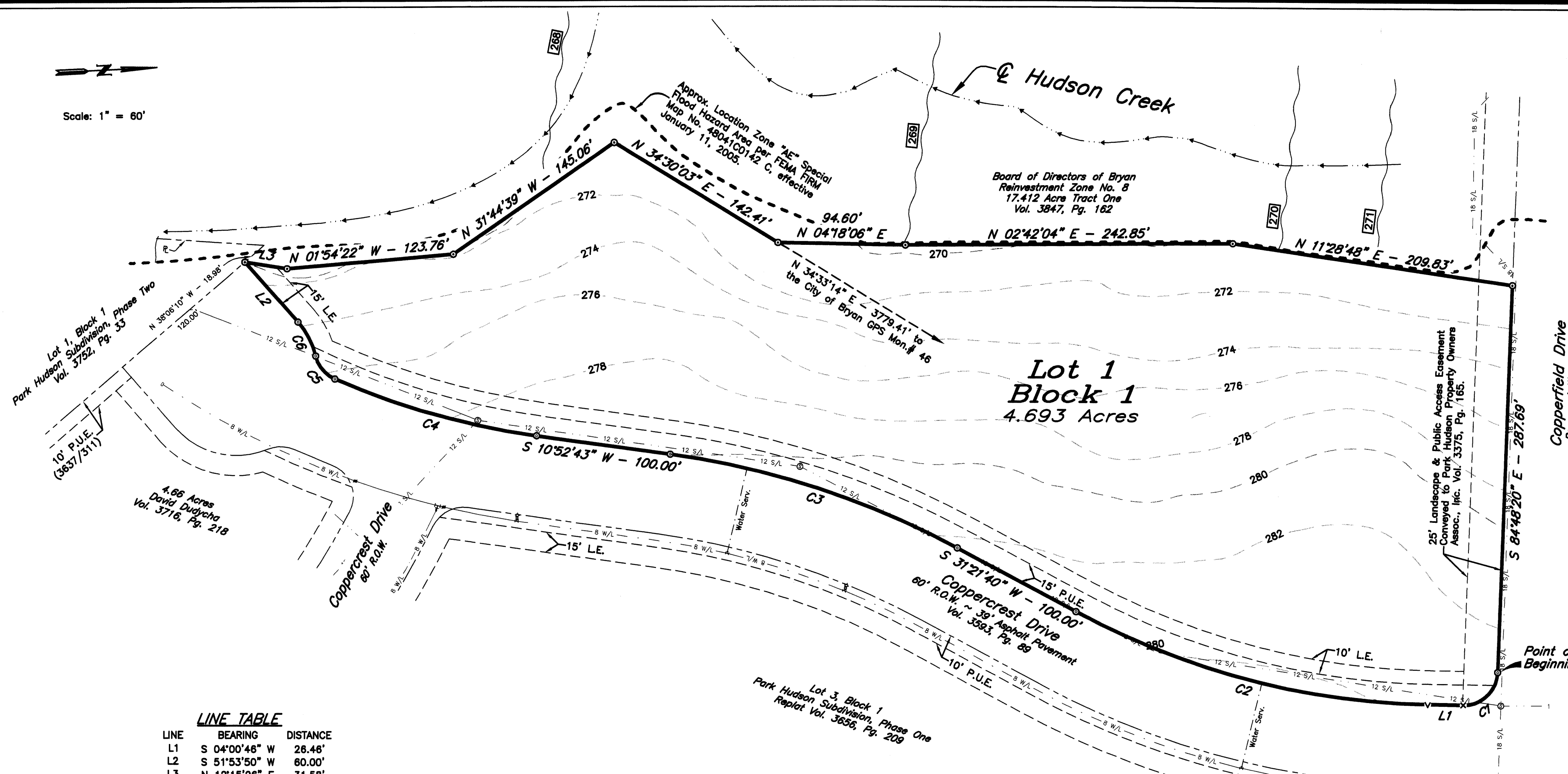


Scale: 1" = 60'



**LINE TABLE**

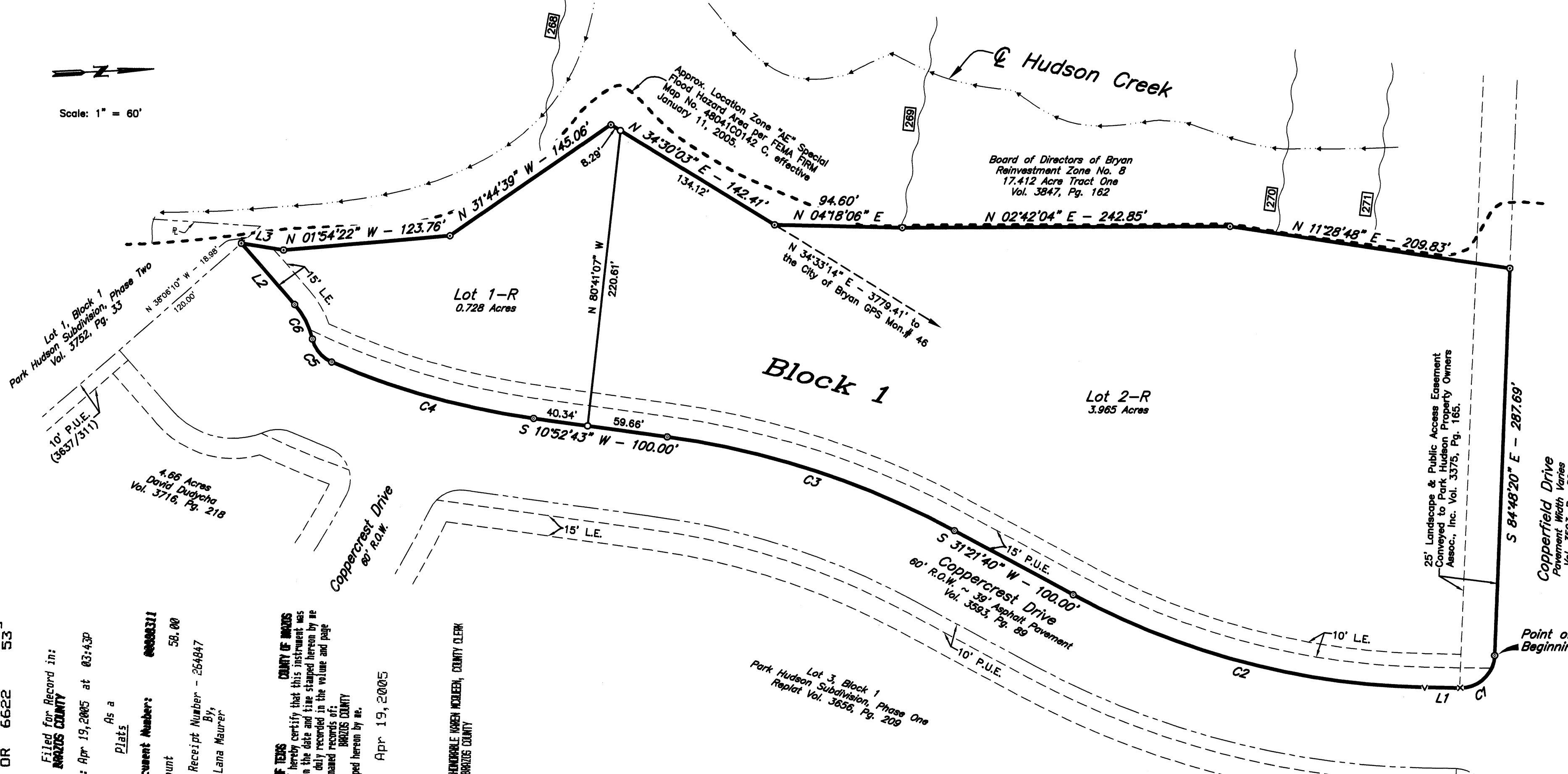
LINE	BEARING	DISTANCE
L1	S 04°00'48" W	28.48'
L2	S 51°53'50" W	60.00'
L3	N 12°15'26" E	31.58'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	88°49'06"	25.00'	38.75'	24.49'	S 40°23'47" E	34.99'	34.99'
C2	27°20'53"	570.00'	272.07'	138.88'	S 17°41'13" W	269.49'	269.49'
C3	20°28'57"	630.00'	225.22'	113.82'	S 21°07'11" W	224.02'	224.02'
C4	19°40'13"	570.00'	155.89'	78.44'	S 16°42'49" W	155.41'	155.41'
C5	53°00'21"	25.00'	23.13'	12.47'	S 53°03'07" W	22.31'	22.31'
C6	27°39'28"	60.00'	28.96'	14.77'	S 65°43'35" W	28.68'	28.68'

**VACATING PLAT**  
 LOT 1, BLOCK 1, PARK HUDSON, PHASE FIVE  
 RECORDED IN VOLUME 4570, PAGE 203

Scale: 1" = 60'



**STATE OF TEXAS**  
 COUNTY OF BRAZOS  
 I, Lana Maurer, County Clerk, do hereby certify that this plat was filed in my office on the 19th day of April, 2005, at 8:30 AM, and was duly recorded in the Public Utility Easement and Landscape Easement books of the Public Utility Easement and Landscape Easement County as shown herein by me.

**REPLAT**

**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 all of Lot 1, Block 1, PARK HUDSON, PHASE FIVE as recorded in Volume 4570, Page 203 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

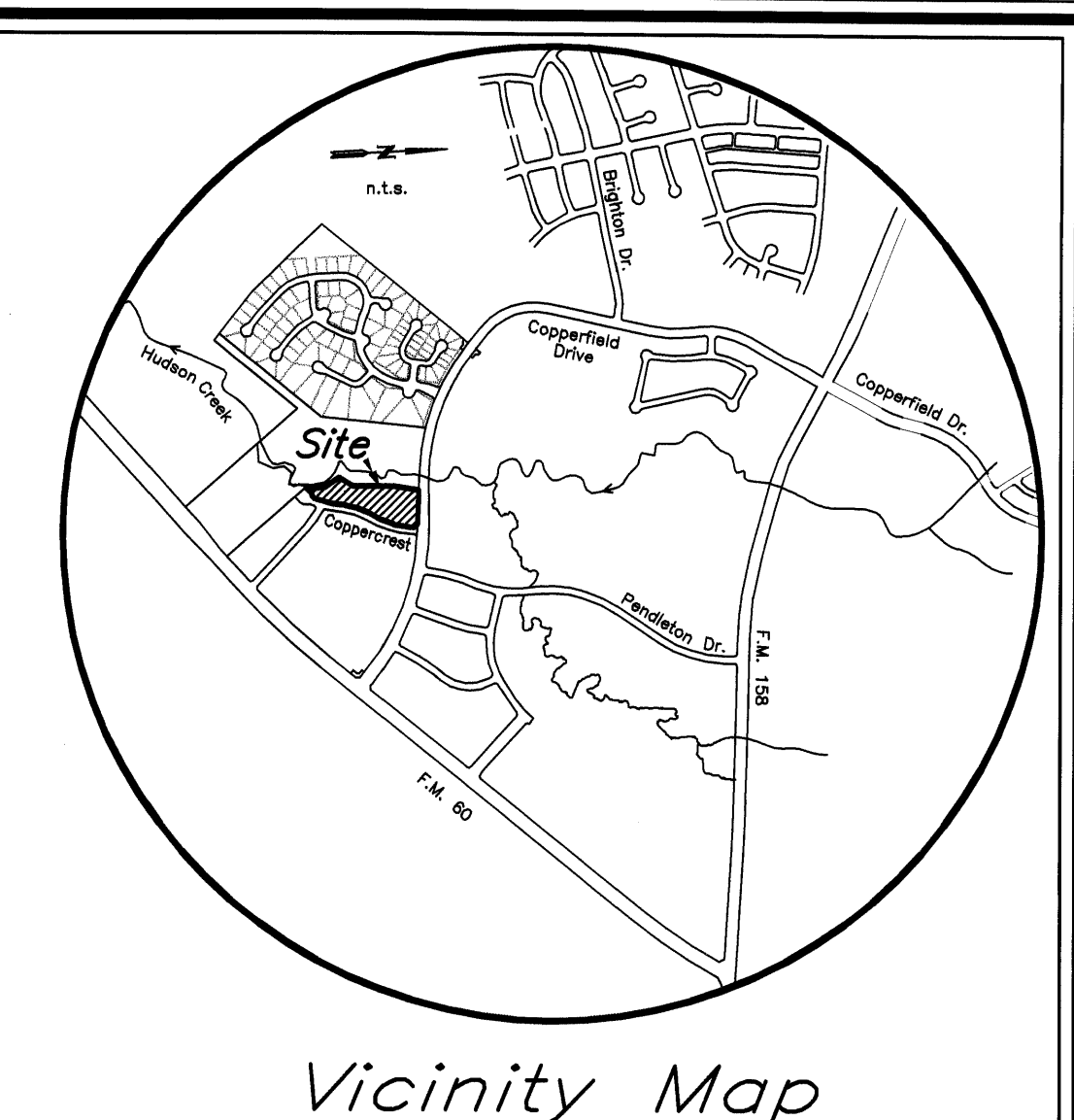
**BEGINNING:** at a found 3/4-inch iron pipe marking the intersection of the southwest right-of-way line of Coppercrest Drive and the northwest right-of-way line of Coppercrest Drive (width vary at this location) as described in the Park Hudson Right-of-Way Dedication Plat recorded in Volume 3583, Page 89;

**THENCE:** along the said northwest line of Coppercrest Drive for the following ten (10) calls:

- 38.75 feet in a clockwise direction along the arc of a curve having a central angle of 88° 49' 06", a radius of 25.00 feet, a tangent of 24.49 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;
- 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;
- 272.07 feet along the arc of said curve having a central angle of 27° 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 269.49 feet to a found 3/4-inch iron pipe for the Point of Tangency;
- 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;
- 225.22 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;
- S 10° 52' 43" 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 right;
- 155.89 feet along the arc of said curve having a central angle of 19° 40' 13", a radius of 570.00 feet, a tangent of 78.44 feet and a long chord bearing S 16° 42' 49" W at a distance of 155.41 feet to a found 3/4-inch iron pipe for the Point of Compound Curvature;
- 23.13 feet along the arc of said compound curve having a central angle of 53° 00' 21", a radius of 25.00 feet, a tangent of 12.47 feet and a long chord bearing S 53° 03' 07" W at a distance of 22.31 feet to a found 3/4-inch iron pipe for the Point of Reverse Curvature;
- 28.96 feet along the arc of said reverse curve having a central angle of 27° 39' 28", a radius of 60.00 feet, a tangent of 14.77 feet and a long chord bearing S 65° 43' 35" W at a distance of 60.00 feet to a found 3/4-inch iron pipe for the Point of Tangency and
- S 51° 53' 50" W for a distance of 60.00 feet to a found 1/2-inch iron rod for the most southerly corner of this 4.693 acre tract and being in the northeast line of the Bryan/College Station Economic Development Corporation 10,000 acre tract from whence the north corner of said 10,000 acre tract bears N 38° 08' 10" W at a distance of 18.98 feet for reference;

**THENCE:** along the west line of this 4.693 acre tract 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 seven (7) calls:

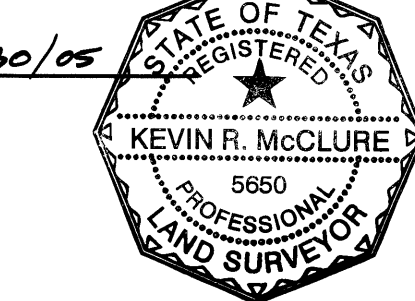
- N 12° 15' 26" E for a distance of 31.58 feet to a found 1/2-inch iron rod for corner,
- N 01° 54' 22" W for a distance of 123.78 feet to a found 1/2-inch iron rod for corner,
- N 31° 44' 39" W for a distance of 145.06 feet to a found 1/2-inch iron rod for corner,
- N 34° 30' 03" E for a distance of 142.41 feet to a found 1/2-inch iron rod for corner,
- N 04° 18' 08" E for a distance of 94.60 feet to a found 1/2-inch iron rod for corner,
- N 02° 42' 04" E for a distance of 242.85 feet to a found 1/2-inch iron pipe for the northwest corner of this tract and being in the aforementioned southwest right-of-way line of Coppercrest Drive;
- N 11° 28' 48" E for a distance of 209.83 feet to the POINT OF BEGINNING and containing 4.693 acres of land, more or less.



**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, R.P.L.S. No. 5650



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

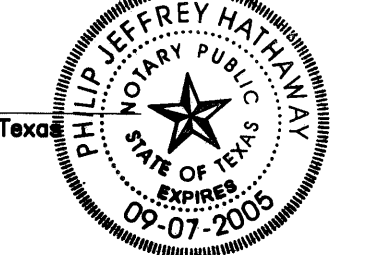
STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Bryan Development, Ltd., a Texas Limited Partnership, By: Bryan Development General Partner, Inc. General Partner owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in 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. Lard, President

**STATE OF TEXAS**

COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared William J. Lard, 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 1st day of April, 2004.  
 Notary Public, Brazos County, Texas



**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 19th day of April, 2005.

Kevin 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 certificates of authentication was filed for record in my office the 19th day of April, 2005 in the Official Records of Brazos County, Texas in Volume 4570, Page 83.

Karen McQueen, County Clerk, Brazos County, Texas  
 by: Anna Mauerl, Deputy Clerk

**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 19th day of April, 2005.

City Engineer, Bryan, Texas

**VACATING & REPLAT**

**PARK HUDSON**  
**PHASE FIVE**  
 4.693 ACRES  
 LOT 1-R AND LOT 2-R, BLOCK 1  
 RICHARD CARTER SURVEY, A-8  
 BRYAN, BRAZOS COUNTY, TEXAS  
 MARCH, 2005  
 SCALE: 1" = 60'

Owner: Bryan Development, Ltd.  
 3151 Briarcrest Drive, Suite 111  
 Bryan, Texas 77802  
 (979) 776-2300

McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

D.C. 00868311 DR 6622 P.1 55  
 Filed for Record in: BRAZOS COUNTY  
 On: Apr 19, 2005 at 8:30 AM  
 As a PLAT  
 Document Number: 00868311 \$50.00  
 Receipt Number: 354687  
 Lana Maurer