

GENERAL NOTES:
 1. BASIS OF BEARINGS: THE PLAT OF PENDLETON DRIVE AS RECORDED IN VOLUME 4782, PAGE 132 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS, WHICH IS THE SAME BEARING SYSTEM AS THE PARK HUDSON DEVELOPMENT.
 2. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C0142 C, JULY 2, 1992, BUT PORTIONS OF THIS TRACT ARE SUBJECT TO THE CITY OF BRYAN'S FLOOD DETERMINATION AND FLOOD MANAGEMENT ORDINANCE.

BENCHMARK #1 ELEV. = 279.88
 1/2" IRON ROD FOUND FOR SOUTH WEST CORNER OF CALLED PROPOSED LOT ONE.
NOTE: REVISED "FLOODABLE AREA" LINE, SHOWN ON PROPOSED LOT ONE PROVIDED BY McCURE & BROWNE ENGINEERING/SURVEYING, INC. JULY 27, 2004 AND IS A GRAPHICAL APPROXIMATION ONLY. THE PORTION SHOWN ON LOT TWO IS BASED ON AERIAL PHOTOGRAPHY ONLY, PER McCURE & BROWNE ENGINEERING/SURVEYING, INC..

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, We, Pendleton Apartments, LTD., owners and developers of _____ acres, shown on this plat as conveyed in Volume _____ Page _____ of the Official Records of Brazos County, Texas, and designated herein as _____ Subdivision, in Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose of consideration therein expressed.
James P. Charnquist, Authorized Signatory
 Owners

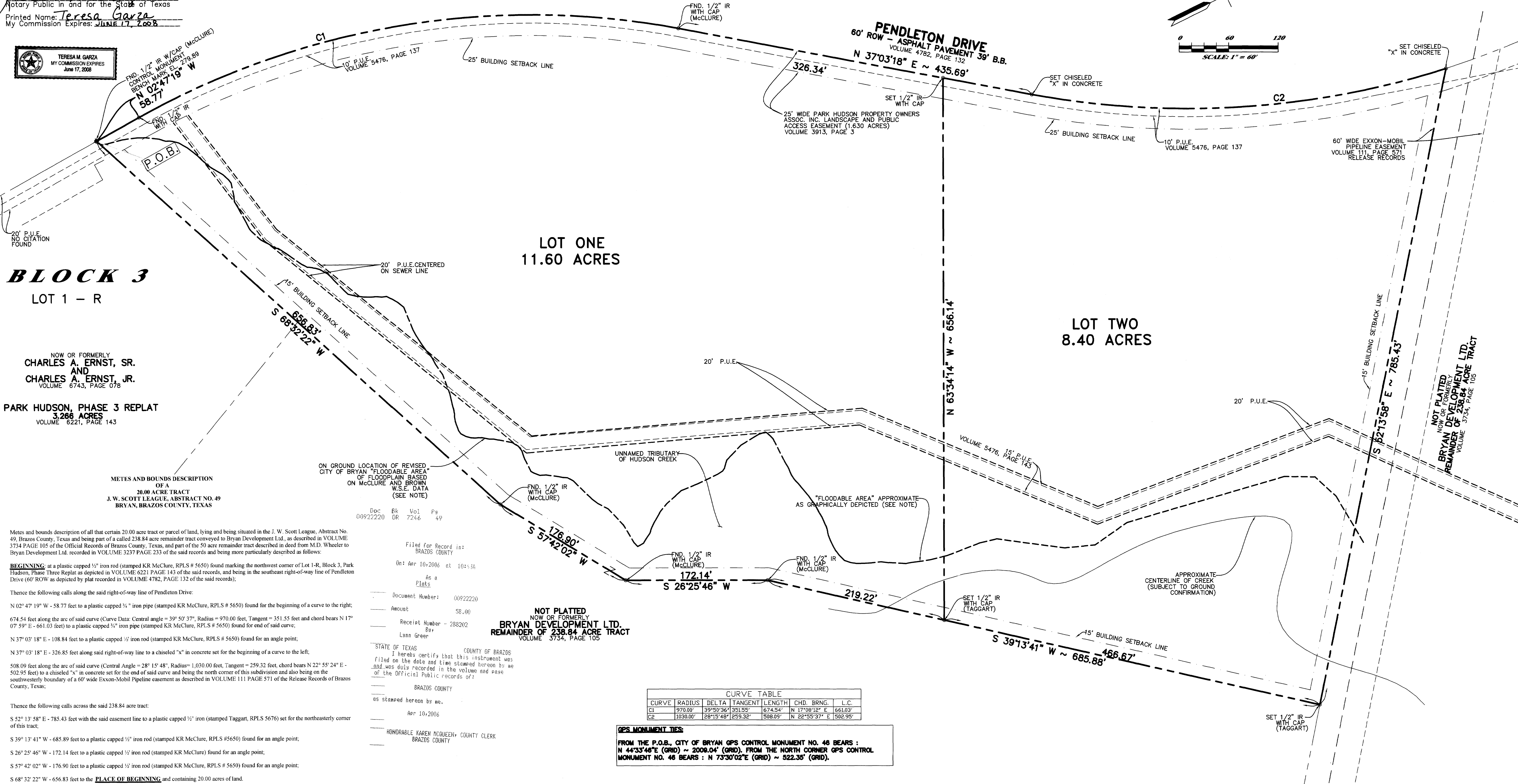
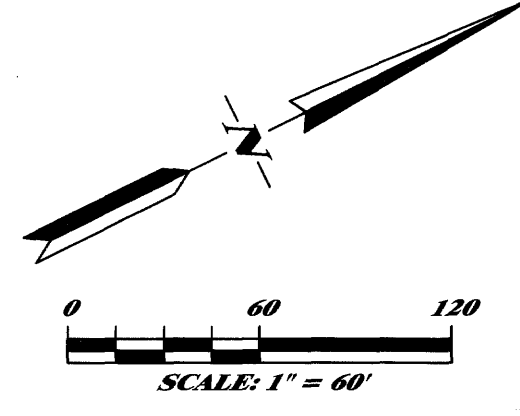
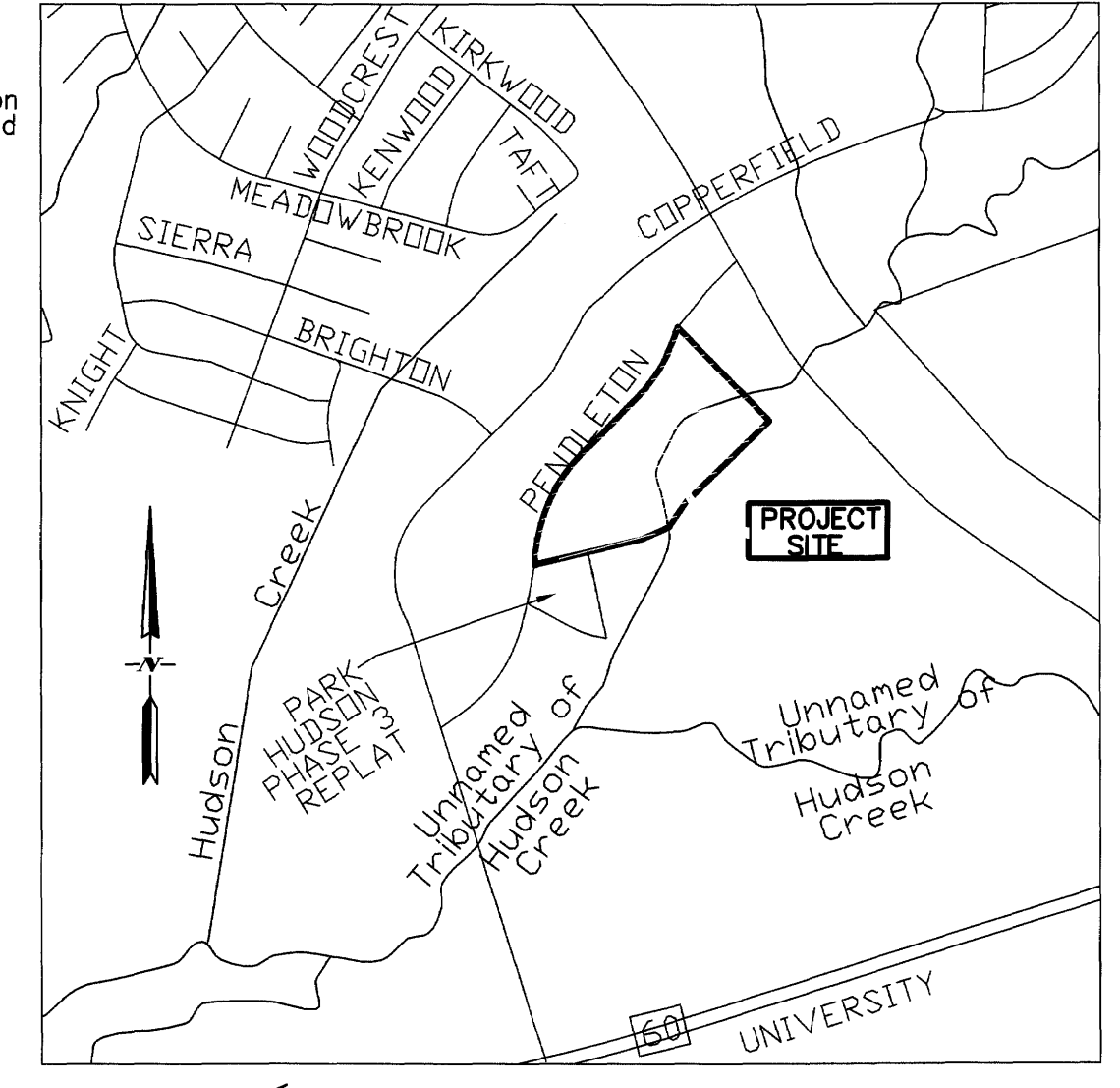
STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared James P. Charnquist, Authorized Signatory for Pendleton Apartments, LTD. known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.
 On _____ day of _____, 2006.
Teresa M. Garza
 Notary Public in and for the State of Texas
 Printed Name: Teresa Garza
 My Commission Expires: JUNE 17, 2008

APPROVAL OF THE CITY ENGINEER
 I, Linda Huff, P.E., 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.
Linda Huff, City Engineer
 City of Bryan, Texas

APPROVAL OF THE 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 23 day of March, 2006.
Kevin Russell
 City Planner, Bryan, Texas

CERTIFICATE OF 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 19th day of April, 2006, in the Official Records of Brazos County, Texas, in Volume 7741 Page 219.
 Witness my hand and official seal, at my office in Bryan, Texas.
Karen McQueen, County Clerk, Brazos County
 By: Mary J. Deen

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676, in the State of Texas, hereby state that this 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 said subdivision will describe a closed geometric form.
 This The 21st day of March, 2006 A.D.
Gregory K. Taggart
 R.P.L.S. No. 5676



BLOCK 3
 LOT 1 - R

NOW OR FORMERLY
CHARLES A. ERNST, SR.
 AND
CHARLES A. ERNST, JR.
 VOLUME 6743, PAGE 078

PARK HUDSON, PHASE 3 REPLAT
 3.266 ACRES
 VOLUME 6221, PAGE 143

METES AND BOUNDS DESCRIPTION
 OF A
 20.00 ACRE TRACT
 J. W. SCOTT LEAGUE, ABSTRACT NO. 49
 BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 20.00 acre tract or parcel of land, lying and being situated in the J. W. Scott League, Abstract No. 49, Brazos County, Texas and being part of a called 238.84 acre remainder tract conveyed to Bryan Development Ltd., as described in VOLUME 3734 PAGE 105 of the Official Records of Brazos County, Texas, and part of the 50 acre remainder tract described in deed from M.D. Wheeler to Bryan Development Ltd. recorded in VOLUME 5237 PAGE 233 of the said records and being more particularly described as follows:

BEGINNING: at a plastic capped 1/2" iron rod (stamped KR McCure, RPLS # 5650) found marking the northwest corner of Lot 1-R, Block 3, Park Hudson, Phase Three Replat as depicted in VOLUME 6221 PAGE 143 of the said records, and being in the southeast right-of-way line of Pendleton Drive (60' ROW) as depicted by plat recorded in VOLUME 4782, PAGE 132 of the said records;

Thence the following calls along the said right-of-way line of Pendleton Drive:
 N 02°47'19" W - 58.77 feet to a plastic capped 1/2" iron pipe (stamped KR McCure, RPLS # 5650) found for the beginning of a curve to the right:
 674.54 feet along the arc of said curve (Curve Data: Central angle = 39° 50' 37", Radius = 970.00 feet, Tangent = 351.55 feet and chord bears N 17° 07' 59" E - 661.03 feet) to a plastic capped 1/2" iron pipe (stamped KR McCure, RPLS # 5650) found for end of said curve;
 N 37° 03' 18" E - 108.84 feet to a plastic capped 1/2" iron rod (stamped KR McCure, RPLS # 5650) found for an angle point;
 N 37° 03' 18" E - 326.85 feet along said right-of-way line to a chiseled "x" in concrete set for the beginning of a curve to the left.
 508.09 feet along the arc of said curve (Central Angle = 28° 15' 48", Radius = 1,030.00 feet, Tangent = 259.32 feet, chord bears N 22° 55' 24" E - 502.95 feet) to a chiseled "x" in concrete set for the end of said curve and being the north corner of this subdivision and also being on the southwestern boundary of a 60' wide Exxon-Mobil Pipeline easement as described in VOLUME 111 PAGE 571 of the Release Records of Brazos County, Texas;

Thence the following calls along the said 238.84 acre tract:
 S 52° 13' 58" E - 785.43 feet with the said easement line to a plastic capped 1/2" iron (stamped Taggart, RPLS # 5676) set for the northeasterly corner of this tract;
 S 39° 13' 41" W - 685.89 feet to a plastic capped 1/2" iron rod (stamped KR McCure, RPLS # 5650) found for an angle point;
 S 26° 25' 46" W - 172.14 feet to a plastic capped 1/2" iron rod (stamped KR McCure) found for an angle point;
 S 57° 42' 02" W - 176.90 feet to a plastic capped 1/2" iron rod (stamped KR McCure, RPLS # 5650) found for an angle point;
 S 68° 32' 22" W - 656.83 feet to the **PLACE OF BEGINNING** and containing 20.00 acres of land.

Doc	Bk	Vol	Pa
00922220	DR	7246	49

Filed for Record in:
 BRAZOS COUNTY
 On: Apr 10, 2006 at 10:13:36
 As a
 Plats
 Document Number: 00922220
 Amount: \$8.00
 Receipt Number: 288202
 By: Lynn Greer

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, KAREN McQUEEN, County Clerk, in and for said county, do 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.
 Apr 10, 2006
 HONORABLE KAREN McQUEEN, COUNTY CLERK
 BRAZOS COUNTY

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHD. BRNG.	L.C.
C1	970.00'	39°50'37"	351.55'	674.54'	N 17°07'59" E	661.03'
C2	1030.00'	28°15'48"	259.32'	508.09'	N 22°55'24" E	502.95'

GPS MONUMENT TIES:
 FROM THE P.O.B., CITY OF BRYAN GPS CONTROL MONUMENT NO. 46 BEARS :
 N 44°33'46" (GRID) ~ 2008.04' (GRID), FROM THE NORTH CORNER GPS CONTROL
 MONUMENT NO. 46 BEARS : N 73°30'02"E (GRID) ~ 522.35' (GRID).

2551 TEXAS AVENUE, SOUTH, SUITE A
 COLLEGE STATION, TX 77840
 PH: (979) 683-5359 EMAIL: mdgastx@yahoo.com
 FX: (979) 683-4243
 ENGINEERS, SURVEYORS, PLANNERS
 CONSULTANTS, MANAGERS

MDC GROUP
 MUNICIPAL DEVELOPMENT GROUP
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REV.	DATE	BY	COMMENT
1	2/03/06	RB	INITIAL SUBMISSION
2			REVISIONS PER CITY COMMENTS

PREPARED FOR:
 PENDLETON APARTMENTS, LTD.
 C/O HOUSING 2000
 6303 BEVERLY HILLS, SUITE 150
 HOUSTON, TX. 77057

SCALE: 1" = 60'
 PROJECT DATE: JANUARY, 2006
 DRAWN BY: D.H. BOOK
 CHECKED BY: G.K.T. PAGE

FINAL PLAT
 OF
PENDLETON PLACE SUBDIVISION
LOT ONE AND TWO
 20.00 ACRES
 VOLUME 6608 PAGE 278
 J.W. SCOTT LEAGUE, A-49
 BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP
 FILE NUMBER
 000034-3757
 SHEET NO. 1