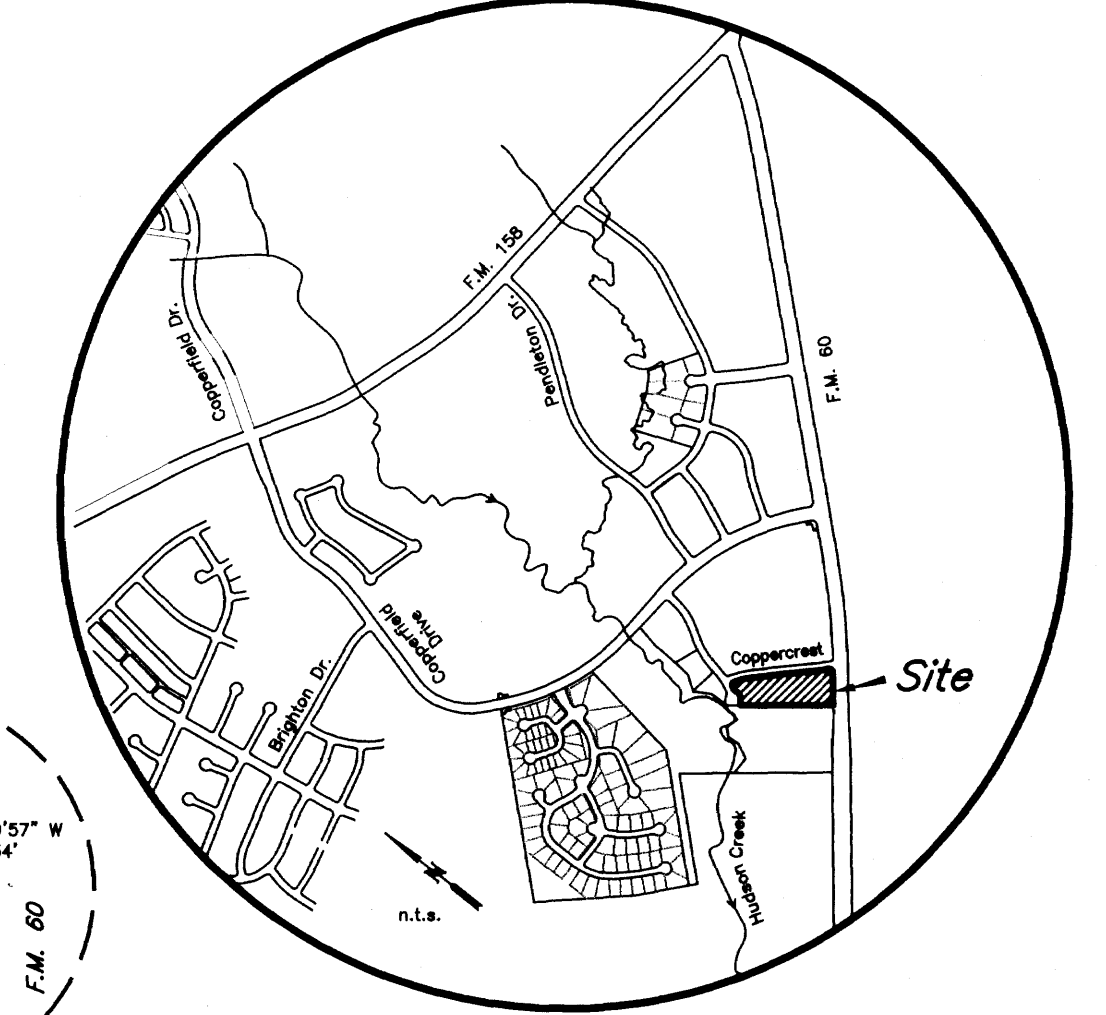


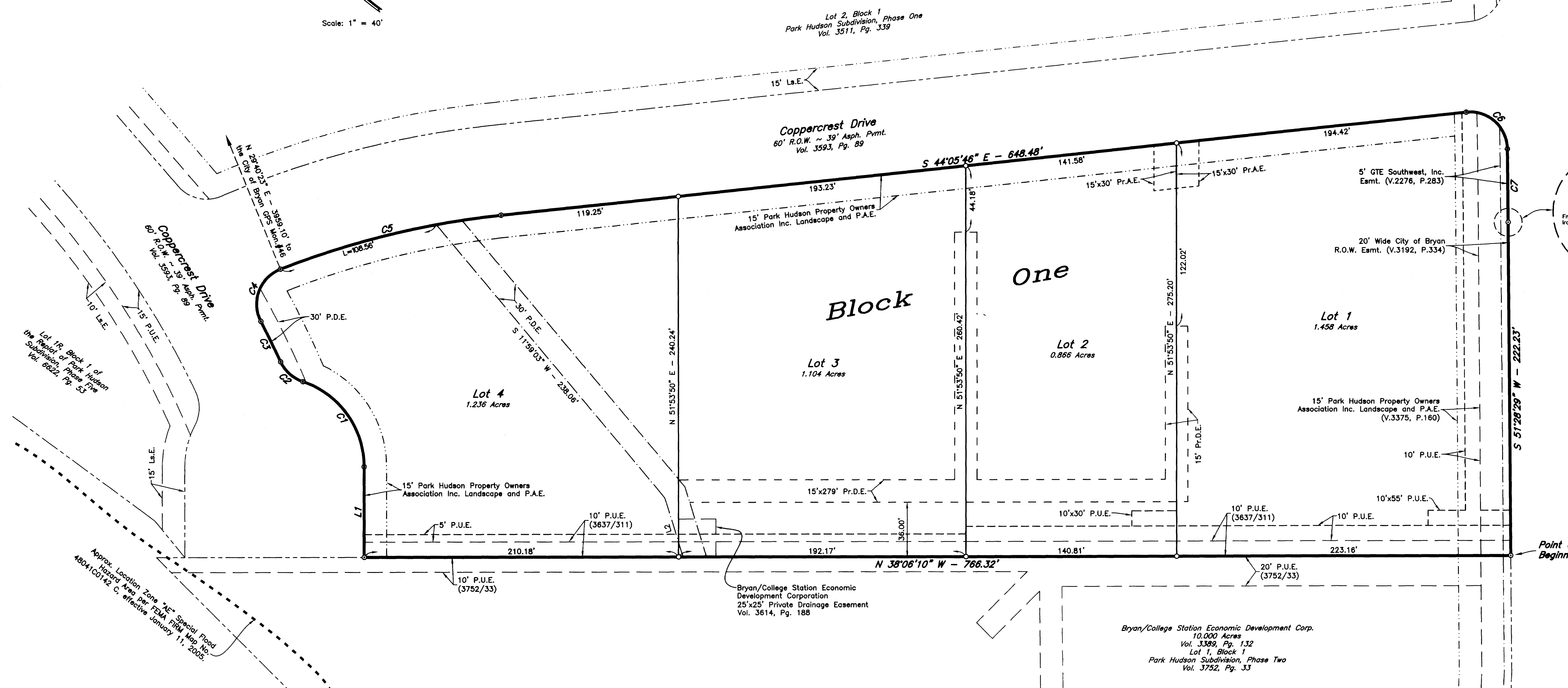
Scale: 1" = 40'

Lot 2, Block 1  
Park Hudson Subdivision, Phase One  
Vol. 3511, Pg. 339

Coppercrest Drive  
60' R.O.W. ~ 39' Asphalt Pymt.  
Vol. 3593, Pg. 89



Vicinity Map



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 the 4.665 acre tract described in the deed from David W. Dudycha to Brazos County Titan Property, LLC recorded in Volume 8215, Page 151 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 capped iron rod marking the south corner of the said 4.665 acre tract, the east corner of Lot 1, Block 1, PARK HUDSON SUBDIVISION, PHASE TWO as recorded in Volume 3752, Page 33 (O.R.B.C.) and being in the northwest right-of-way line of the F.M. 60 (based on a variable width as described in Volume 405, Page 623 of the Brazos County Dead Records [B.C.D.R.]);

THENCE: N 38° 06' 10" W along the common line of the said 4.665 acre tract and said Lot 1, Block 1 for a distance of 766.32 feet to a found 1/2-inch iron rod marking the most westerly corner of this tract, said iron rod also marking the most southerly corner of the Coppercrest Drive right-of-way dedication described on the plat recorded in Volume 3593, Page 89 (O.R.B.C.);

THENCE: along the southwest and southeast lines of said Coppercrest Drive for the following eight (8) calls:

- 1) N 51° 53' 50" E for a distance of 60.00 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left,
2) 74.94 feet along the arc of said curve having a central angle of 71° 33' 33", a radius of 60.00 feet, a tangent of 43.24 feet and a long chord bearing N 18° 07' 04" E at a distance of 70.16 feet to a found 3/4-inch iron pipe for a Point of Reverse Curvature,
3) 20.41 feet along the arc of said reverse curve having a central angle of 46° 46' 55", a radius of 25.00 feet, a tangent of 10.81 feet and a long chord bearing N 03° 43' 45" E at a distance of 19.85 feet to a found 3/4-inch iron pipe for a Point of Reverse Curvature,
4) 30.05 feet along the arc of said reverse curve having a central angle of 02° 43' 59", a radius of 630.00 feet, a tangent of 15.03 feet and a long chord bearing N 25° 45' 13" E at a distance of 30.05 feet to a found 3/4-inch iron pipe for a Point of Reverse Curvature,
5) 41.98 feet along the arc of said reverse curve having a central angle of 98° 12' 36", a radius of 25.00 feet, a tangent of 27.87 feet and a long chord bearing N 72° 29' 31" E at a distance of 37.22 feet to a found 3/4-inch iron pipe for a Point of Compound Curvature,
6) 152.28 feet along the arc of said compound curve having a central angle of 18° 15' 25", a radius of 570.00 feet, a tangent of 76.60 feet and a long chord bearing S 51° 44' 59" E at a distance of 151.83 feet to a found 3/4-inch iron pipe for a Point of Tangency,
7) S 44° 05' 46" E for a distance of 648.48 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right and
8) 41.50 feet along the arc of said curve having a central angle of 95° 06' 38", a radius of 25.00 feet, a tangent of 27.34 feet and a long chord bearing S 03° 27' 33" W at a distance of 36.90 feet to a found 3/4-inch iron pipe for a Point of Compound Curvature, said iron pipe also being in the aforementioned northwest right-of-way line of F.M. 60;

THENCE: 48.81 feet along the arc of said compound curve in said F.M. 60 right-of-way, said curve having a central angle of 07° 27' 35", a radius of 608.43 feet, a tangent of 24.40 feet and a long chord bearing S 51° 14' 40" W at a distance of 48.81 feet to a found 1/2-inch iron rod for the Point of Tangency, from whence a found concrete monument for reference bears S 47° 39' 57" W at a distance of 1.34 feet;

THENCE: S 51° 28' 29" W for a distance of 222.23 feet to the POINT OF BEGINNING and containing 4.665 acres of land, more or less.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST.

LINE TABLE with columns: LINE, BEARING, DISTANCE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS We, CHARLES ELLISON 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 8215, Page 151 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.

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared CHARLES ELLISON 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 27th day of MAY 2009.

Notary Public, Brazos County, 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 5 day of June 2009 in the Official Records of Brazos County, Texas in Volume 9134, Page 124.

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission 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 27th day of June 2009.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, John R. Clark, 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 23rd day of April 2009 and same was duly approved on the 23rd day of May 2009 by said Commission.

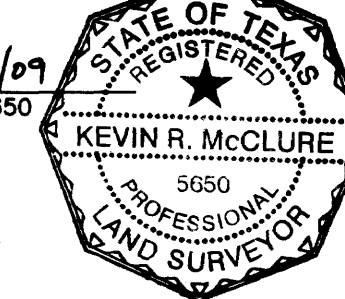
APPROVAL OF THE CITY ENGINEER

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 24th day of June 2009.

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 subject will describe a closed geometric form.



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 1994.
2. This property is currently zoned Planned Development - Mixed Use (PD-M) District, as approved by the Bryan City Council on December 16, 1999. Minimum building setbacks shall be in accordance with City of Bryan codes and ordinances. Additional setback requirements may be applicable. See 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, and revised to reflect LOMR effective July 25, 2008 this property is not located within a FEMA 100-year flood hazard area.
4. Monumentation: unless otherwise indicated, all property corners are marked with 1/2" inch iron rods.
5. Abbreviations: P.A.E. - Public Access Easement P.D.E. - Public Drainage Easement P.R.A.E. - Private Access Easement Pr.D.E. - Private Drainage Easement P.U.E. - Public Utility Easement La.E. - Landscape Easement

FINAL PLAT

PARK HUDSON SUBDIVISION PHASE SEVEN

LOTS 1 THRU 4, BLOCK ONE 4.665 ACRES

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

APRIL, 2009 SCALE: 1" = 40'

OWNER: Brazos County Titan Property, LLC SURVEYOR: McClure & Browne Engineering/Surveying, Inc.

