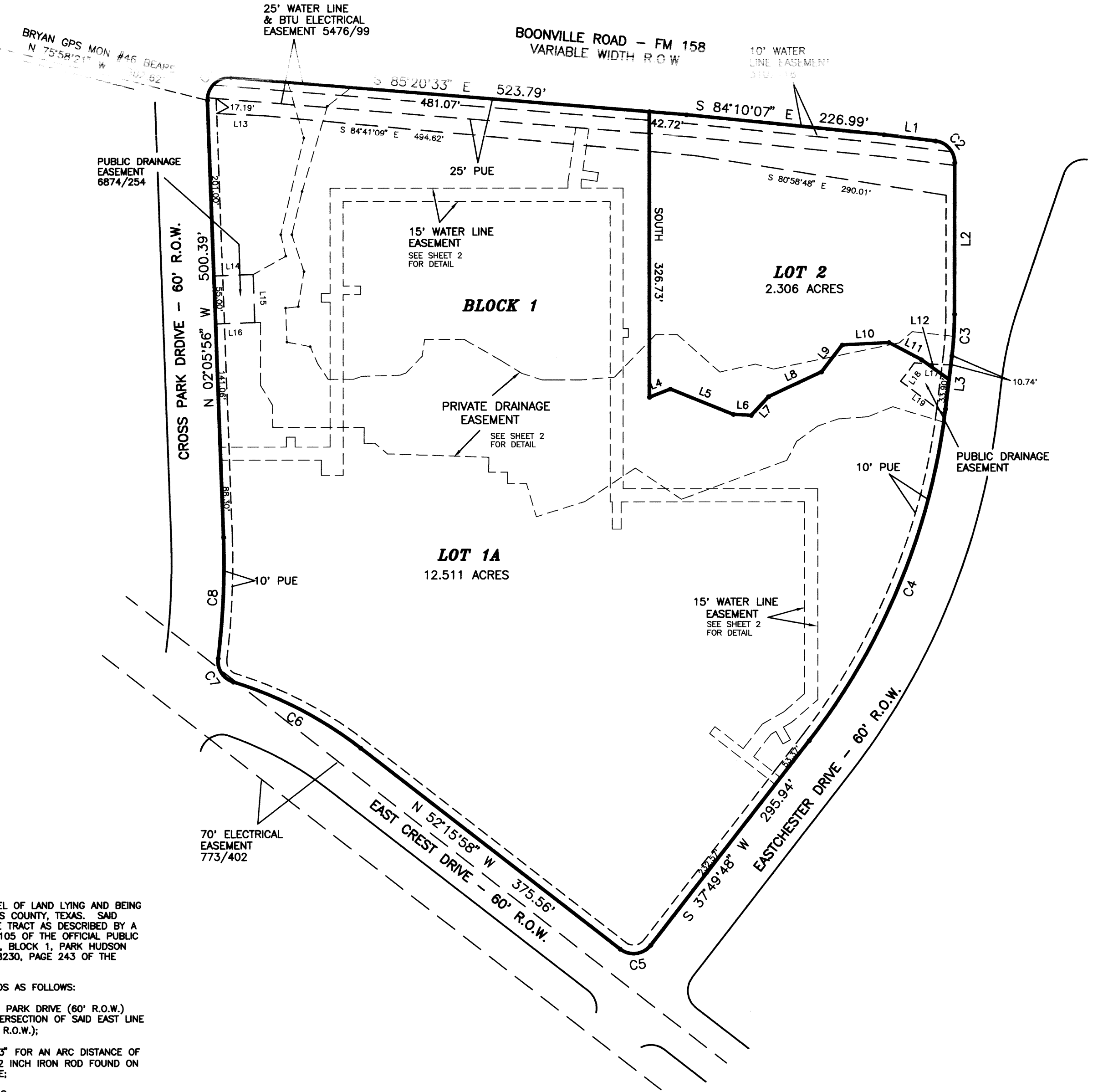
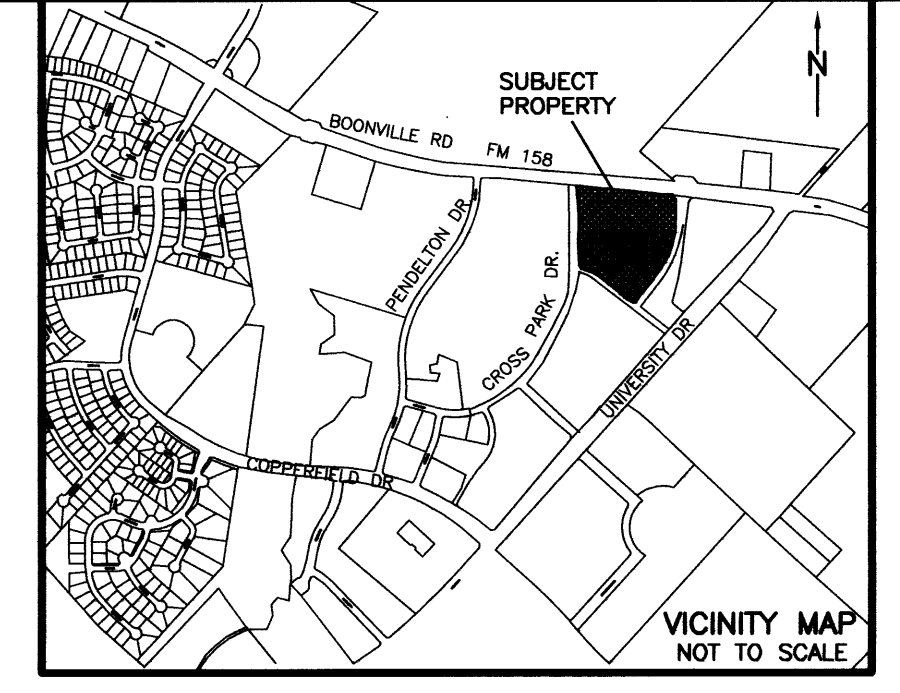
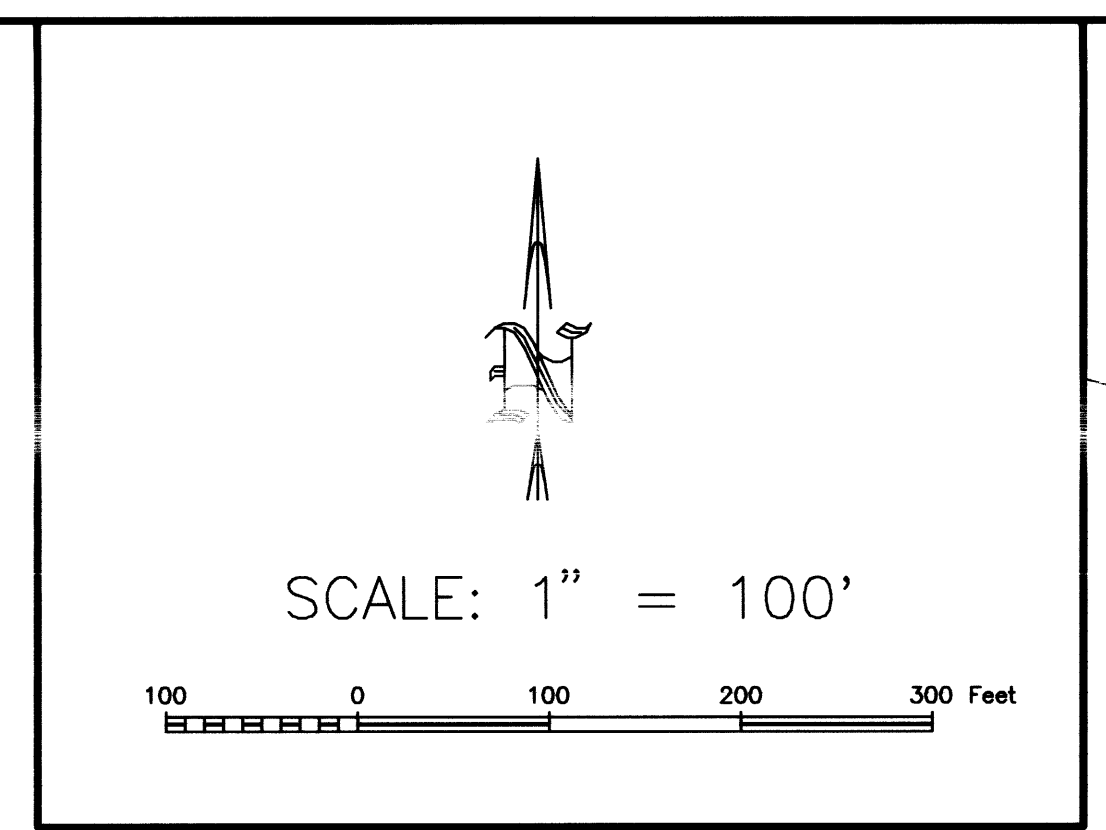
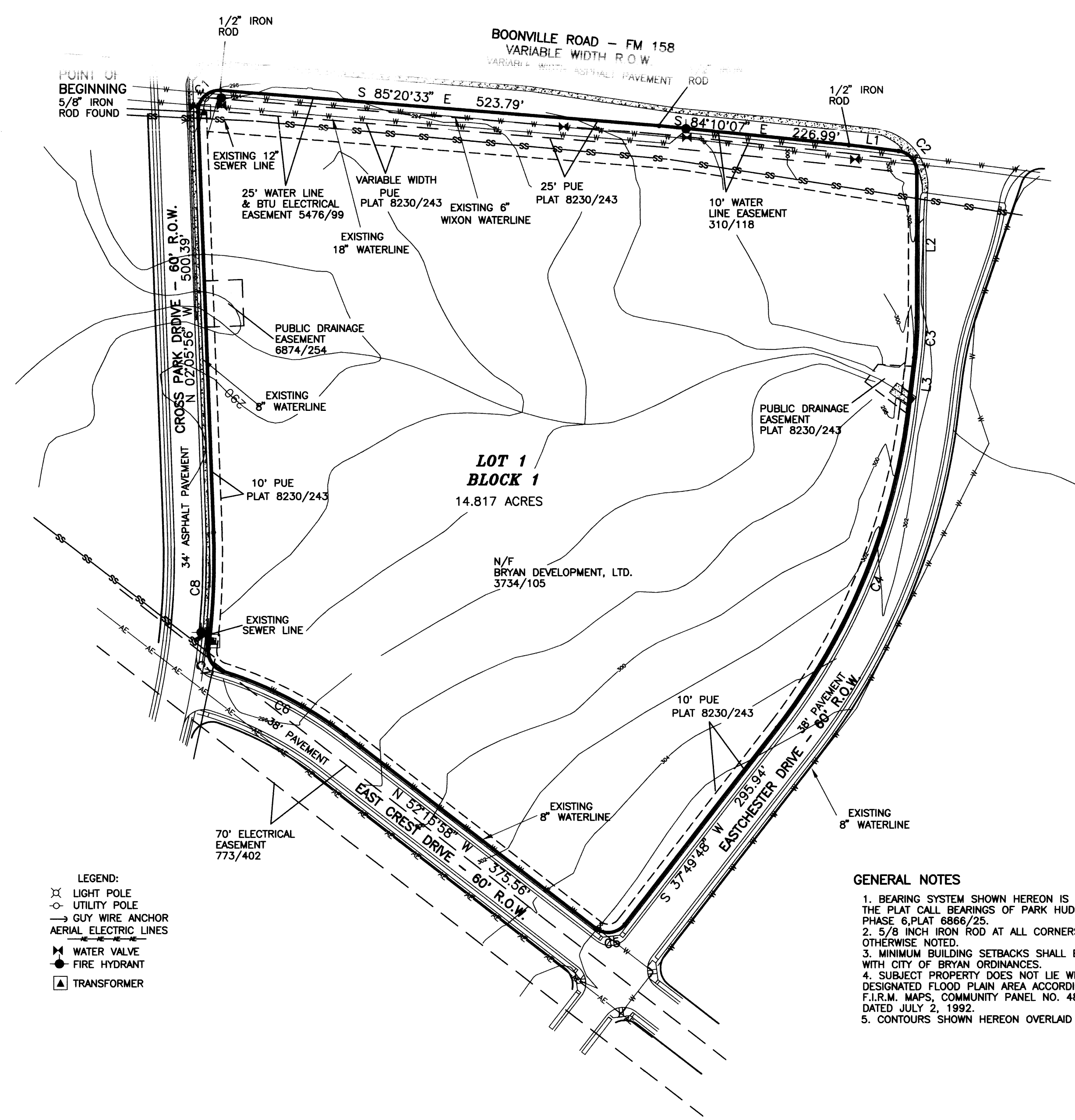


**ORIGINAL PLAT**

**REPLAT**



**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF PARK HUDSON SUBDIVISION, PHASE 6, PLAT 6866/25.
2. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.
4. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0142 C, DATED JULY 2, 1992.
5. CONTOURS SHOWN HEREON OVERLAIN FROM DIGITAL MAPS.

**METES AND BOUNDS DESCRIPTION**  
OF A  
14.817 ACRE TRACT  
J. W. SCOTT SURVEY, A-49  
BRYAN, BRAZOS COUNTY, TEXAS

SAYED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF CROSS PARK DRIVE (60' R.O.W.) MARKING THE BEGINNING OF A CLOCKWISE TRANSITION CURVE AT THE INTERSECTION OF SAID EAST LINE AND THE SOUTH LINE OF FM 158 (BOONVILLE ROAD - VARIABLE WIDTH R.O.W.);

**PROPERTY LINE DATA**

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	96°45'23"	42.22	28.14	N 46°16'46" E	37.38
C2	25.00	83°09'53"	36.29	22.18	S 41°27'24" E	33.18
C3	400.00	06°48'44"	47.56	23.81	S 03°31'54" W	47.53
C4	770.00	30°53'32"	415.16	212.76	S 22°23'02" W	410.15
C5	25.00	89°54'14"	39.23	24.96	S 82°46'55" W	35.33
C6	460.00	20°35'59"	185.39	83.59	N 82°33'57" W	164.50
C7	25.00	80°02'52"	34.93	21.00	N 32°50'31" W	32.16
C8	856.00	09°16'53"	138.66	69.48	N 02°32'29" E	138.51

LINE	DISTANCE	BEARING
L1	59.69'	S 83°02'20" E
L2	173.30'	S 00°07'32" W
L3	61.48'	S 06°56'16" W
L4	25.74'	N 68°41'23" E
L5	77.74'	S 68°02'04" E
L6	20.55'	S 86°58'50" E
L7	29.11'	N 42°31'24" E
L8	66.93'	N 64°59'41" E
L9	38.80'	N 37°27'53" E
L10	53.67'	N 87°02'08" E
L11	42.08'	S 62°12'41" E
L12	39.05'	S 54°04'46" E
L13	56.62'	S 87°10'55" E
L14	45.00'	N 87°54'04" E
L15	55.00'	S 02°05'56" W
L16	45.00'	S 87°54'04" W
L17	41.93'	N 86°46'14" W
L18	25.99'	S 36°59'50" W
L19	63.36'	S 53°00'10" E

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (We) BRYAN DEVELOPMENT, LTD., owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in 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.

*[Signature]*  
Owner(s)

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, *[Signature]*, 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 & Zoning Commission of the City of Bryan on the 11th day of October, 2007, and same was approved on the 11th day of October, 2007.

*[Signature]*  
Chairman

**CERTIFICATION OF CITY PLANNER**

I, 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 11th day of October, 2007.

*[Signature]*  
City Planner, City of Bryan

**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 11th day of October, 2007.

*[Signature]*  
City Engineer, City of Bryan

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, *[Signature]*, 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 on the 11th day of October, 2007, in the Official Public Records of Brazos County, Texas, in Volume 3734, Page 105.

*[Signature]*  
County Clerk  
Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared William J. L. Kerr, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 11th day of October, 2007.

*[Signature]*  
Notary Public, State of Texas  
My Commission Expires September 05, 2011

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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.

*[Signature]*  
Brad Kerr, R.P.L.S. No. 4502

**REPLAT**

OF  
LOT 1, BLOCK 1  
PARK HUDSON SUBDIVISION, PHASE 8  
VOLUME 8230, PAGE 243  
14.817 ACRES  
BRYAN, BRAZOS COUNTY, TEXAS

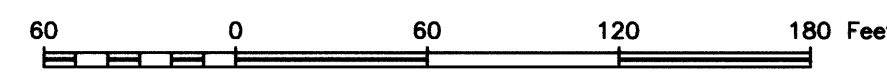
SCALE: 1 INCH = 100 FEET  
SURVEY DATE: JULY, 2007  
PLAT DATE: 09-04-07  
REVISED: 10-09-07  
JOB NUMBER: 07-703  
CAD NAME: 07-703  
CRS FILE: PARKHUD

PREPARED BY: KERR SURVEYING, LLC  
505 CHURCH AVENUE, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR:  
BRYAN DEVELOPMENT, LTD  
P.O. BOX 3462  
BRYAN, TEXAS 77805  
PHONE (979) 776-1646



SCALE: 1" = 60'

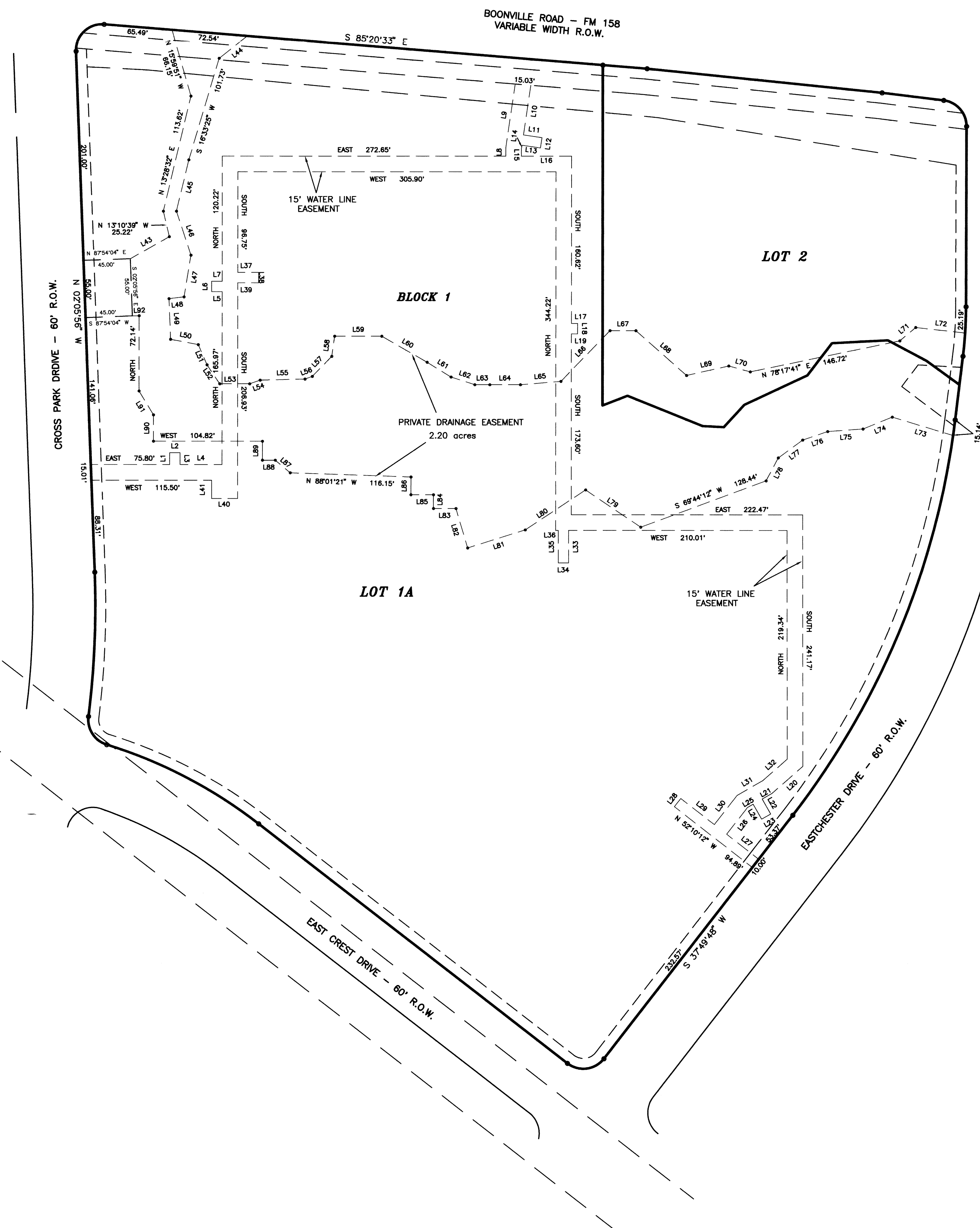


EASEMENT LINE DATA

LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	11.46'	NORTH	L47	40.59'	S 08°22'43" W
L2	10.00'	EAST	L48	14.60'	S 83°32'43" W
L3	11.46'	SOUTH	L49	39.01'	S 02°17'35" E
L4	40.25'	EAST	L50	27.19'	S 79°05'13" E
L5	10.01'	S 89°59'51" W	L51	21.06'	S 23°38'11" E
L6	10.00'	NORTH	L52	21.92'	S 33°42'15" E
L7	10.01'	N 89°59'51" E	L53	28.83'	EAST
L8	8.05'	NORTH	L54	10.71'	N 70°31'22" E
L9	61.78'	N 08°21'54" E	L55	43.16'	N 88°36'34" E
L10	48.10'	S 08°21'54" W	L56	7.44'	N 69°55'29" E
L11	18.00'	S 81°38'06" E	L57	26.77'	N 44°16'30" E
L12	10.01'	S 08°21'54" W	L58	19.53'	N 08°00'23" E
L13	18.00'	N 81°38'06" W	L59	45.31'	EAST
L14	3.55'	S 08°21'54" W	L60	50.24'	S 60°13'13" E
L15	6.95'	SOUTH	L61	27.04'	S 58°24'06" E
L16	48.25'	EAST	L62	24.01'	S 72°06'55" E
L17	6.00'	EAST	L63	14.42'	EAST
L18	10.00'	SOUTH	L64	29.46'	EAST
L19	6.00'	WEST	L65	39.10'	N 85°17'10" E
L20	39.36'	S 48°57'18" W	L66	67.65'	N 44°03'37" E
L21	10.96'	S 60°19'48" W	L67	24.94'	EAST
L22	16.47'	S 29°40'12" E	L68	64.94'	S 48°38'46" E
L23	10.00'	S 60°19'48" W	L69	41.61'	N 77°23'46" E
L24	16.47'	N 29°40'12" W	L70	21.42'	S 74°48'04" E
L25	6.16'	S 60°19'48" W	L71	19.87'	N 49°50'07" E
L26	32.71'	S 37°49'48" W	L72	47.79'	S 83°38'37" E
L27	39.00'	S 52°10'12" E	L73	61.02'	N 73°10'08" W
L28	10.00'	N 37°49'48" E	L74	30.34'	S 67°48'38" W
L29	40.89'	S 52°10'12" E	L75	34.01'	S 85°53'44" W
L30	35.69'	N 37°49'48" E	L76	25.34'	S 71°12'21" W
L31	28.62'	N 60°19'48" E	L77	29.11'	S 53°42'27" W
L32	31.04'	N 48°57'18" E	L78	24.96'	S 28°00'09" W
L33	31.21'	S 00°00'21" W	L79	63.95'	N 55°59'12" W
L34	10.00'	N 89°59'39" W	L80	69.61'	S 56°31'26" W
L35	31.21'	N 00°00'21" E	L81	58.03'	S 72°34'50" W
L36	2.47'	WEST	L82	39.52'	N 16°29'48" W
L37	20.17'	N 89°59'51" E	L83	21.68'	WEST
L38	10.00'	SOUTH	L84	13.23'	NORTH
L39	20.17'	S 89°59'51" W	L85	21.75'	WEST
L40	25.00'	WEST	L86	17.02'	N 00°21'35" E
L41	17.50'	NORTH	L87	18.76'	N 49°51'16" W
L42	DELETED	DELETED	L88	12.35'	WEST
L43	42.99'	N 60°36'48" E	L89	18.22'	NORTH
L44	34.44'	S 51°44'46" W	L90	25.33'	NORTH
L45	50.78'	S 13°31'26" W	L91	28.72'	N 31°06'14" W
L46	44.53'	S 18°15'59" E	L92	6.56'	S 87°54'04" W

NOTE: DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS

DETAIL OF WATER LINE EASEMENT & PRIVATE DRAINAGE EASEMENT



Doc Bk Vol Pg  
 00999898 BR 8633 18

Filed for Record in  
 BRAZOS COUNTY

On: Jun 05, 2008 at 01:15P

As a  
 Plat

Document Number: 00999898

Amount: 58.00

Receipt Number - 342882  
 By:  
 Ashlie Peters

STATE OF TEXAS COUNTY OF BRAZOS  
 I hereby certify that this instrument was  
 filed on the date and time stamped hereon by me  
 and was duly recorded in the volume and page  
 of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Jun 05, 2008

HONORABLE KAREN MCQUEEN, COUNTY CLERK  
 BRAZOS COUNTY

SHEET 2 OF 2

**REPLAT**  
 OF  
 LOT 1, BLOCK 1  
 PARK HUDSON SUBDIVISION, PHASE 8  
 VOLUME 8230, PAGE 243  
 14.817 ACRES  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET  
 SURVEY DATE: JULY, 2007  
 PLAT DATE: 09-04-07  
 REVISED: 10-09-07  
 JOB NUMBER: 07-703  
 CAD NAME: 07-703  
 CRS FILE: PARKHUD

PREPARED BY: KERR SURVEYING, LLC  
 505 CHURCH AVENUE, P.O. BOX 269  
 COLLEGE STATION, TEXAS 77841  
 PHONE (979) 268-3195

PREPARED FOR:  
 BRYAN DEVELOPMENT, LTD  
 P.O. BOX 3462  
 BRYAN, TEXAS 77805  
 PHONE (979) 776-1646