

**FIELD NOTES**  
9.263 Acres

Being all that certain tract or parcel of land lying and being situated in the J.W. SCOTT SURVEY, Abstract No. 49 and RICHARD CARTER SURVEY, Abstract No. 8 in Bryan, Brazos County, Texas and being part of the 52,500 acre tract one described in the deed from M.D. Wheeler, Ltd. to Bryan Development, Ltd. recorded in Volume 3237, Page 233 and being all of the 6,471 acre right-of-way tract conveyed to the City of Bryan by the Bryan/College Station Economic Development Corporation by deed recorded in Volume 3389, Page 138 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 5/8-inch iron rod marking the south corner of the Bryan Independent School District 7.464 acre tract described in Volume 1835, Page 66 and the southeast corner of the Copperfield Drive right-of-way (based on an 80 foot width as described in Volume 2146, Page 160);

THENCE: 1212.74 feet in a counter-clockwise direction along the arc of a curve having a central angle of 39° 28' 48", a radius of 1760.00 feet, a tangent of 631.56 feet and a long chord bearing S 67° 41' 13" E at a distance of 1188.89 feet to the Point of Tangency;

THENCE: S 87° 25' 37" E for a distance of 350.10 feet to the Point of Curvature of a curve to the right;

THENCE: 1058.81 feet along the arc of a solid curve having a central angle of 29° 35' 34", a radius of 2050.00 feet, a tangent of 541.50 feet and a long chord bearing S 72° 37' 50" E at a distance of 1047.08 feet to the Point of Tangency;

THENCE: S 57° 50' 03" E for a distance of 103.30 feet to the Point of Curvature of a curve to the right;

THENCE: 286.71 feet along the arc of a solid curve having a central angle of 10° 00' 15", a radius of 1927.50 feet, a tangent of 133.69 feet and a long chord bearing S 52° 49' 56" E at a distance of 266.37 feet to the Point of Tangency;

THENCE: S 47° 49' 48" E for a distance of 58.52 feet to an angle point for corner;

THENCE: N 87° 10' 12" E for a distance of 35.36 feet for corner, said corner being in the northeast right-of-way line of F.M. 60 (based on a 120 foot wide right-of-way as recorded in Volume 405, Page 623);

THENCE: S 42° 10' 12" W along said right-of-way line for a distance of 160.00 feet to a 3/4-inch iron pipe set for corner;

THENCE: N 02° 49' 48" W for a distance of 35.36 feet to a 3/4-inch iron pipe set for corner;

THENCE: N 47° 49' 48" W for a distance of 69.48 feet to the Point of Curvature of a curve to the left;

THENCE: 1236.43 feet along the arc of a solid curve having a central angle of 36° 23' 17", a radius of 1950.00 feet, a tangent of 640.90 feet and a long chord bearing N 66° 01' 27" W at a distance of 1217.72 feet to the Point of Compound Curvature;

THENCE: 40.04 feet in a southerly direction into the said 52.5 acre tract and along the arc of a solid compound curve having a central angle of 91° 46' 08", a radius of 25.00 feet, a tangent of 25.78 feet and a long chord bearing S 49° 53' 51" W at a distance of 35.90 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: S 04° 00' 48" W for a distance of 24.09 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

THENCE: 300.71 feet along the arc of a solid curve having a central angle of 27° 20' 53", a radius of 630.00 feet, a tangent of 153.28 feet and a long chord bearing S 17° 41' 13" W, at a distance of 297.86 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: S 31° 21' 40" W for a distance of 100.00 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 203.77 feet along the arc of a solid curve having a central angle of 20° 28' 57", a radius of 570.00 feet, a tangent of 102.98 feet and a long chord bearing S 21° 07' 11" W at a distance of 202.88 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: S 10° 52' 43" W for a distance of 142.97 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 31.43 feet along the arc of a solid curve having a central angle of 72° 02' 14", a radius of 25.00 feet, a tangent of 18.18 feet and a long chord bearing S 25° 08' 24" E at a distance of 29.40 feet to a 3/4-inch iron pipe set for a Point of Reverse Curvature;

THENCE: 187.81 feet along the arc of a solid reverse curve having a central angle of 17° 03' 46", a radius of 630.00 feet, a tangent of 84.51 feet and a long chord bearing S 52° 37' 39" E at a distance of 186.92 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: S 44° 05' 46" E for a distance of 657.31 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 37.50 feet along the arc of a solid curve having a central angle of 85° 55' 58", a radius of 25.00 feet, a tangent of 23.29 feet and a long chord bearing S 87° 03' 45" E at a distance of 34.08 feet to a 3/4-inch iron pipe set for corner in the aforementioned northeast line of F.M. 60;

THENCE: 110.81 feet in a clock-wise direction along the arc of a curve in the said F.M. 60 right-of-way line said curve having a central angle of 01° 02' 37", a radius of 6084.43 feet, a tangent of 55.41 feet and a long chord bearing S 50° 29' 34" W at a distance of 110.81 feet to a 3/4-inch iron pipe set for corner;

THENCE: 41.50 feet in a counter-clockwise direction along the arc of a curve having central angle of 05° 08' 38", a radius of 25.00 feet, a tangent of 27.87 feet and a long chord bearing N 03° 27' 33" E at a distance of 36.90 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: N 44° 05' 46" W for a distance of 648.48 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 152.28 feet along the arc of a solid curve having a central angle of 15° 18' 26", a radius of 570.00 feet, a tangent of 76.80 feet and a long chord bearing N 51° 44' 58" W at a distance of 151.83 feet to a 3/4-inch iron pipe set for a Point of Compound Curvature;

THENCE: 41.98 feet along the arc of a solid curve having a central angle of 96° 12' 36", a radius of 25.00 feet, a tangent of 27.87 feet and a long chord bearing S 72° 20' 31" W at a distance of 37.22 feet to a 3/4-inch iron pipe set for a Point of Reverse Curvature;

THENCE: 30.05 feet along the arc of a solid 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 S 25° 45' 13" W at a distance of 30.05 feet to a 3/4-inch iron pipe set for a Point of Reverse Curvature;

THENCE: 20.41 feet along the arc of a solid curve having a central angle of 48° 48' 55", a radius of 25.00 feet, a tangent of 10.81 feet and a long chord bearing S 03° 43' 45" W at a distance of 19.85 feet to a 3/4-inch iron pipe set for a Point of Reverse Curvature;

THENCE: 74.94 feet along the arc of a solid 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 S 16° 07' 04" W at a distance of 70.16 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: S 51° 53' 50" W for a distance of 60.00 feet to a 3/4-inch iron pipe set in the northeast line of the Bryan/College Station Economic Development Corp. 10,000 acre tract;

THENCE: N 38° 06' 10" W along said northeast line for a distance of 120.00 feet to a 3/4-inch iron pipe set for corner, from whence the north corner of the said 10,000 acre tract bears N 38° 06' 10" W at a distance of 18.98 feet;

THENCE: N 51° 53' 50" E for a distance of 60,000 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRC.	CHORD
C1	10°00'15"	1527.50'	266.71'	133.69'	S 52°49'56" E	266.37'
C2	91°48'08"	25.00'	40.04'	25.78'	S 49°53'51" W	35.90'
C3	27°20'53"	630.00'	300.71'	153.28'	S 17°41'13" W	297.86'
C4	20°28'57"	570.00'	203.77'	102.98'	S 21°07'11" W	202.88'
C5	72°02'14"	25.00'	31.43'	18.18'	S 25°08'24" E	29.40'
C6	17°03'46"	630.00'	187.61'	94.51'	S 52°37'39" E	186.92'
C7	85°55'58"	25.00'	37.50'	23.29'	S 87°03'45" E	34.08'
C8	01°02'37"	6084.43'	110.81'	55.41'	S 50°29'34" W	110.81'
C9	95°06'38"	25.00'	41.50'	27.34'	N 03°27'33" E	36.90'
C10	15°18'26"	570.00'	152.28'	76.80'	N 51°44'58" W	151.83'
C11	96°12'36"	25.00'	41.98'	27.87'	S 72°29'31" W	37.22'
C12	02°43'59"	630.00'	30.05'	15.03'	S 25°45'13" W	30.05'
C13	46°46'55"	25.00'	20.41'	10.81'	S 03°43'45" W	19.85'
C14	71°33'33"	60.00'	74.94'	43.24'	S 16°07'04" W	70.16'
C15	27°29'28"	60.00'	28.98'	14.77'	N 51°53'50" W	28.98'
C16	53°00'23"	25.00'	23.13'	12.47'	N 53°03'07" E	22.31'
C17	15°40'13"	570.00'	155.89'	78.44'	N 16°42'49" E	155.41'
C18	20°28'57"	630.00'	225.22'	113.82'	N 21°07'11" E	224.02'
C19	27°20'53"	570.00'	272.07'	138.68'	N 17°41'13" E	269.49'
C20	88°49'06"	25.00'	38.75'	24.49'	N 40°23'47" W	34.99'

**LINE TABLE**

LINE	BEARING	Distance
L1	S 57°50'03" E	103.30'
L2	S 47°49'48" E	58.52'
L3	N 87°10'12" E	35.36'
L4	S 42°10'12" W	160.00'
L5	N 02°49'48" W	35.36'
L6	N 47°49'48" W	69.48'
L7	S 04°00'48" W	24.09'
L8	S 31°21'40" W	100.00'
L9	S 10°52'43" W	142.97'
L10	S 51°53'50" W	60.00'
L11	N 38°06'10" W	120.00'
L12	N 51°53'50" E	60.00'
L13	N 10°52'43" E	100.00'
L14	N 31°21'40" E	100.00'
L15	N 04°00'46" E	26.46'
L16	N 42°03'11" E	80.00'

THENCE: 28.98 feet along the arc of a solid 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 N 65° 43' 35" E at a distance of 28.98 feet to a 3/4-inch iron pipe set for a Point of Reverse Curvature;

THENCE: 23.13 feet along said reverse curve having a central angle of 53° 00' 23", a radius of 25.00 feet, a tangent of 12.47 feet and a long chord bearing N 53° 03' 07" E at a distance of 22.31 feet to a 3/4-inch iron pipe set at a Point of Compound Curvature;

THENCE: 155.89 feet along said compound curve having a central angle of 16° 42' 49" E, a radius of 570.00 feet, a tangent of 78.44 feet and a long chord bearing N 16° 42' 49" E at a distance of 155.41 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: N 10° 52' 43" E for a distance of 100.00 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

THENCE: 225.22 feet along the arc of a solid 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 N 21° 07' 11" E at a distance of 224.02 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: N 31° 21' 40" E for a distance of 100.00 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 272.07 feet along the arc of a solid curve having a central angle of 27° 20' 53", a radius of 570.00 feet, a tangent of 138.68 feet and a long chord bearing N 17° 41' 13" E at a distance of 269.49 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: N 04° 00' 46" E for a distance of 26.46 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 272.07 feet along the arc of a solid curve having a central angle of 27° 20' 53", a radius of 570.00 feet, a tangent of 138.68 feet and a long chord bearing N 17° 41' 13" E at a distance of 269.49 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: 38.75 feet along the arc of a solid 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 N 40° 23' 47" W at a distance of 34.99 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: N 84° 48' 20" W for a distance of 433.70 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

THENCE: 1183.88 feet along the arc of a solid curve having a central angle of 36° 51' 31", a radius of 1840.00 feet, a tangent of 613.13 feet and a long chord bearing N 66° 23' 34" W at a distance of 1183.37 feet to a found 3/4-inch iron pipe in concrete, said iron pipe marking the south corner of the existing 80-foot wide Copperfield Drive right-of-way, from whence a 12" crocote post fence corner marking the west corner of the before mentioned 249.433 acre tract bears S 42° 03' 11" W at a distance of 1581.68 feet;

THENCE: N 42° 03' 11" E along the southeast line of said right-of-way for a distance of 80.00 feet for corner to the Point of BEGINNING and containing 9.263 acres of land more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS

We, the City of Bryan, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 3389, Page 138, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, porches, water courses, drains, easements, and public places shown hereon for the purposes intended.

Given under my hand and seal on this 19th day of August, 1999.

*Patricia Lavender*  
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS

We, Bryan Development Ltd., a Texas Limited Partnership, by Bryan Development General Partner, Inc., General Partner, 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 3237, Page 233, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, porches, water courses, drains, easements, and public places shown hereon for the purposes intended.

Given under my hand and seal on this 19th day of August, 1999.

*William J. Ladd*  
Notary Public, Brazos County, Texas

PATRICIA LAVENDER  
NOTARY PUBLIC  
State of Texas  
Comm. Exp. 07-19-2000

SHARI L. BARNETT  
Notary Public, Brazos County, Texas

SHARI L. BARNETT  
Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication were filed for record in my office on the 19th day of August, 1999, in the Official Records of Brazos County, Texas, in Volume 3593, Page 69.

*Mary Ann Ward*  
County Clerk, Brazos County, Texas

CERTIFICATE OF THE CITY ENGINEER  
STATE OF TEXAS  
COUNTY OF BRAZOS

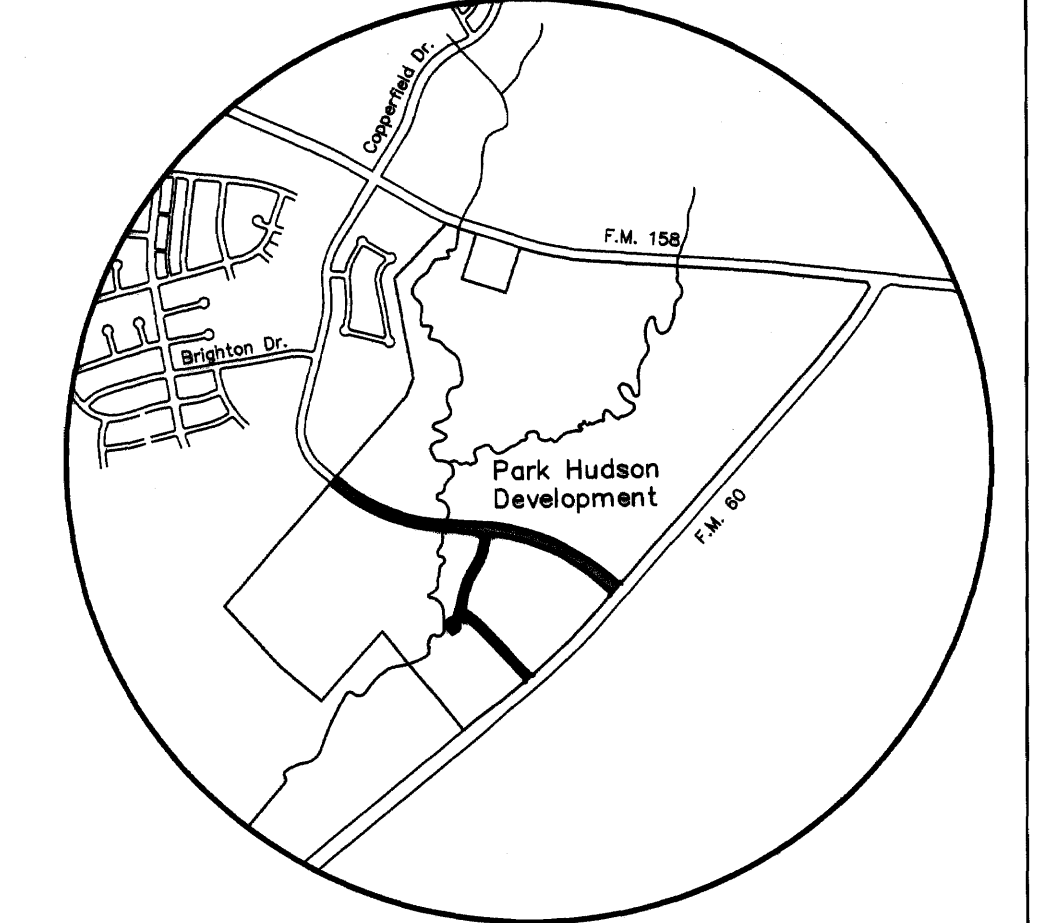
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 19th day of August, 1999.

*William J. Ladd*  
City Engineer, Bryan, Texas

CERTIFICATE OF THE PLANNING ADMINISTRATOR  
STATE OF TEXAS  
COUNTY OF BRAZOS

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 19th day of August, 1999.

*Shari L. Barnett*  
Notary Public, Brazos County, Texas



Vicinity Map

CERTIFICATE OF THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication were filed for record in my office on the 19th day of August, 1999, in the Official Records of Brazos County, Texas, in Volume 3593, Page 69.

*Mary Ann Ward*  
County Clerk, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER  
STATE OF TEXAS  
COUNTY OF BRAZOS

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 19th day of August, 1999.

*William J. Ladd*  
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR  
STATE OF TEXAS  
COUNTY OF BRAZOS

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 19th day of August, 1999.

*Shari L. Barnett*  
Notary Public, Brazos County, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

I hereby certify that this instrument was filed in the Public Records of Brazos County, Texas, on August 30, 1999, at 01:45PM, as a Plat, Document Number 065734, Amount \$5.00, Receipt Number - 137566, Jackie Brown.

STATE OF TEXAS  
COUNTY OF BRAZOS

I hereby certify that this instrument was filed in the Public Records of Brazos County, Texas, on August 30, 1999, at 01:45PM, as a Plat, Document Number 065734, Amount \$5.00, Receipt Number - 137566, Jackie Brown.

GENERAL SURVEYOR NOTES

- OWNERS: Bryan Development Ltd., P.O. Box 1000, Bryan, Texas 77805
- ORIGIN OF BEARING SYSTEM: Bearings and coordinates refer to the Texas Coordinate System, NAD-83, CENTRAL ZONE and are based upon the position of City of College Station Horizontal Control Monument NO. 125 established in 1994. X Coordinate = 10226777.214, Y Coordinate = 3584806.303
- Grid Azimuth reference to center of red light on radio tower is N 88° 09' 35" and Incorporated Areas Map Number 480410142 C, effective July 2, 1992, a portion of this property is located within a 100-year flood hazard area.
- Unless otherwise indicated, all property corners are marked with 3/4" iron pipe.

**FINAL PLAT**

**PARK HUDSON  
RIGHT-OF-WAY DEDICATION**

9.263 ACRES

J.W. SCOTT SURVEY, A-49  
RICHARD CARTER SURVEY, A-8  
BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 1999  
SCALE: 1" = 100'

SURVEYOR:  
McClure Engineering, Inc.  
1722 Broadmoor, Suite 210  
Bryan, Texas 77802  
(409) 776-8700

CERTIFICATION OF THE SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, 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.

*Michael R. McClure*  
Michael R. McClure, R.P.L.S. No. 2859

0695734

Filed for Record in:  
BRAZOS COUNTY,  
On: Aug 30, 1999 at 01:45PM  
As a  
PLAT  
Document Number: 065734  
Amount: \$5.00  
Receipt Number - 137566  
Jackie Brown