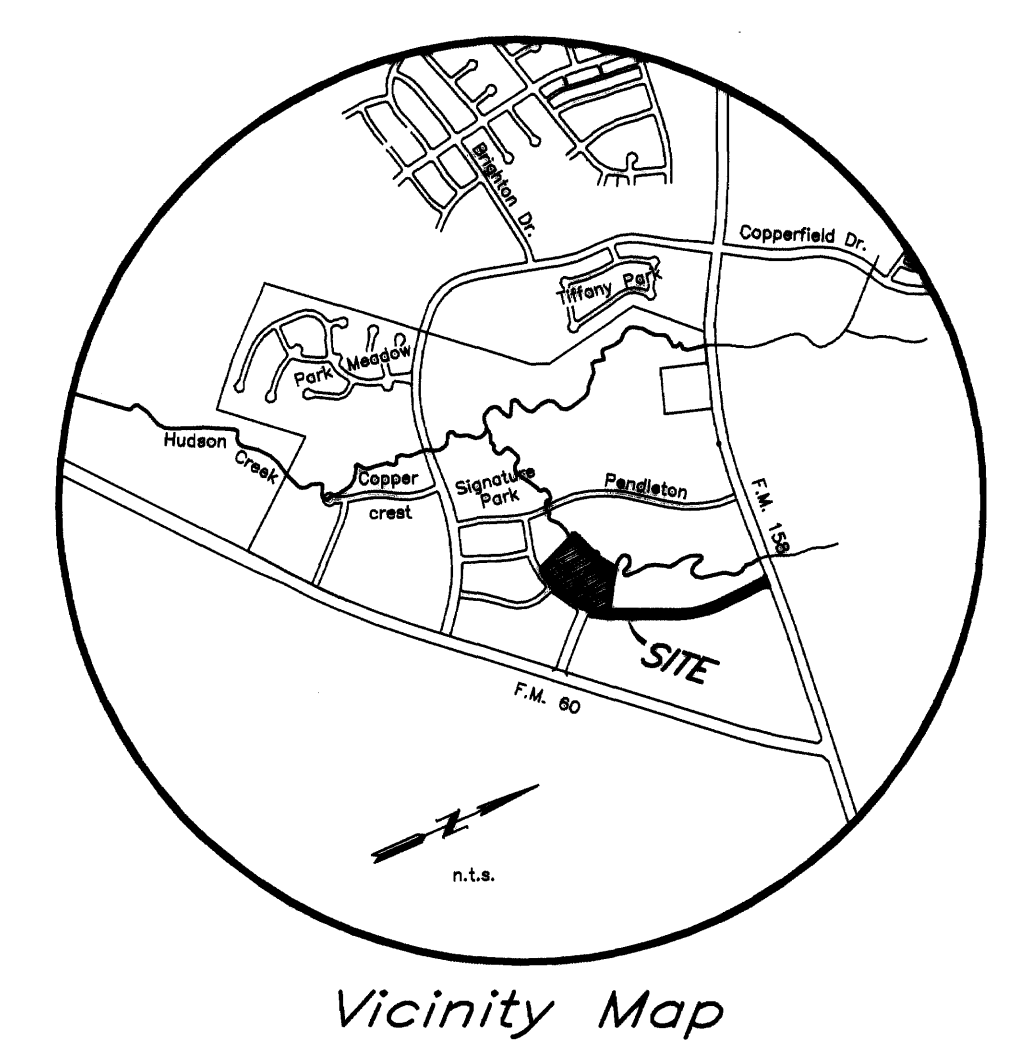


Scale: 1" = 100'



**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 50.00 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 1/2-inch iron rod marking the north corner of Lot 1-R, Block 3, PARK HUDSON, PHASE THREE as recorded in Volume 6221, Page 143 (O.R.B.C.);

**THENCE:** N 68°32'23" E for a distance of 330.02 feet to a 1/2-inch iron rod set for corner;

**THENCE:** N 57°42'02" E for a distance of 178.80 feet to a 1/2-inch iron rod set for corner;

**THENCE:** S 58°20'14" E for a distance of 428.34 feet to a 1/2-inch iron rod set for corner;

**THENCE:** N 24°08'49" E for a distance of 684.78 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

**THENCE:** 364.86 feet along the arc of said curve having a central angle of 26°15'45", a radius of 796.00 feet, a tangent of 186.86 feet and a long chord bearing N 11°01'57" E at a distance of 361.67 feet to a 3/4-inch iron pipe set for the Point of Tangency;

**THENCE:** N 02°05'56" W for a distance of 513.42 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

**THENCE:** 362.36 feet along the arc of said curve having a central angle of 83°14'37", a radius of 28.00 feet, a tangent of 22.21 feet and a long chord bearing N 43°43'14" W at a distance of 33.21 feet to a 3/4-inch iron pipe set for corner, said corner being in the south line of a 1.737 acre State of Texas Right-of-way tract described in Volume 4219, Page 141 (O.R.B.C.);

**THENCE:** S 89°20'33" E along said right-of-way for a distance of 110.77 feet to a 3/4-inch iron pipe set for corner;

**THENCE:** 42.22 feet in a counter-clockwise direction along the arc of a curve having a central angle of 86°46'23", a radius of 28.00 feet, a tangent of 28.14 feet and a long chord bearing S 46°16'46" W at a distance of 37.36 feet to a 3/4-inch iron pipe set for the Point of Tangency;

**THENCE:** S 02°08'58" E for a distance of 500.39 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

**THENCE:** 362.36 feet along the arc of said curve having a central angle of 26°15'45", a radius of 796.00 feet, a tangent of 186.86 feet and a long chord bearing S 11°01'57" W at a distance of 361.67 feet to a 3/4-inch iron pipe set for the Point of Tangency;

**THENCE:** S 24°08'49" W for a distance of 684.70 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

**THENCE:** 101.93 feet along the arc of said curve having a central angle of 06°19'18", a radius of 626.50 feet, a tangent of 51.08 feet and a long chord bearing S 28°48'28" W at a distance of 101.81 feet to a 3/4-inch iron pipe set for the Point of Tangency;

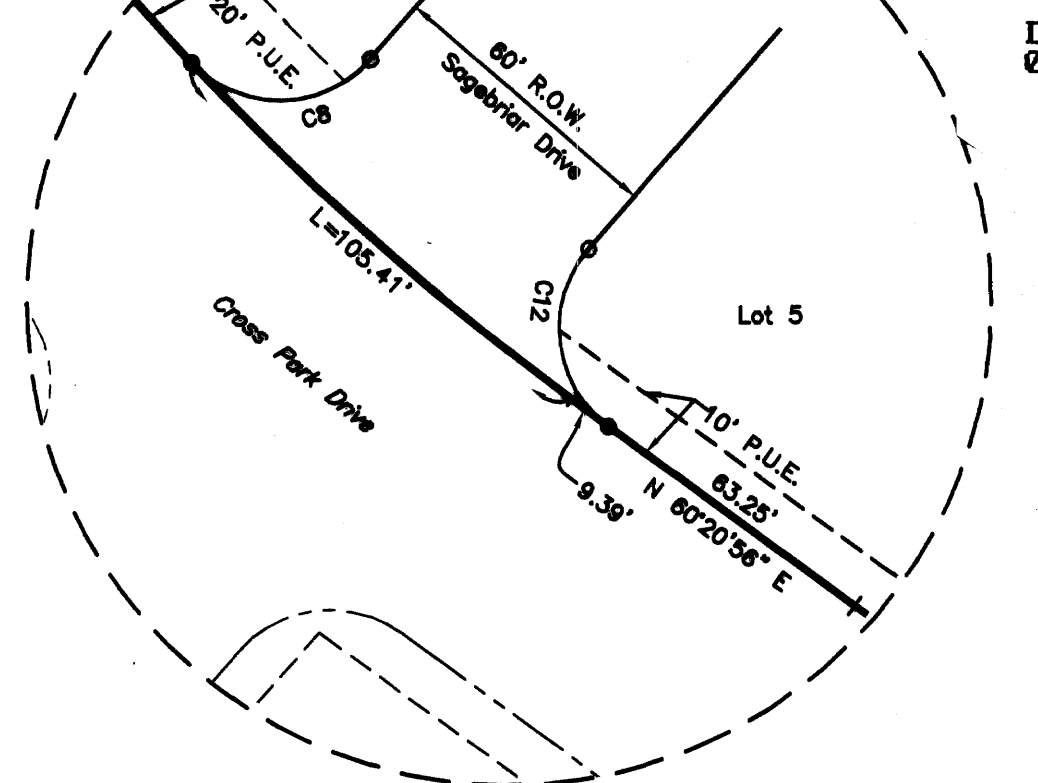
**THENCE:** S 33°28'07" W for a distance of 66.32 feet to a found 3/4-inch iron pipe set for the northeast corner Cross Park Drive as recorded in Volume 6196, Page 63 (O.R.B.C.);

**THENCE:** N 50°28'20" W for a distance of 80.00 feet to a 1/2-inch iron rod set for corner;

**THENCE:** along the northwest line of said Cross Park Drive for the following three (3) calls:

- 207.14 feet in a clockwise direction along the arc of a curve having a central angle of 20°48'17", a radius of 570.00 feet, a tangent of 104.72 feet and a long chord bearing S 46°56'18" W at a distance of 208.00 feet for the Point of Tangency;
- S 60°20'58" W for a distance of 195.21 feet for the Point of Curvature of a curve to the right;
- 240.87 feet along the arc of said curve having a central angle of 24°13'21", a radius of 570.00 feet, a tangent of 122.31 feet and a long chord bearing S 72°27'37" W at a distance of 238.18 feet to a found 1/2-inch iron rod marking the southeast corner of said Lot 1-R, Block 3;

**THENCE:** N 22°07'58" W for a distance of 485.47 feet to the POINT OF BEGINNING and containing 9.703 acres of land, more or less.



Doc 00900862 Bk OR 6866 Vol 25 Pg 25

Filed for Record in: BRAZOS COUNTY

On: Aug 12, 2005 at 02:27P

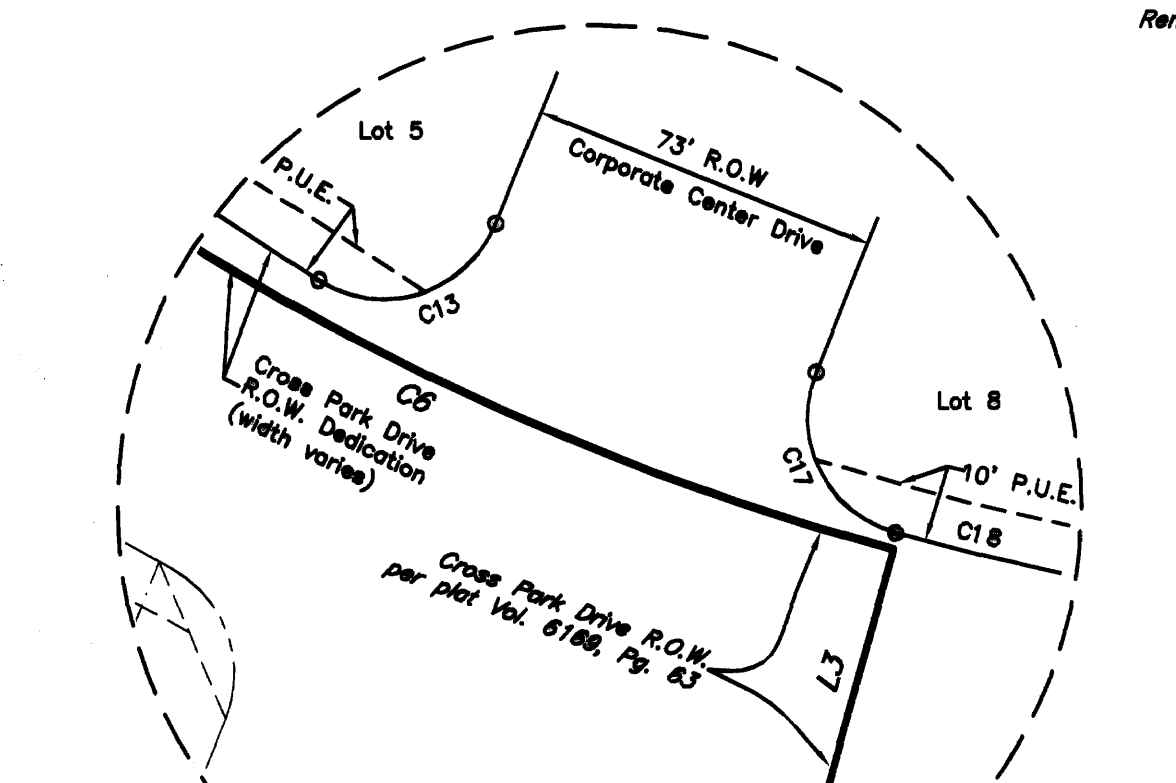
As a Plats

Document Number: 00900862

Amount: 58.00

Receipt Number - 273858

By: Jaime Hines



Bryan Development Ltd. Remainder of 238.842 Acre Trt. (Vol. 3734 Pg. 105)

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD
C1	26°15'45"	796.00'	364.86'	186.86'	N 11°01'57" E	361.67'
C2	83°14'37"	25.00'	36.32'	22.21'	N 43°43'14" W	33.21'
C3	96°46'23"	25.00'	42.22'	28.14'	S 46°16'46" W	37.36'
C4	26°15'45"	866.00'	362.36'	186.86'	S 11°01'57" W	368.94'
C5	91°19'18"	626.50'	101.93'	51.08'	S 28°48'28" W	101.81'
C6	20°48'17"	570.00'	207.14'	104.72'	S 46°56'18" W	208.00'
C7	24°13'21"	570.00'	240.87'	122.31'	S 72°27'37" W	238.18'
C8	95°47'31"	25.00'	41.80'	27.86'	N 23°02'56" E	37.10'
C9	41°36'42"	50.00'	36.31'	19.00'	N 49°30'11" W	36.52'
C10	26°13'24"	57.00'	261.86'	64.17'	S 89°08'10" W	85.23'
C11	41°36'42"	50.00'	36.31'	19.00'	S 04°02'29" E	36.52'
C12	94°46'14"	25.00'	41.37'	27.19'	S 72°14'57" E	36.81'
C13	100°48'44"	25.00'	43.87'	30.21'	N 08°28'32" E	38.52'
C14	36°03'32"	50.00'	31.47'	16.27'	N 61°56'37" W	30.95'
C15	25°20'05"	57.00'	250.82'	78.28'	S 46°06'10" W	82.18'
C16	36°03'32"	50.00'	31.47'	16.27'	S 28°52'04" E	30.95'
C17	96°31'17"	25.00'	42.12'	28.02'	N 87°50'31" E	37.31'
C18	15°25'03"	566.50'	152.44'	78.68'	N 31°52'21" E	151.98'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 85°20'33" E	110.77'
L2	S 33°28'07" W	66.32'
L3	N 50°28'20" W	80.00'
L4	S 80°20'58" W	186.21'
L5	N 24°50'50" W	101.18'
L6	S 24°50'50" E	101.24'
L7	S 43°53'50" E	31.49'
L8	S 43°53'50" E	36.01'
L9	N 24°08'49" E	9.92'
L10	S 31°39'48" W	22.00'
L11	S 58°20'14" E	20.00'
L12	N 31°39'48" E	12.00'

**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-way 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. Laro, President

**CERTIFICATION BY THE COUNTY CLERK**  
(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Karen McClure, 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 day of August, 2005, in the Official Records of Brazos County, Texas in Volume 6866, Page 25.

Karen McClure - By: Jaime Hines  
County Clerk, Brazos County, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Kim Casey, 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 24 day of June, 2005 and same was duly approved on the 24 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 24 day of August, 2005.

Chandra Brindis for Kevin Russell  
Planning Administrator, Bryan, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared William J. Laro, known to me to be the person whose name is subscribed to the foregoing instrument and to me that he executed the same for the purposes and consideration herein stated.

Given under my hand and seal on this 12 day of June, 2004.

William J. Laro  
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 12 day of August, 2005.

W. Paul Kasper for L. David G.P.  
City Engineer, Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5850, 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 monuments were placed under my supervision on the ground, and that the metes and monuments on this said subdivision will describe a closed geometric form.

Kevin R. McClure 7/1/05  
Kevin R. McClure, R.P.L.S. No. 5850

**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.  
Northing: 1022677.214  
Easting: 384406.303  
Elevation: 288.87 (N.G.V.D.)
2. Building requirements shall comply with Zoning Ordinance No. 756 and building setbacks identified in Ordinance No. 819. For Additional Information, see the Park Hudson Design Guidelines and the Park Hudson Covenants, Conditions and Restrictions.
3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas Map Number 48041C0142 C, effective July 2, 1992, this property is not located within a FEMA 100-year flood hazard area. A portion of Lots 5, 6, and 7, Block 3 are, however, subject to the City of Bryan Stormwater Management Ordinance. Water surface elevations and minimum habitable floor elevations are shown hereon.
4. Monuments: unless otherwise indicated, all property corners are marked with 1/2" inch iron rods.

Abbreviations:  
 P.U.E. - Public Utility Easement  
 P.D.E. - Public Drainage Easement  
 FF - Min. Habitable Finish Floor Elevation

○ - indicates 3/4" iron pipe found  
 ○ - indicates 3/2" iron pipe set  
 ⊙ - indicates 1/2" iron rod found  
 x - indicates Chiseled "x" set in Concrete  
 ⊙ - PK Nail Central Monuments set in asphalt pavement.

**FINAL PLAT**

**PARK HUDSON  
PHASE SIX**

**LOTS 2 thru 8, BLOCK 3**

**9.703 ACRES**

**J.W. SCOTT SURVEY, A-49  
BRYAN, BRAZOS COUNTY, TEXAS**

**JUNE, 2005  
SCALE: 1" = 100'**

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

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