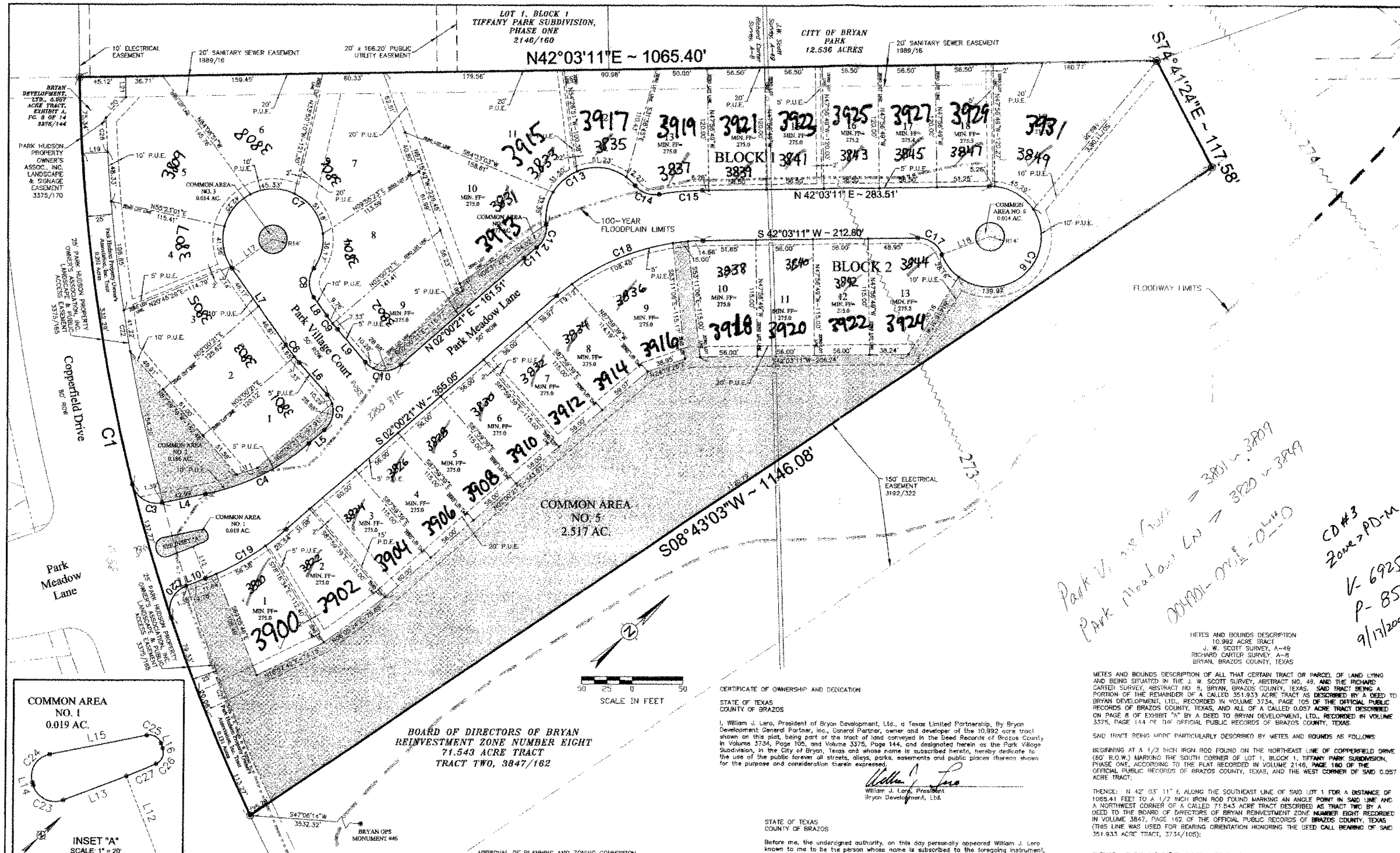


Park Village Court → 3801 – 3809
Park Meadow Ln → 3820 – 3849
00490I-00I$\frac{E}{-}$-0Lot#0

CD#3
Zone > PD-M

V-6925
P-85
9/13/2005 @ 10:49AM

LEGEND

PLAT BOUNDARY
R.O.W. LINE
PROPERTY LINE
PROPERTY CORNER
PUBLIC UTILITY EASEMENT LINE
100-YEAR FLOODPLAIN
100-YEAR FLOODWAY LINES
275 BASE FLOOD ELEVATIONS
COMMON AREA

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.

2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT–MIXED USE (PD-M).

3. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.

4. A PORTION OF THIS TRACT IS WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0142 C, REVISED TO REFLECT THE L.O.M.R. DATED JANUARY 11, 2004.

5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE FOR PATIO HOMES. ZERO LOT LINE CONSTRUCTION IS PROPOSED FOR THE RESIDENTIAL STRUCTURES IN THIS SUBDIVISION.

6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.

7. MAINTENANCE OF THE COMMON AREAS (INCLUDING STREET MEDIAN ISLANDS) WILL BE BY THE PARK VILLAGE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET MEDIAN ISLANDS OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN.

8. THE COMMON AREAS WILL BE OWNED BY THE PARK VILLAGE HOMEOWNERS ASSOCIATION.

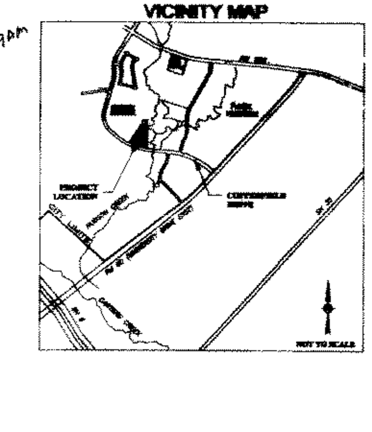
9. THE OWNER OF THIS PROPERTY IS BRYAN DEVELOPMENT, LTD., P.O. BOX 3462, BRYAN, TEXAS, 77805.

10. IN ADDITION TO THE REQUIREMENT THAT THE FINISH FLOOR BE CONSTRUCTED A MINIMUM OF TWO FEET ABOVE THE BFE (BASE FLOOD ELEVATION), A DEVELOPMENT PERMIT AND AN ELEVATION CERTIFICATE WILL ALSO BE REQUIRED FOR LOTS 9, 10 AND 13 THRU 19 OF BLOCK 1, AND LOTS 1 THRU 13 OF BLOCK 2.

11. THE MINIMUM LOT SIZE WILL BE 5,000 SQUARE FEET. THE MINIMUM LOT WIDTH WILL BE 31 FEET AT THE RIGHT-OF-WAY LINE OR THE REAR LOT LINE. THE MINIMUM LOT WIDTH WILL BE 50 FEET. THE MINIMUM LOT WIDTH AT THE FRONT AND REAR SETBACK LINES WILL BE 45 FEET.

12. ADDITIONAL EASEMENTS WILL NEED TO BE GIVEN THROUGH THE COMMON AREA BY SEPARATE INSTRUMENT ONCE [illegible] LOCATIONS HAVE BEEN ESTABLISHED.

VICINITY MAP



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	758.05'	1760.00'	24°40'41"	385.00'	752.21'	N60°17'25"W
C3	38.06'	25.00'	87°14'18"	23.82'	34.49'	N75°09'34"E
C4	115.98'	225.00'	29°32'04"	59.31'	114.70'	N16°46'23"E
C5	39.27'	25.00'	90°00'00"	25.00'	35.36'	N42°59'39"W
C6	21.98'	225.00'	5°35'46"	11.00'	21.97'	N85°11'48"W
C7	218.63'	50.00'	250°31'44"	70.71'	81.65'	N42°51'39"E
C8	30.77'	25.00'	70°31'44"	17.68'	28.87'	S47°08'01"E
C9	17.09'	175.00'	5°35'46"	8.55'	17.09'	S85°11'48"E
C10	39.27'	25.00'	90°00'00"	25.00'	35.36'	N47°00'21"E
C11	16.23'	275.00'	3°22'51"	8.12'	16.22'	N03°41'47"E
			0'07"	14.34'	24.87'	N74°26'51"W
			4'53"	169.24'		
			0'07"	14.34'		
			'20"	21.45'		
			1'44"	70.71'		
			'44"	17.68'		
			2'50"	82.00'		
			2'04"	47.34'		
			4'48"	23.83'		
			'25"	115.60'		
			8'40"	176.91'		
			0'00"	9.82'		
			0'00"	9.82'		
			8'24"	4.33'		
			6'43"	4.59'		
			1'53"	8.38'		
			'55"	17.14'		

LINE TABLE		
LINE	LENGTH	BEARING
L4	44.38'	N31°32'25"E
L5		'21"E
		'39"W
		'53"W
		'53"E
		'39"E
		'25"W
		'51"E
		'35"W
		'25"W
		'35"W
		'25"E
		'11"E
		'07"E
		'59"E
		'00"W
		'33"E
		'49"W

TED.

WAS 3820
05-2510
NOW 3900

WAS 3828
06-116
NOW 3908

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 10.992 acre tract 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 Village Subdivision, 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 (signature)
William J. Lero, President
Bryan Development, Ltd.

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 25th day of August 2005.

GINGER L. URSO
Notary Public, State of Texas
My Commission Expires
September 05, 2007

(signature)
Notary Public in and for the State of Texas
Printed Name: Ginger L. Urso
My Commission Expires: 9-5-07

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim Casey, 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 November 2004 and same was duly approved on the 16th day of December 2004 by said Commission.

(signature)
Chairman, Planning & Zoning Commission
Bryan, Texas

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 12 day of September, 2005.

Karen Russell (signature) BW
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 9 day of September 2005.

(signature)
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, ______________ 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 _____ day of ______________, 20____, in the Official Records of Brazos County, Texas, in Volume ________ Page ________.

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

County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION
10.992 ACRE TRACT
J. W. SCOTT SURVEY, A-49
RICHARD CARTER SURVEY, A-8
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, AND THE RICHARD CARTER SURVEY, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 351.933 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, AND ALL OF A CALLED 0.057 ACRE TRACT DESCRIBED ON PAGE 8 OF EXHIBIT "A" BY A DEED TO BRYAN DEVELOPMENT, LTD., RECORDED IN VOLUME 3375, PAGE 144 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF COPPERFIELD DRIVE (80' R.O.W.) MARKING THE SOUTH CORNER OF LOT 1, BLOCK 1, TIFFANY PARK SUBDIVISION, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2146, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE WEST CORNER OF SAID 0.057 ACRE TRACT;

THENCE: N 42° 03' 11" E ALONG THE SOUTHEAST LINE OF SAID LOT 1 FOR A DISTANCE OF 1065.41 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE AND A NORTHWEST CORNER OF A CALLED 71.543 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO THE BOARD OF DIRECTORS OF BRYAN REINVESTMENT ZONE NUMBER EIGHT RECORDED IN VOLUME 3847, PAGE 162 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF SAID 351.933 ACRE TRACT, 3734/105);

THENCE: S 74° 41' 24" E ALONG A SOUTHWEST LINE OF SAID 71.543 ACRE TRACT FOR A DISTANCE OF 117.58 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN INTERIOR WEST CORNER OF SAID 71.543 ACRE TRACT;

THENCE: S 08° 43' 03" W ALONG A WESTERLY LINE OF SAID 71.543 ACRE TRACT FOR A DISTANCE OF 1146.09 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF COPPERFIELD DRIVE MARKING THE SOUTHWEST CORNER OF SAID 71.543 ACRE TRACT, SAID IRON ROD FOUND BEING IN A CLOCKWISE CURVE HAVING A RADIUS OF 1760.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 40' 41" FOR AN ARC DISTANCE OF 758.05 FEET (CHORD BEARS: N 60° 17' 25" W – 752.21 FEET) TO THE POINT OF BEGINNING CONTAINING 10.992 ACRES OF LAND AS SURVEYED ON THE GROUND OCTOBER, 2004. SEE PLAT PREPARED NOVEMBER, 2004, FOR MORE DESCRIPTIVE INFORMATION.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 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.

(signature)
Brad Kerr, R.P.L.S. No. 4502

FINAL PLAT
PARK VILLAGE SUBDIVISION
10.992 ACRES

BLOCK 1, LOTS 1 THRU 19
BLOCK 2, LOTS 1 THRU 13

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

SCALE: 1"=50'

NOVEMBER, 2004
REV. FEBRUARY, 2005

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

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

ENGINEER:
TEXCON
General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 690-7711