



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 58°19'25" WEST 381.04 feet (record call is N58°20'14"W 381.02 feet), with the common line of the referenced tract and said Lot 1, Block 1, to a 1/2" iron rod found for a common corner of said tracts in the eastern line of Lot One of Pendleton Place Subdivision, of record in Volume 7246, Page 49. From said point an iron rod found for a bend in the southwestern line of said Lot 1 bears S39°13'00"W 146.44 feet (record call is S39°13'55"W 146.66 feet);

THENCE NORTH 39°13'55" EAST 537.70 feet (record call is N39°13'55"E 537.53 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 _____, 2022, 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 _____, 2022.

City Planner, Bryan, Texas: _____

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Leo Gonzalez, Chair of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 2022, and same was duly approved on the _____ day of _____, 2022.

Chair, Planning & Zoning Commission 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 _____, 2022.

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)
 - Setbacks are shown per the restrictions recorded in Volume 3375, Page 176 & variance letter dated September 21, 2010. 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.

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 _____, 2022.
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 _____, 2022.
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.

PRELIMINARY, This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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'

A Replat of Lot 1R & Lot 2R, Block One of the Park Hudson Subdivision, Phase 11, Being 3.711 Acres

Previous Plat Recorded in Volume 10190, Page 236

City of Bryan
J.W. Scott Survey, Abstract No. 49
Brazos County, Texas
March 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

GOODWIN-LASITER-STRONG
REGISTERED PROFESSIONAL LAND SURVEYORS
1609 SOUTH CHESTNUT, SUITE 202, LUFKIN, TEXAS 75901 (409) 936-8900

TBPELS10110901