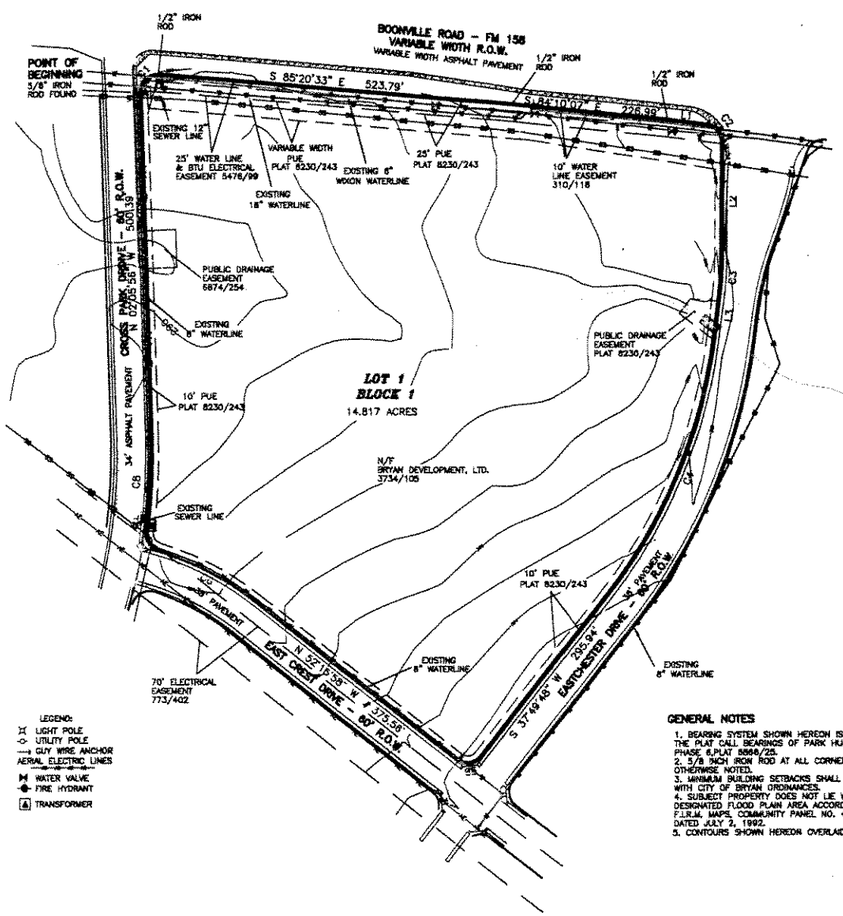
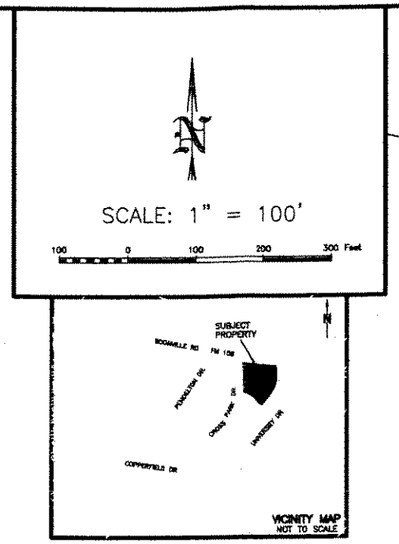
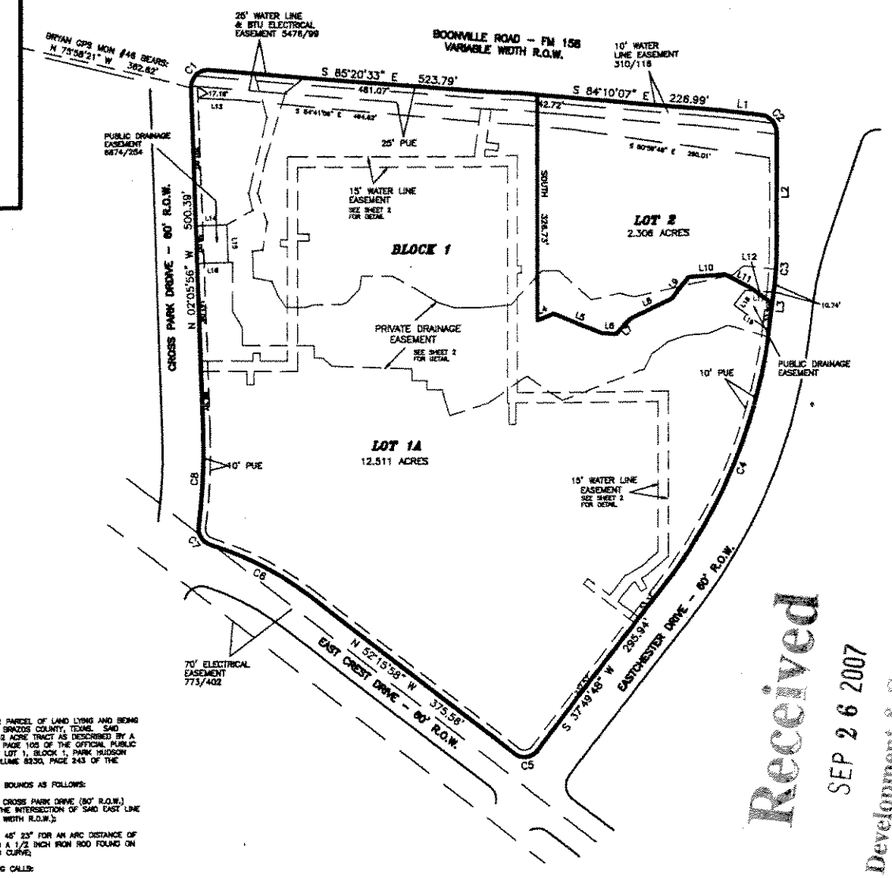
ORIGINAL PLAT





REPLAT



LEGEND:
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WATER VALVE
- FIRE HYDRANT
- TRANSFORMER

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF PARK HUDSON SUBDIVISION, PHASE 8,PLAT 8868/25.
2. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.
4. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0142 C, DATED JULY 2, 1992.
5. CONTOURS SHOWN HEREON OVERLAID FROM DIGITAL MAPS.

METES AND BOUNDS DESCRIPTION
OF A
14.817 ACRE TRACT
J. W. SCOTT SURVEY, A-48
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. 48, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 238.843 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. SAID TRACT BEING ALL OF LOT 1, BLOCK 1, PARK HUDSON SUBDIVISION, PHASE 8, ACCORDING TO THE PLAT RECORDED IN VOLUME 8230, PAGE 243 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF CROSS PARK DRIVE (80' R.O.W.) MARKING THE BEGINNING OF A CLOCKWISE TRANSITION CURVE AT THE INTERSECTION OF SAID EAST LINE AND THE SOUTH LINE OF FM 158 (BOONVILLE ROAD – VARIABLE WIDTH R.O.W.);

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96° 45' 23" FOR AN ARC DISTANCE OF 42.22 FEET (CHORD BEARS: N 48° 16' 46" E – 37.38 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF FM 158 MARKING THE ENDING POINT OF SAID CURVE;

THENCE: ALONG THE SOUTH LINE OF FM 158 FOR THE FOLLOWING CALLS:

S 85° 20' 33" E FOR A DISTANCE OF 523.79 FEET TO A 1/2 INCH IRON ROD FOUND;

S 84° 10' 07" E FOR A DISTANCE OF 226.99 FEET TO A 1/2 INCH IRON ROD FOUND;

S 83° 02' 20" E FOR A DISTANCE OF 50.88 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG THE WESTERLY LINE OF THE WESTERLY RIGHT-OF-WAY LINE OF EASTCHESTER DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 08' 53" FOR AN ARC DISTANCE OF 36.28 FEET (CHORD BEARS: S 41° 27' 24" E – 33.16 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 00° 07' 32" W FOR A DISTANCE OF 173.30 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 450.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 48' 44" FOR AN ARC DISTANCE OF 47.58 FEET (CHORD BEARS: S 03° 31' 54" W – 47.53 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 06° 56' 16" W FOR A DISTANCE OF 61.48 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 770.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 53' 32" FOR AN ARC DISTANCE OF 415.16 FEET (CHORD BEARS: S 22° 23' 02" W – 410.15 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 37° 49' 48" W FOR A DISTANCE OF 295.94 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 54' 14" FOR AN ARC DISTANCE OF 39.23 FEET (CHORD BEARS: S 82° 46' 55" W – 35.33 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: ALONG THE NORTHERLY LINE OF EAST CREST DRIVE FOR THE FOLLOWING CALLS:

N 52° 13' 58" W FOR A DISTANCE OF 375.56 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 480.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 35' 58" FOR AN ARC DISTANCE OF 165.38 FEET (CHORD BEARS: N 62° 33' 07" W – 164.50 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80° 02' 52" FOR AN ARC DISTANCE OF 34.93 FEET (CHORD BEARS: N 32° 50' 31" W – 32.16 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF CROSS PARK DRIVE MARKING THE ENDING POINT OF SAID CURVE, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 800.00 FEET;

THENCE: ALONG THE EAST LINE OF CROSS PARK DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 18' 53" FOR AN ARC DISTANCE OF 138.66 FEET (CHORD BEARS: N 02° 32' 29" E – 138.51 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 02° 05' 56" W CONTINUING ALONG THE EAST LINE OF CROSS PARK DRIVE FOR A DISTANCE OF 500.39 FEET TO THE POINT OF BEGINNING CONTAINING 14.817 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY, 2007. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF PARK HUDSON, PHASE 8, ACCORDING TO THE PLAT RECORDED IN VOLUME 8230, PAGE 243 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) BRYAN DEVELOPMENT, LTD., owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 3734, Page 105, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

_____
_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2007.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF 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 property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will described a closed geometric form.

_____
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 _____ day of _____ 2006, and same was duly approved on the _____ day of _____ 2007.

_____
Chairman

CERTIFICATION OF 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 _____ day of _____ 2007.

_____
City Planner, City of Bryan

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 _____ day of _____ 2007.

_____
City Engineer, City of Bryan

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 authentification was filed for record in my office on the _____ day of _____, 2007, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____

_____
County Clerk
Brazos County, Texas

PROPERTY LINE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	96°45'23"	42.22	28.14	N 48°16'46" E	37.38
C2	25.00	83°08'53"	36.28	22.18	S 41°27'24" E	33.16
C3	450.00	06°48'44"	47.58	23.81	S 03°31'54" W	47.53
C4	770.00	30°53'32"	415.16	212.78	S 22°23'02" W	410.15
C5	25.00	89°54'14"	39.23	24.98	S 82°46'55" W	35.33
C6	480.00	20°35'58"	165.38	83.59	N 62°33'07" W	164.50
C7	25.00	80°02'52"	34.93	21.00	N 32°50'31" W	32.16
C8	800.00	09°18'53"	138.66	69.48	N 02°32'29" E	138.51

LINE	DISTANCE	BEARING
L1	59.89'	S 83°02'20" E
L2	173.30'	S 00°07'32" W
L3	61.48'	S 06°56'16" W
L4	25.74'	N 68°41'23" E
L5	77.74'	S 68°02'04" E
L6	20.55'	S 86°58'50" E
L7	29.11'	N 42°31'24" E
L8	68.93'	N 64°59'41" E
L9	38.80'	N 37°27'53" E
L10	53.87'	N 87°02'08" E
L11	42.08'	S 62°12'41" E
L12	39.05'	S 54°04'48" E
L13	56.82'	S 87°10'55" E
L14	45.00'	N 87°54'04" E
L15	55.00'	S 02°05'56" E
L16	45.00'	S 87°54'04" W
L17	41.93'	N 86°48'14" W
L18	25.99'	S 36°59'50" W
L19	63.36'	S 53°00'10" E

SEE SHEET 2 FOR DETAIL OF EASEMENTS

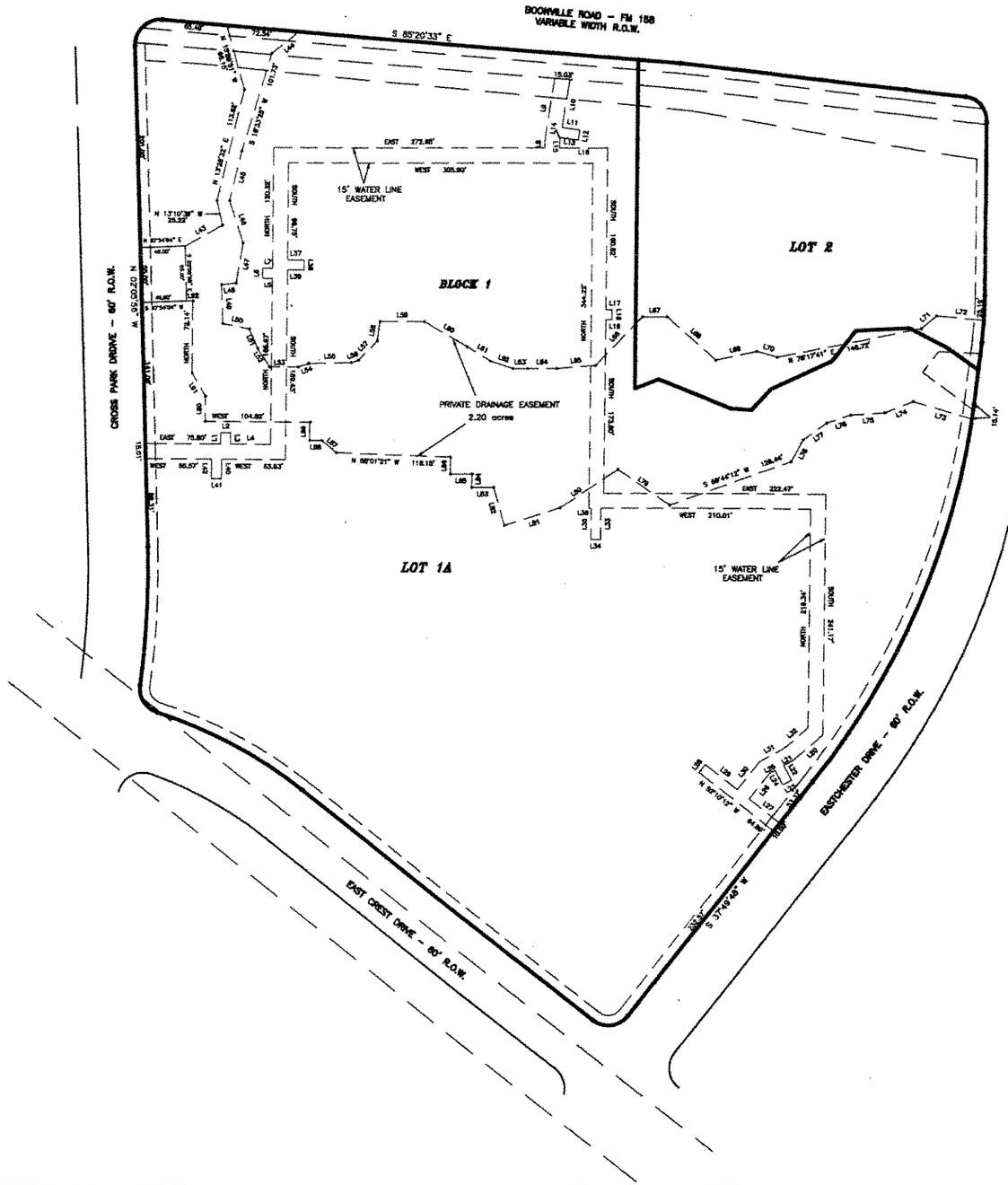
Received
SEP 26 2007
Development & Engineering Services

REPLAT
OF
LOT 1, BLOCK 1
PARK HUDSON SUBDIVISION, PHASE 8
VOLUME 8230, PAGE 243
14.817 ACRES
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: JULY, 2007
PLAT DATE: 09-04-07
REVISED: 09-19-07
JOB NUMBER: 07-703
CAD NAME: 07-703
CR5 FILE: PARKHUD

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH AVEVUE, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR:
BRYAN DEVELOPMENT, LTD
P.O. BOX 3462
BRYAN, TEXAS 77805
PHONE (979) 776-1646



SCALE: 1" = 60'

DETAIL OF WATER LINE EASEMENT
& PRIVATE DRAINAGE EASEMENT

EASEMENT LINE DATA

LINE	DISTANCE	BEARING
L1	11.46'	NORTH
L2	10.00'	EAST
L3	11.46'	SOUTH
L4	40.25'	EAST
L5	10.01'	S 89°59'51" W
L6	15.00'	NORTH
L7	10.01'	N 89°59'51" E
L8	8.05'	NORTH
L9	51.76'	N 08°21'54" E
L10	48.10'	S 08°21'54" W
L11	15.00'	S 81°38'06" E
L12	10.01'	S 08°21'54" W
L13	15.00'	N 81°38'06" W
L14	3.50'	S 08°21'54" W
L15	6.96'	SOUTH
L16	48.25'	EAST
L17	8.00'	EAST
L18	10.00'	SOUTH
L19	8.00'	WEST
L20	36.36'	S 48°57'18" W
L21	10.96'	S 68°19'48" W
L22	18.47'	S 29°40'12" E
L23	10.00'	S 60°19'48" W
L24	18.47'	N 29°40'12" W
L25	6.16'	S 60°19'48" W
L26	32.71'	S 37°49'48" W
L27	36.00'	S 52°10'12" E
L28	10.00'	N 37°49'48" E
L29	40.89'	S 52°10'12" E
L30	35.89'	N 37°49'48" E
L31	28.62'	N 68°19'48" E
L32	31.04'	N 48°57'18" E
L33	31.21'	S 00°00'21" W
L34	10.00'	N 89°59'39" W
L35	31.21'	N 00°00'21" E
L36	2.47'	WEST
L37	18.33'	N 89°59'51" E
L38	10.00'	SOUTH
L39	18.33'	S 89°59'51" W
L40	19.46'	S 00°00'09" E
L41	10.00'	WEST
L42	19.46'	N 00°00'09" W
L43	42.09'	N 60°38'48" E
L44	34.44'	S 51°44'48" W
L45	59.76'	S 13°31'26" W
L46	44.53'	S 16°15'39" E

LINE	DISTANCE	BEARING
L47	40.56'	S 08°22'43" W
L48	14.60'	S 83°38'43" W
L49	38.01'	S 03°17'38" E
L50	27.19'	S 79°05'13" E
L51	21.04'	S 23°38'11" E
L52	21.92'	S 33°42'15" E
L53	28.83'	EAST
L54	10.71'	N 70°31'22" E
L55	43.16'	N 88°38'34" E
L56	7.44'	N 88°55'28" E
L57	28.77'	N 44°16'30" E
L58	19.53'	N 08°00'23" E
L59	48.31'	EAST
L60	50.24'	S 80°13'13" E
L61	27.04'	S 38°24'08" E
L62	34.01'	S 72°06'58" E
L63	14.42'	EAST
L64	28.46'	EAST
L65	38.10'	N 85°17'10" E
L66	67.62'	N 44°03'37" E
L67	34.84'	EAST
L68	84.94'	S 48°36'46" E
L69	41.61'	N 77°23'49" E
L70	21.42'	S 74°48'04" E
L71	19.87'	N 49°38'07" E
L72	42.76'	S 63°38'37" E
L73	61.02'	N 73°10'08" W
L74	30.36'	S 67°46'38" W
L75	34.01'	S 85°53'44" W
L76	25.34'	S 71°12'21" W
L77	29.11'	S 53°42'27" W
L78	24.96'	S 28°00'09" W
L79	63.85'	N 55°39'12" W
L80	69.61'	S 56°31'28" W
L81	56.03'	S 72°34'50" W
L82	39.52'	N 16°29'46" W
L83	21.46'	WEST
L84	13.33'	NORTH
L85	21.75'	WEST
L86	17.02'	N 00°21'35" E
L87	18.76'	N 46°51'16" W
L88	12.35'	WEST
L89	18.22'	NORTH
L90	25.33'	NORTH
L91	26.73'	N 31°06'14" W
L92	6.56'	S 67°54'04" W

NOTE: DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS

SHEET 2 OF 2

REPLAT

OF

LOT 1, BLOCK 1
PARK HUDSON SUBDIVISION, PHASE 8
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14.817 ACRES
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Received
SEP 26 2007
Development & Engineering Services