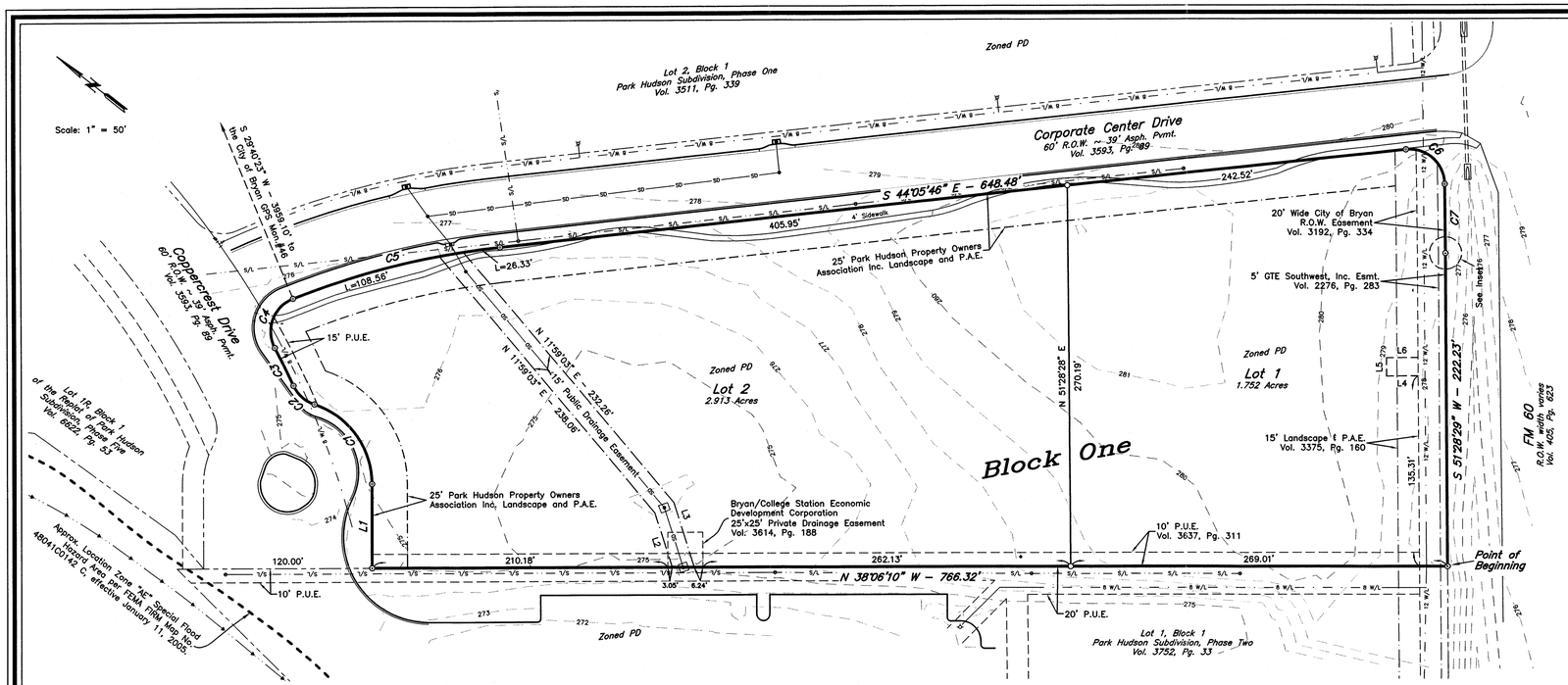
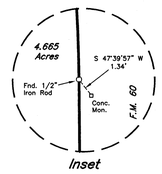


PRELIMINARY PLAT



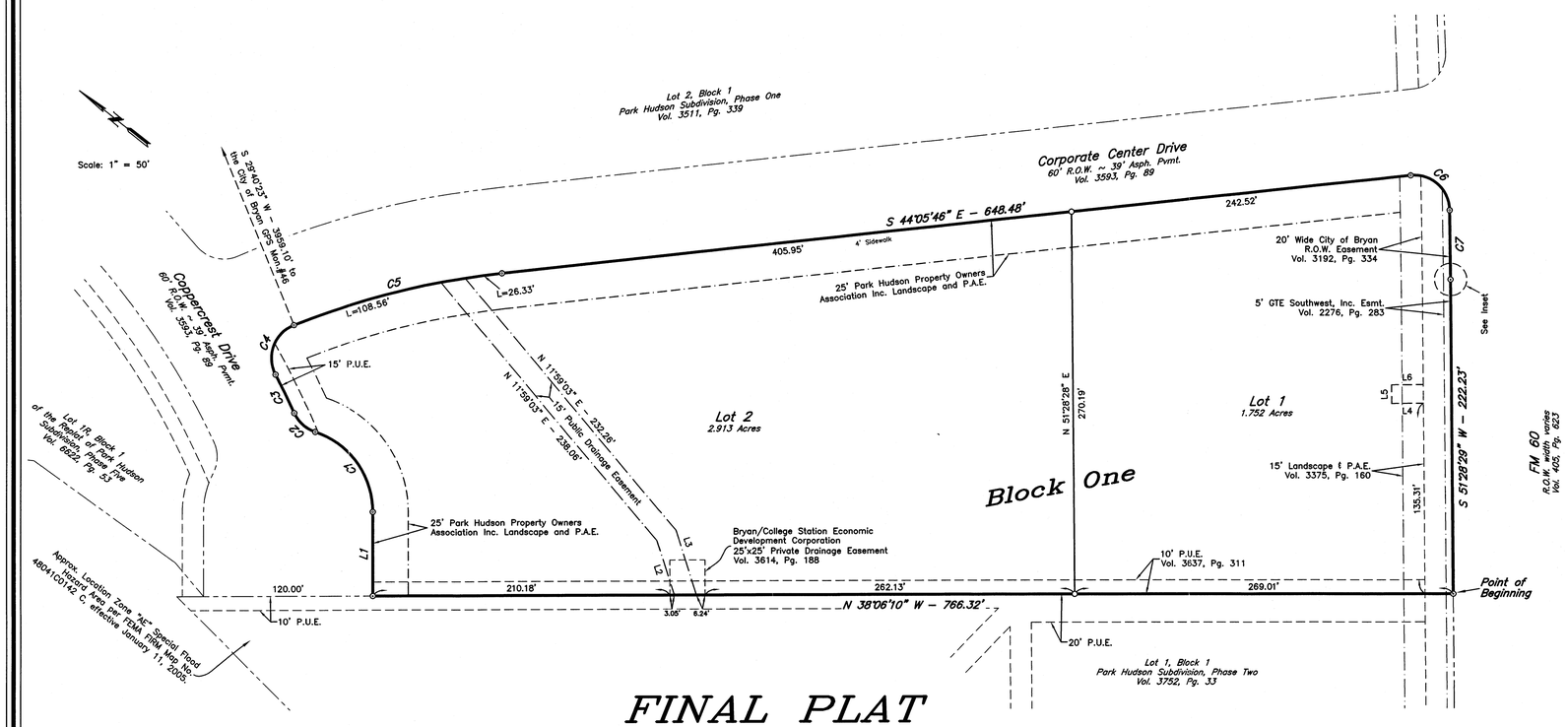
Inset

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD. BRG.	CHORD
C1	71°33'33"	60.00'	74.94'	43.24'	N 16°07'04" E	70.16'
C2	46°46'55"	25.00'	20.41'	10.81'	S 03°43'45" W	19.85'
C3	2°43'59"	630.00'	30.05'	15.03'	N 25°45'13" E	30.05'
C4	96°12'36"	25.00'	41.98'	27.87'	S 72°29'31" W	37.22'
C5	15°18'26"	570.00'	152.28'	76.60'	N 51°44'58" W	151.83'
C6	95°06'38"	25.00'	41.50'	27.34'	N 03°27'33" E	36.90'
C7	0°27'35"	6084.44'	48.81'	24.40'	N 51°14'40" E	48.81'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 51°53'50" E	60.00'
L2	N 34°34'21" E	40.82'
L3	N 34°34'21" E	48.50'
L4	N 38°31'48" W	22.51'
L5	N 51°28'12" E	13.00'
L6	S 38°31'48" E	22.51'



FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, _____ owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume _ Page 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

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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 stated.

Given under my hand and seal on this _____ day of _____, 20____.

_____
Notary Public, Brazos County, Texas

CERTIFICATION BY 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 the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, 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 the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

_____
Planning Administrator, Bryan, Texas

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 and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

_____
Chairman, Planning and Zoning Commission

APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development 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____.

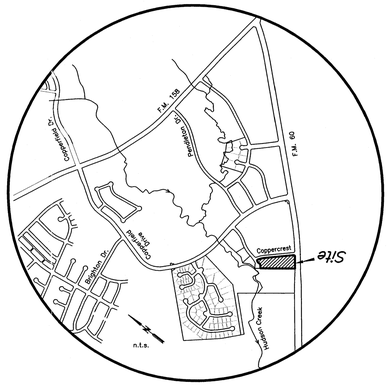
_____
Development Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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 describe a closed geometric form.

_____
Kevin R. McClure, R.P.L.S. No. 5650



Vicinity Map

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the RICHARD CARTER SURVEY, Abstract No. 8 in Bryan, Brazos County, Texas and being all of the 4.665 acre tract described in the deed from Bryan Development, Ltd to David W. Dudycha recorded in Volume 3716, Page 218 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2–inch capped iron rod marking the east corner of the Bryan/College Station Economic Development Corporation 10.00 acre tract described in a special warranty deed recorded in Volume 3389, Page 132 (O.R.B.C.), said iron rod also being in the northwest right–of–way line of the F.M. 60 (based on a variable width as described in Volume 405, Page 623 of the Brazos County Deed Records [B.C.D.R.]);

THENCE: N 38° 06' 10" W along the northeast line of said 10.00 acre tract for a distance of 766.32 feet to a 3/4–inch iron pipe set for the most westerly corner of this tract, said iron pipe also marking the most southerly corner of the Coppercrest Drive right–of–way dedication described on the plat recorded in Volume 3593, Page 89 (O.R.B.C.);

THENCE: N 51° 53' 50" E along said right–of–way for a distance of 60.00 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the left;

THENCE: 74.94 feet along the arc of a curve having a central angle of 71° 33' 33", a radius of 60.00 feet, a tangent of 43.24 feet and a long chord bearing N 16° 07' 04" E at a distance of 70.16 feet to a 3/4–inch iron pipe set for a Point of Reverse Curvature;

THENCE: 20.41 feet along the arc of said reverse curve having a central angle of 46° 46' 55", a radius of 25.00 feet, a tangent of 10.81 feet and a long chord bearing N 03° 43' 45" E at a distance of 19.85 feet to a 3/4–inch iron pipe set for a Point of Reverse Curvature;

THENCE: 30.05 feet along the arc of said reverse curve having a central angle of 02° 43' 59", a radius of 630.00 feet, a tangent of 15.03 feet and a long chord bearing N 25° 45' 13" E at a distance of 30.05 feet to a 3/4–inch iron pipe marking a Point of Reverse Curvature at the intersection of the southeast line of said Coppercrest Drive and the southwest line of Corporate Center Drive (based on a 60' width as indicated on the beforementioned right–of–way dedication plat recorded in Volume 3593, Page 89 [O.R.B.C.]);

THENCE: 41.98 feet along the arc of said reverse curve having a central angle of 92° 12' 36", a radius of 25.00 feet, a tangent of 27.87 feet and a long chord bearing N 72° 29' 31" E at a distance of 37.22 feet to a 3/4–inch iron pipe set for a Point of Compound Curvature;

THENCE: 152.28 feet along the arc of said compound curve in the southwest line of Corporate Center Drive, said curve having a central angle of 15° 18' 26", a radius of 570.00 feet, a tangent of 76.60 feet and a long chord bearing S 51° 44' 58" E at a distance of 151.83 feet to a 3/4–inch iron pipe set for the Point of Tangency;

THENCE: S 44° 05' 46" E continuing along said Corporate Center Drive for a distance of 648.48 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the right;

THENCE: 41.50 feet along the arc of said curve having a central angle of 95° 06' 38", a radius of 25.00 feet, a tangent of 27.34 feet and a long chord bearing S 03° 27' 33" W at a distance of 36.90 feet to a 3/4–inch iron pipe set for a Point of Compound Curvature, said iron pipe also being in the beforementioned northwest right–of–way line of F.M. 60;

THENCE: 48.81 feet along the arc of said compound curve in said F.M. 60 right–of–way, said curve having a central angle of 00° 27' 35", a radius of 6084.43 feet, a tangent of 24.40 feet and a long chord bearing S 51° 14' 40" W at a distance of 48.81 feet to a found 1/2–inch iron rod for the Point of Tangency, from whence a found concrete monument for reference bears S 47° 39' 57" W at a distance of 1.34 feet;

THENCE: S 51° 28' 28" W for a distance of 222.23 feet to the POINT OF BEGINNING and containing 4.665 acres of land, more or less.

GENERAL NOTES:

1. BASIS OF BEARINGS: Bearings and coordinates refer to the Texas Coordinate System, NAD–83, CENTRAL ZONE and are based upon the position of Horizontal Control Monument No. 125 located near the City of Bryan Substation entrance, established in 1994.
   Northing: 10226777.214
   Easting: 3564806.303
   Elevation: 289.97 (N.G.V.D.)
2. Building requirements shall comply with Zoning Ordinance No. 756 and building setbacks identified in Ordinance No. 819. Additional Setback requirements may be applicable. See Park Hudson Design Guidelines and the Park Hudson Covenants, Conditions and Restrictions.
3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas Map Number 48041C0142 C, effective January 11, 2005, this property is not located within a FEMA 100–year flood hazard area.
4. Monumentation: unless otherwise indicated, all property corners are marked with 1/2" inch iron rods.
   - ○ – Indicates 1/2" Iron Rod Set
   - ⊙ – Indicates 1/2" Iron Rod Found
   - ⊚ – Indicates 3/4" Iron Pipe Found
5. Abbreviations:
   - P.A.E. – Public Access Easement
   - P.U.E. – Public Utility Easement
   - L.E. – Landscape Easement

FINAL PLAT

PARK HUDSON PHASE SEVEN

LOTS 1 & 2, BLOCK ONE

4.665 ACRES

RICHARD CARTER SURVEY, A–8
BRYAN, BRAZOS COUNTY, TEXAS
JANUARY, 2006
SCALE: 1" = 50'

Owner:
David Dudycha
1201C Briarcrest Dr.
Bryan, TX 77802
979–776–6808

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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