



Vicinity Map

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Filed for Record in:
BRAZOS COUNTY
 On: Aug 05, 2004 at 09:03
 As a
Plat
 Document Number: 0065022
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 By:
 Susie Cohen

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 stated records of
BRAZOS COUNTY
 as stamped herein by me.
 Aug 05, 2004

HONORABLE KAREN McQUEEN, COUNTY CLERK
 BRAZOS COUNTY

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEG.	END.
C1	88°49'06"	25.00'	38.75'	24.49'	S 40°23'47" E	34.99'	
C2	27°20'53"	570.00'	272.07'	138.88'	S 174°11'13" W	269.49'	
C3	20°28'57"	630.00'	225.22'	113.82'	S 21°07'11" W	224.02'	
C4	15°40'13"	570.00'	155.89'	78.44'	S 18°42'49" W	155.41'	
C5	53°00'21"	25.00'	23.13'	12.47'	S 53°03'07" W	22.31'	
C6	27°39'28"	60.00'	28.96'	14.77'	S 65°43'35" W	28.68'	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 04°00'46" W	26.46'
L2	S 51°53'50" W	60.00'
L3	N 12°15'26" E	31.58'

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 portion of the 52,500 acre tract described in the deed from M.D. Wheeler, Ltd. to Bryan Development, Ltd., recorded in Volume 3237, Page 233 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 3593, 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' 46" W for a distance of 26.46 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 174° 11' 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 15° 40' 13", a radius of 570.00 feet, a tangent of 78.44 feet and a long chord bearing S 18° 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 28.68 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° 06' 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 162 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 123.76 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' 06" 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 rod for corner and
- N 11° 28' 48" E for a distance of 209.83 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 287.69 feet to the POINT OF BEGINNING and containing 4.693 acres of land, more or less.

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 street right-of-ways 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. Lero
 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 purposes stated.

Given under my hand and seal on this 17 day of July, 2004.

Philip C. Shaw
 Notary Public, Brazos County, 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 constitute a closed geometric form.

Kevin R. McClure 7/10/04
 Kevin R. McClure, R.P.L.S. No. 5650

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 17 day of JUNE, 2004.

Kim Cady
 Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Kim Cady*, 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 20 day of MAY, 2004 and same was duly approved on the 17 day of JUNE, 2004 by said Commission.

Kim Cady
 Chairman, Planning and Zoning Commission

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 5 day of August, 2004 in the Official Records of Brazos County, Texas in Volume 6221 Page 144.

Karen McQueen
 County Clerk, Brazos County, Texas
 By: *Susie Cohen*
 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 22 day of July, 2004.

William J. Lero
 City Engineer, Bryan, Texas

FINAL PLAT

PARK HUDSON

PHASE FIVE

4.693 ACRES

LOT 1, BLOCK 1

RICHARD CARTER SURVEY, A-8
 BRYAN, BRAZOS COUNTY, TEXAS

MAY, 2004
 SCALE: 1" = 40'

OWNER:
 Bryan Development, Ltd.
 3131 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) 683-3838

- 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: 10226777.214
 Easting: 3564806.303
 Elevation: 289.97 (N.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 July 2, 1992, this property is not located within a FEMA 100-year flood hazard area.
 - Monumentation: unless otherwise indicated, all property corners are marked with 1/2" inch iron rods.
 - o - Indicates 1/2" Iron Rod Set
 - o - Indicates 3/4" Iron Pipe Found
 - v - Indicates Chiseled "V" in Concrete
 - x - Indicates Chiseled "X" in Concrete
 - pk - PK Nail Control Monuments set in asphalt pavement
 - o @ - Intersection of P.T. of Curve.
 - Abbreviations:
 P.U.E. - Public Utility Easement