



**Line Table - Original Plat**

Line	Bearing	Length
L1	S24°07'50"W	15.93'
L2	N67°24'01"W	56.97'
L3	N77°24'01"W	69.69'
L4	N29°36'47"W	35.52'
L5	N50°46'05"W	55.00'
L6	N39°13'55"E	36.88'
L7	S50°44'31"E	55.00'
L8	N29°36'47"W	35.52'
L9	N77°24'01"W	69.69'
L10	N67°24'01"W	57.29'
L11	S24°07'50"W	12.00'
L12	S24°07'50"W	12.00'
L13	S67°24'01"E	56.65'
L14	S77°24'01"E	69.69'
L15	N29°36'47"W	35.52'
L16	S39°13'55"W	14.40'
L17	N50°46'05"W	8.67'
L18	S39°13'55"E	12.00'
L19	N50°46'05"W	21.33'
L20	N39°13'55"E	85.90'

**Curve Table - Original Plat**

Curve	Delta	Radius	Length	Chord
C1	10°47'50"	796.00'	150.01'	S18°51'47"W 149.78'
C2	10°00'00"	112.00'	19.55'	N72°24'01"W 19.52'
C3	47°47'14"	62.00'	51.71'	N53°30'24"W 50.22'
C4	21°09'18"	37.00'	13.66'	N40°11'26"W 13.58'
C5	23°30'40"	49.00'	20.11'	N41°22'07"W 19.97'
C6	47°47'14"	50.00'	41.70'	N53°30'24"W 40.50'
C7	10°00'00"	124.00'	21.64'	N72°24'01"W 21.61'
C8	10°00'00"	100.00'	17.45'	S72°24'01"E 17.43'
C9	47°47'14"	74.00'	61.72'	S53°30'24"E 59.95'
C10	111°09'18"	25.00'	48.50'	N85°11'32"W 41.24'

**Metes and Bounds Description**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

WHEREAS, LGI Properties, is the owner of all that certain lot, tract, or parcel of land, situated in the City of Bryan, J. W. Scott Survey, A-49, being 3.711 acres, more or less, and referred to as Lot 2, Block 1, in Park Hudson Subdivision, Phase 11, as shown on a plat of said subdivision of record in Volume 8317, Page 41, and further being described in a deed dated October 6, 2010, from Bryan Development, Ltd. to LGI Properties, and recorded in Volume 9858, Page 128, Deed Records, Brazos County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

Beginning at a 1/2" iron rod found for the southeastern corner of the referenced tract and the northeastern corner of Lot One (1) in Block One (1), Park Hudson Subdivision, Phase 11. Same being in the westerly right of way of Cross Park Drive (60' wide r.o.w. per plat);

THENCE NORTH 59°19'25" WEST 381.04 feet (record call is N59°20'14"W 381.02 feet), with the common line of the aforesaid Park Hudson and Pendleton Place Subdivisions (this line was used as the basis of bearings), to a 1/2" iron rod found for the northwestern corner of the referenced tract. Same being an exterior corner of Park Hudson Subdivision, Phase 12, of record in Volume 8860, Page 125;

THENCE SOUTH 52°10'12" EAST 230.46 feet, with the northerly line of the referenced Lot 2, Block 1, to a 1/2" iron rod (capped Goodwin-Lasiter) set for corner in the curving westerly right of way of the aforesaid Cross Park Drive;

THENCE in a southwesterly direction with said right of way and the easterly line of the referenced tract, as follows:

Along the arc of a curve to the right (CA=10°47'50" (record is 10°47'39"), R=796.00 feet, LC=S18°51'47"W 149.78 feet (record is S18°46'00"W 149.74 feet)) at 150.00 feet (record distance is 149.96 feet) a 1/2" iron pipe found for the end of said curve, and

SOUTH 24°07'50" WEST 365.44 feet (record call is S24°09'49"W 365.25 feet) to the Point of Beginning and containing 3.711 acres, more or less;

**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 on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk Brazos County, Texas: \_\_\_\_\_

**APPROVAL OF CITY PLANNER**

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, Texas: \_\_\_\_\_

**APPROVAL OF THE CITY ENGINEER**

I, Paul Kasper, P.E., 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas: \_\_\_\_\_

- Notes:**
- Bearings are based on the Northwesterly line of Lot 2, Block 1, Phase 11, per Final Plat Park Hudson Subdivision, Phase 10 and Phase 11, as recorded in Volume 8317, Page 41, Deed Records, Brazos County, Texas. A record bearing of NORTH 39°13'55" EAST between found 1/2 inch iron rods at the West corner of Lot 2 and North corner of Lot 2 was used.
  - Subject to restrictions recorded in Volume 3375, Page 176 (amended/supplemented by Vol 8826, Pg 220) of the Deed Records of Brazos County Texas.
  - Property is zoned Planned Development District - Mixed Use according to City of Bryan Ordinance No. 1690, passed and approved June 12, 2007. Access to the subject property to make improvements/repairs to the public utility easements is granted in (Vol. 8033, Pg. 167 and Vol. 6874, Pg. 259)
  - Parking setbacks are shown per variance letter dated September 21, 2010. Building setbacks shall be in accordance with City of Bryan ordinances and regulations.
  - Utilities shown hereon are considered as approximate.
  - The 5' & 10' parking variances shown hereon are in accordance with a variance letter issued to LGI Properties by Park Hudson Property Owners Association's Architectural Control Committee dated September 21, 2010.
  - See Original Plat, shown hereon, for the easement dimensions.
  - Elevations are based on the City Control Monument #111.
  - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
  - The intention upon completion of the replat is for Lot 1R-A and lot 2R-A to each have separate access drives to Cross Park Drive and separate trash collection containers upon Lot 1R-A and Lot 2R-A. No Joint Access Easements will exist upon the property.

**Certificate of Ownership and Dedication**

Now, Therefore, Know all men by these presents:

I, Philip W. Goodwin, a partner of LGI Properties and an owner/developer of the land shown on this plat, being the above described property as conveyed to LGI Properties by deed of record in Volume 9858, Page 128, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Philip W. Goodwin, Partner  
LGI Properties

STATE OF TEXAS §  
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Philip W. Goodwin, know 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 intended.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires: \_\_\_\_\_

I, Larry J. Lasiter, a partner of LGI Properties and an owner/developer of the land shown on this plat, being the above described property as conveyed to LGI Properties by deed of record in Volume 9858, Page 128, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Larry J. Lasiter, Partner  
LGI Properties

STATE OF TEXAS §  
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Larry J. Lasiter, know 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 intended.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires: \_\_\_\_\_

**CERTIFICATION BY THE SURVEYOR**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, James R. Stephens, Registered Professional Land Surveyor No. 6293 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 found/placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

James R. Stephens, R.P.L.S. 6293

**Line Table - Replat**

Line	Bearing	Length
L1	N29°36'47"W	34.63'
L2	S89°42'18"W	30.90'
L3	N50°44'31"W	31.99'

**Curve Table - Replat**

Curve	Delta	Radius	Length	Chord
C1	10°00'00"	75.00'	13.09'	N72°24'01"W 13.07'
C2	47°47'14"	99.00'	82.57'	N53°30'24"W 80.20'
C3	10°47'49"	796.00'	150.00'	S18°51'47"W 149.78'

**FINAL PLAT**  
**Park Hudson Subdivision - Phase II**  
**Lots 1R & 2R in Block 1**

Being a Replat of Park Hudson Subdivision - Phase II  
Lots 1R-A and 2R-A in Block 1  
3.711 Acres  
J.W. Scott Survey, A-49, Brazos County, Texas  
May, 2022

OWNER/DEVELOPER:  
LGI PROPERTIES, INC.  
1609 SOUTH CHESTNUT, SUITE 202  
LUFKIN, TEXAS 75901

SURVEYOR:  
GOODWIN-LASITER-STRONG  
4077 CROSS PARK DRIVE, SUITE 100  
BRYAN, TEXAS 77802

SHEET 1

PROJ. # 239068

