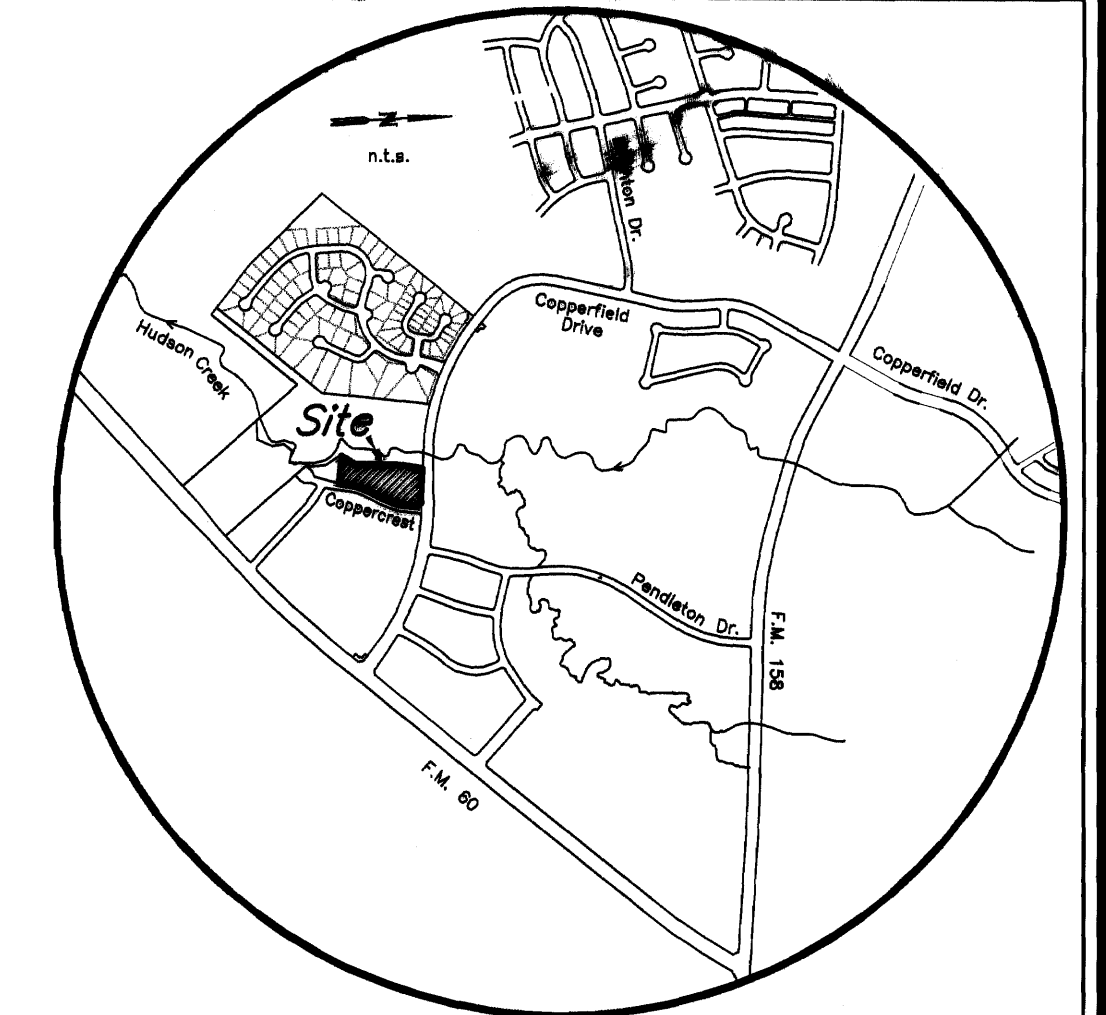
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	86°48'06"	25.00'	38.75'	24.48'	S 40°23'47" E	34.99'	
C2	27°20'53"	570.00'	272.07'	138.88'	S 17°41'13" W	286.48'	
C3	20°28'57"	630.00'	225.22'	113.82'	S 21°07'11" W	224.02'	

**CURRENT PLAT**  
 LOT 2-R, BLOCK 1, OF THE REPLAT OF PARK HUDSON,  
 PHASE FIVE AS RECORDED IN VOLUME 6622, PAGE 53

APPROVAL OF PLANNING AND ZONING COMMISSION  
 I, Kim Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, 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 7 day of July, 2005 and same was duly approved on the 7 day of July, 2005 by said Commission.  
Kim Casey  
 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 plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 7 day of July, 2005.  
Raeen Russell  
 Planning Administrator, Bryan, Texas

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 certification of authentication was filed for record in my office on the 7 day of July, 2005, in the Official Records of Brazos County, Texas in Volume 6622, Page 53.  
Karen McQueen  
 County Clerk, Brazos County, Texas  
 By: Doreen Cohen Deputy Clerk



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 dedicates to the use of the public forever, all streets, alleys, paths, water courses, drains, easements, and public places shown hereon for the purpose intended.  
William J. Lay  
 William J. Lay, President

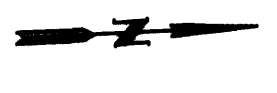
APPROVAL OF THE CITY ENGINEER  
 I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 7 day of July, 2005.  
Phil Schmitt  
 City Engineer, Bryan, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared William J. Lay, 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 of office on the 7 day of July, 2005.  
Phil Schmitt  
 Notary Public, Brazos County, Texas

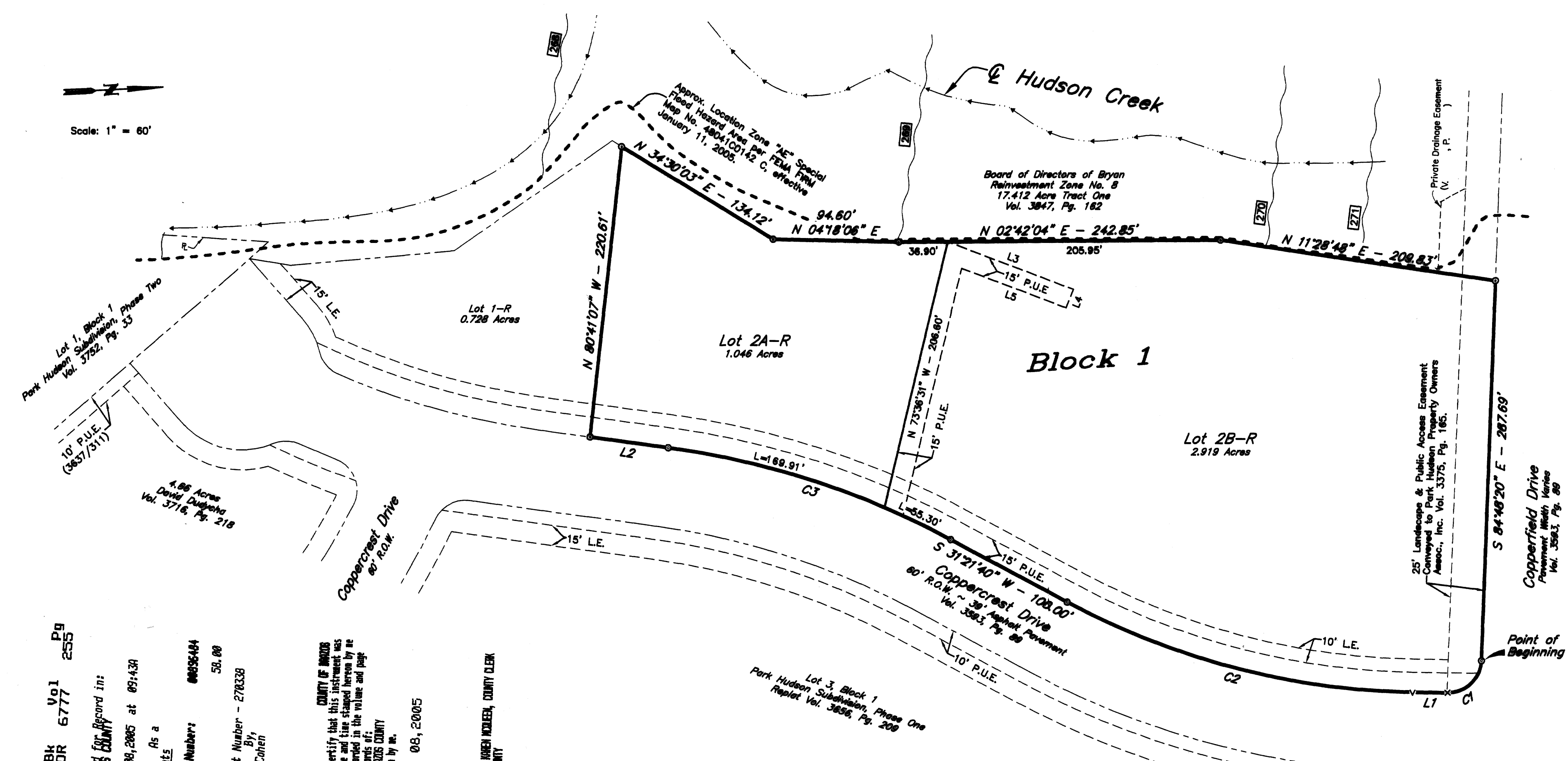
FIELD NOTES  
 Being all that certain tract or parcel of land lying and being situated in the RICHARD CARTER SURVEY, Abstract No. 8 in Bryan, Brazos County, Texas and being a part of Lot 2-R, Block 1, VACATING & REPLAT PARK HUDSON, PHASE FIVE as recorded in Volume 6221, Page 144 of the Official Records of Brazos County, Texas (O.R.B.C.) 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 southwest right-of-way line of Copperfield Drive and the northwest right-of-way line of Coppercrest Drive (widths vary at this location) as described on the Park Hudson Right-of-Way Dedication Plat recorded in Volume 3683, Page 88;  
 THENCE: along the said northwest line of Coppercrest Drive for the following six (6) calls:  
 1. 38.75 feet in a clockwise direction along the arc of a curve having a central angle of 88° 49' 08", a radius of 25.00 feet, a tangent of 24.48 feet and a long chord bearing S 40° 23' 47" E at a distance of 34.99 feet to a found chiseled "X" mark in a concrete sidewalk for the Point of Tangency;  
 2. S 04° 00' 48" W for a distance of 28.48 feet to a found chiseled "V" mark in a concrete sidewalk for the Point of Curvature of a curve to the right;  
 3. 272.07 feet along the arc of said curve having a central angle of 279° 20' 53", a radius of 570.00 feet, a tangent of 138.88 feet and a long chord bearing S 17° 41' 13" W at a distance of 286.48 feet to a found 3/4-inch iron pipe for the Point of Tangency;  
 4. S 31° 21' 40" W for a distance of 100.00 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left;  
 5. 228.22 feet along the arc of said curve having a central angle of 20° 28' 57", a radius of 630.00 feet, a tangent of 113.82 feet and a long chord bearing S 21° 07' 11" W at a distance of 224.02 feet to a found 3/4-inch iron pipe for the Point of Tangency;  
 6. S 10° 52' 43" W for a distance of 59.88 feet to a found 1/2-inch iron rod for corner, said iron rod marking the southeast corner of said Lot 2-R;  
 THENCE: N 80° 41' 07" W along the common line of said Lot 2-R and Lot 1-R of the said VACATING & REPLAT PARK HUDSON, PHASE FIVE for a distance of 220.81 feet to a found 1/2-inch iron rod for corner;  
 THENCE: along the west line of said Lot 2-R said line also being the east line of the Board of Directors of Bryan Reinvestment Zone No. 8 17,412 Acre Tract One recorded in Volume 3847, Page 182 for the following four (4) calls:  
 1. S 14° 30' 03" E for a distance of 134.12 feet to a found 1/2-inch iron rod for corner;  
 2. N 04° 18' 08" E for a distance of 84.80 feet to a found 1/2-inch iron rod for corner;  
 3. N 02° 42' 04" E for a distance of 242.85 feet to a found 1/2-inch iron rod for corner and  
 4. N 11° 28' 48" E for a distance of 208.83 feet to a found 3/4-inch iron pipe for the northwest corner of this tract and being in the aforementioned southwest right-of-way line of Copperfield Drive;  
 THENCE: S 84° 48' 20" E for a distance of 287.60 feet to the POINT OF BEGINNING and containing 3.965 acres of land, more or less.

- 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 1984.  
 2. Elevation: 289.87 (N.G.V.D.)  
 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 48041C0142 C, effective January 11, 2005, this property is not located within a FEMA 100-year flood hazard area.  
 5. Contour information shown was obtained from City of Bryan Aerial Mapping dated .  
 6. Monumentation: unless otherwise indicated, all property corners are marked with 1/2" inch iron rods.  
 7. Abbreviations:  
 P.U.E. - Public Utility Easement  
 L.E. - Landscape Easement  
 O - Indicates 1/2" Iron Rod Set  
 @ - Indicates 1/2" Iron Rod Found  
 V - Indicates 3/4" Iron Pipe Found  
 X - Indicates Chiseled "X" in Concrete  
 - - - - - Indicates Chiseled "X" in Concrete

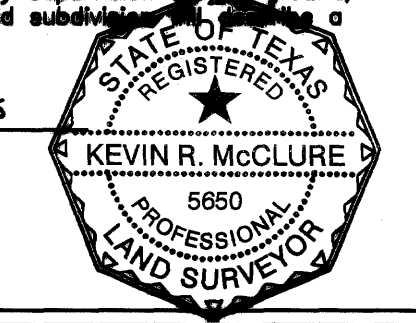


Scale: 1" = 60'



**REPLAT**

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 are a closed geometric form.  
Kevin R. McClure 7/1/05  
 Kevin R. McClure, R.P.L.S. No. 5650



**REPLAT**  
 LOTS 2A-R AND 2B-R, BLOCK 1  
**PARK HUDSON**  
**PHASE FIVE**  
 A REPLAT OF LOT 2-R, BLOCK 1, PARK HUDSON,  
 PHASE FIVE AS RECORDED IN VOLUME 6622, PAGE 53  
 3.965 ACRES  
 RICHARD CARTER SURVEY, A-B  
 BRYAN, BRAZOS COUNTY, TEXAS  
 JUNE, 2005  
 SCALE: 1" = 60'

OWNER:  
 Bryan Development, Ltd.  
 3131 Briarcrest Drive, Suite 111  
 Bryan, Texas 77802  
 (878) 778-2300

McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcrest Dr., Suite 103  
 Bryan, Texas 77802  
 (878) 883-3638

Doc 00896494 BK U-1 255  
 00896494 OR 6777  
 Filed for Record in  
 Public Records  
 On: Jul 08, 2005 at 09:43:30  
 As a  
 Plat  
 Document Number: 00896494  
 Amount: \$8.00  
 Receipt Number: 278338  
 Susie Cohen

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 are a closed geometric form.  
 as stamped herein by me.  
 Jul 08, 2005  
 KEVIN R. MCCLURE, COUNTY CLERK  
 BRAZOS COUNTY