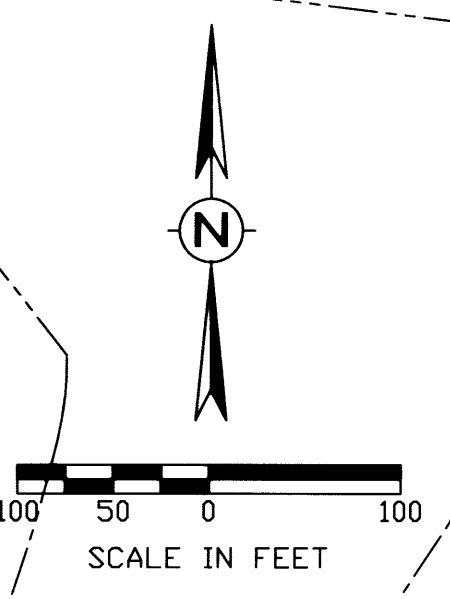


Doc Bk Vol Pg
00975807 BR 8230 243

LEGEND

—	PLAT BOUNDARY
---	PROPERTY LINE
●	PROPERTY CORNER
---	PUBLIC UTILITY EASEMENT LINE
---	P.U.E.
---	P.D.E.



Filed for Record in:
BRAZOS COUNTY
On: Sep 07, 2007 at 12:29PM
As a
Plat
Document Number: 00975807
Amount: 58.00
Receipt Number - 324730
By:
Kim Green

CERTIFICATE OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Brad Kerr, Registered Public Land Surveyor No. 4502, in the State of Texas, hereby certify that the plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing the subdivision will describe a closed geometric form.
Brad Kerr, R.P.L.S. No. 4502

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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. W. SCOTT SURVEY, ABSTRACT NO. 49, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 238.842 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN DEVELOPMENT, LTD., RECORDED IN VOLUME 3734, PAGE 105 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT POINT 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.);

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98° 45' 23" FOR AN ARC DISTANCE OF 42.22 FEET (CHORD BEARS: N 48° 16' 48" E - 37.38 FEET) TO A POINT ON THE SOUTH LINE OF FM 158 MARKING THE ENDING POINT OF SAID CURVE;

THENCE: ALONG THE SOUTH LINE OF FM 158 FOR THE FOLLOWING CALLS:

S 85° 20' 33" E FOR A DISTANCE OF 523.79 FEET TO A POINT;

S 84° 10' 07" E FOR A DISTANCE OF 226.99 FEET TO A POINT;

S 83° 02' 20" E FOR A DISTANCE OF 234.40 FEET TO A POINT MARKING THE NORTHEAST CORNER OF THIS HERIN DESCRIBED TRACT, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: THROUGH SAID REMAINDER OF 238.842 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78° 03' 15" FOR AN ARC DISTANCE OF 34.06 FEET (CHORD BEARS: S 57° 56' 02" W - 31.48 FEET) TO THE ENDING POINT OF SAID CURVE;

S 18° 54' 24" W FOR A DISTANCE OF 160.84 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 400.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 58' 08" FOR AN ARC DISTANCE OF 83.56 FEET (CHORD BEARS: S 12° 55' 20" W - 83.41 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 06° 56' 16" W FOR A DISTANCE OF 42.85 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 830.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 53' 32" FOR AN ARC DISTANCE OF 447.51 FEET (CHORD BEARS: S 22° 23' 02" W - 442.11 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 37° 49' 48" W FOR A DISTANCE OF 295.76 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 05' 46" FOR AN ARC DISTANCE OF 39.31 FEET (CHORD BEARS: S 07° 13' 05" E - 35.38 FEET) TO THE ENDING POINT OF SAID CURVE;

S 52° 15' 58" E FOR A DISTANCE OF 297.02 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 33' 51" FOR AN ARC DISTANCE OF 37.33 FEET (CHORD BEARS: N 84° 57' 07" E - 33.96 FEET) TO A POINT ON THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST (FM 60 - 120.00' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 42° 10' 12" W ALONG THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST FOR A DISTANCE OF 110.33 FEET TO A POINT MARKING THE MOST SOUTHERLY CORNER OF THIS HERIN DESCRIBED TRACT, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: THROUGH SAID REMAINDER OF 238.842 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 28' 08" FOR AN ARC DISTANCE OF 41.21 FEET (CHORD BEARS: N 05° 02' 53" W - 36.70 FEET) TO THE ENDING POINT OF SAID CURVE;

S 52° 15' 58" W FOR A DISTANCE OF 288.67 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 54' 14" FOR AN ARC DISTANCE OF 39.23 FEET (CHORD BEARS: S 82° 46' 55" W - 35.33 FEET) TO THE ENDING POINT OF SAID CURVE;

S 37° 49' 48" W FOR A DISTANCE OF 41.82 FEET TO A POINT;

N 52° 15' 58" W FOR A DISTANCE OF 60.00 FEET TO A POINT;

N 37° 49' 48" W FOR A DISTANCE OF 41.43 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 05' 46" FOR AN ARC DISTANCE OF 39.31 FEET (CHORD BEARS: N 07° 13' 05" W - 35.38 FEET) TO THE ENDING POINT OF SAID CURVE;

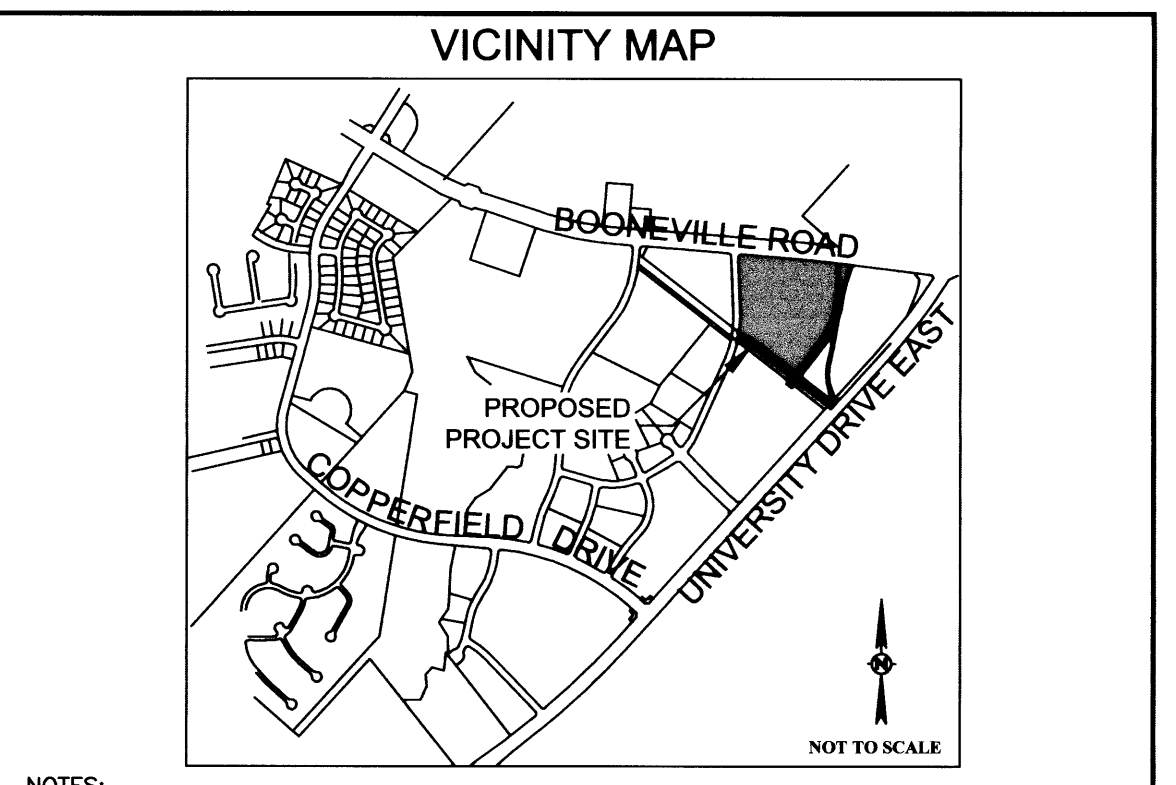
S 52° 15' 58" W FOR A DISTANCE OF 375.37 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 400.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 43' 38" FOR AN ARC DISTANCE OF 130.74 FEET (CHORD BEARS: N 81° 37' 47" W - 130.16 FEET) TO THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 30' 32" FOR AN ARC DISTANCE OF 41.23 FEET (CHORD BEARS: S 61° 42' 08" W - 36.75 FEET) TO A POINT ON THE EAST LINE OF CROSS PARK DRIVE MARKING THE ENDING POINT OF SAID CURVE, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 830.00 FEET;

THENCE: ALONG THE EAST LINE OF CROSS PARK DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 29' 50" FOR AN ARC DISTANCE OF 248.47 FEET (CHORD BEARS: N 08° 08' 57" E - 245.62 FEET) TO THE ENDING POINT OF SAID CURVE;

THENCE: N 02° 05' 56" W CONTINUING ALONG THE EAST LINE OF CROSS PARK DRIVE FOR A DISTANCE OF 500.39 FEET TO THE POINT OF BEGINNING CONTAINING 17.917 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF PARK HUDSON, PHASE SIX, ACCORDING TO THE PLAT RECORDED IN VOLUME 6866, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.



- NOTES:**
- BEARING SYSTEM SHOWN HEREIN IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 6866, PG. 25, AND AS MONUMENTED ON THE GROUND. (PARK HUDSON, PHASE SIX)
 - IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
 - NO PORTION OF THIS TRACT IS WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.J.R.M. MAPS, COMMUNITY PANEL NO. 48041C0142 C, EFFECTIVE DATE: 07-02-1992.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - THE OWNER OF THIS PROPERTY IS BRYAN DEVELOPMENT, LTD., P.O. BOX 3462, BRYAN, TEXAS, 77805.

LINE TABLE

LINE	LENGTH	BEARING
L1	234.40'	S83°02'20"E
L2	160.84'	S18°54'24"W
L3	42.85'	S06°56'16"W
L4	110.33'	S42°10'12"W
L5	41.62'	S37°49'48"W
L6	60.00'	N52°10'12"W
L7	41.43'	N37°49'43"E
L8	61.48'	N06°56'16"E
L9	173.30'	N00°07'32"E
E10	87.80'	S68°49'00"W
E11	84.62'	N83°02'20"W
E12	226.49'	N84°10'07"W
E13	538.64'	N85°20'33"W
E14	17.19'	N02°05'56"W
E15	36.62'	S87°10'55"E
E15A	494.62'	S84°11'09"E
E16	280.01'	S87°58'48"E
E17	6.68'	S83°02'20"E
E18	69.03'	S06°57'40"W
E19	31.11'	N80°58'48"W
E20	113.80'	S18°54'24"W
E21	86.02'	S04°04'48"W
E22	72.25'	S18°54'24"E
E23	202.22'	S26°34'48"W
E24	53.94'	S53°00'10"E
E25	30.00'	S36°59'50"W
E26	37.69'	N53°00'10"W
E27	41.93'	N86°46'14"W
E28	25.99'	S36°59'50"W
E29	63.36'	S53°00'10"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	34.06'	25.00'	78°03'15"	20.26'	31.48'	S57°56'02"W
C2	83.56'	400.00'	11°58'08"	41.93'	83.41'	S12°55'20"W
C3	447.51'	830.00'	30°53'32"	229.34'	442.11'	S22°23'02"W
C4	39.31'	25.00'	90°05'46"	25.04'	35.38'	S07°13'05"E
C5	37.33'	25.00'	85°33'51"	23.14'	33.96'	N84°57'07"E
C6	41.21'	25.00'	94°28'08"	27.01'	36.70'	N05°02'53"W
C7	39.23'	25.00'	89°54'14"	24.96'	35.33'	S82°46'55"W
C8	39.31'	25.00'	90°05'46"	25.04'	35.38'	N07°13'05"E
C9	130.74'	400.00'	18°43'38"	65.96'	130.16'	N61°37'47"W
C10	41.28'	25.00'	94°36'32"	27.10'	36.75'	S61°42'08"W
C11	246.47'	856.00'	16°29'50"	124.09'	245.62'	N06°08'57"E
C11A	42.22'	25.00'	98°45'23"	28.14'	37.38'	N46°16'46"E
C12	34.93'	25.00'	80°02'20"	21.00'	32.16'	S32°50'31"E
C13	165.35'	450.00'	20°35'59"	164.50'	164.50'	N82°33'57"W
C14	39.23'	25.00'	89°54'14"	24.96'	35.33'	N82°46'55"E
C15	415.16'	770.00'	30°53'32"	212.76'	410.15'	N22°23'02"E
C16	47.56'	400.00'	6°48'44"	23.81'	47.53'	N03°31'54"E
C17	36.29'	25.00'	83°09'53"	22.18'	33.18'	N41°27'24"W
EC18	19.46'	856.00'	1°18'10"	9.73'	19.46'	N15°02'57"E
EC19	22.04'	390.00'	3°14'16"	11.02'	22.04'	S17°17'17"W

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, William J. Lero, President of Bryan Development, Ltd., a Texas Limited Partnership, By Bryan Development General Partner, Inc., General Partner, owner and developer of the 3,100 acre Street Right-of-Way Dedication tract and the 14.817 acre tract for Lot 1, Block 1 shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 3734, Page 105, and Volume 3375, Page 144, and designated herein as the Park Hudson Subdivision, Phase 8, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

William J. Lero
William J. Lero, President
Bryan Development, Ltd.

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
Not Stamped hereon by me.
Sep 07, 2007

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

CERTIFICATE OF 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 11th day of September, 2007, in the Official Records of Brazos County, Texas, in Volume 3734, Page 243.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen McQueen
County Clerk
Brazos County, Texas

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 purpose and consideration therein stated.

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

Ginger L. Urso
Notary Public, State of Texas
My Commission Expires September 05, 2007

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 this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 11th day of September, 2007.

Luis Russell
Planning Administrator, Bryan, 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 11th day of September, 2007.

R.W.P.R.
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
I, *Art Hughes*, 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 28th day of March, 2007, and same was duly approved on the 28th day of May, 2007, by said Commission.

Art Hughes
Chairman, Planning & Zoning Commission,
Bryan, Texas

FINAL PLAT
PARK HUDSON SUBDIVISION
PHASE 8
LOT 1, BLOCK 1
14.817 ACRES
STREET RIGHT-OF-WAY DEDICATION
3.100 ACRES

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

SCALE: 1"=100'

MARCH, 2007
APRIL, 2007 (REV. 2)
MAY, 2007 (REV. 2)
REVISED JUNE, 2007

OWNER/DEVELOPER:
Bryan Development, Ltd.
P.O. Box 3462
Bryan, Texas 77805
(979) 776-1646

ENGINEER:
CIVIL DEVELOPMENT, Ltd.
CIVIL ENGINEERING & DESIGN-BUILD SERVICES
Ginger L. Urso, P.E.
2033 Harvey Mitchell Parkway South
College Station, Texas 77840

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759