FP06-03

GENERAL NOTES:

1. BASIS OF BEARINGS: THE PLAT OF PENDLETON DRIVE AS RECORDED IN VOLUME 4782, PAGE 132 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS, WHICH IS THE SAME BEARING SYSTEM AS THE PARK HUDSON DEVELOPMENT.

2. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C0142 C, JULY 2, 1992, BUT PORTIONS OF THIS TRACT ARE SUBJECT TO THE CITY OF BRYAN'S FLOOD DETERMINATION AND FLOOD MANAGEMENT ORDINANCE.

BENCHMARK #1 ELEV. = 279.89
1/2" IRON ROD FOUND FOR SOUTH WEST CORNER OF CALLED PROPOSED LOT ONE.

NOTE: REVISED "FLOODABLE AREA" LINE, SHOWN ON PROPOSED LOT ONE PROVIDED BY McCLURE & BROWNE ENGINEERING/SURVEYING, INC. JULY 27, 2004 AND IS A GRAPHICAL APPROXIMATION ONLY.
THE PORTION SHOWN ON LOT TWO IS BASED ON AERIAL PHOTOGRAPHY ONLY, PER McCLURE & BROWNE ENGINEERING/SURVEYING, INC.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I We, _____ owners and developers of ____ acres, shown on this plat, as conveyed in Volume _____, Page _____, of the Official Records of Brazos County, Texas, and designated herein as _____ Subdivision, in Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owners

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal this _____ day of _____, 20__

Notary Public in and for the State of Texas

Printed Name _____
My Commission Expires _____

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the _____ day of _____, 2006.

_____
Chairman of the Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, P.E., 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.

_____
Linda Huff, P.E. – City Engineer
City of Bryan, Texas

CERTIFICATE OF 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 _____, 2006, in the Official Records of Brazos County, Texas, in Volume_____, Page_____.

Witness my hand and official seal, at my office in Bryan, Texas.

_____
KAREN McQUEEN, County Clerk, Brazos County

CERTIFICATE OF PLANNING ADMINISTRATOR

I,_____, Planning Administrator of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the applicable ordinances.

_____
Planning Administrator
City of Bryan, Texas

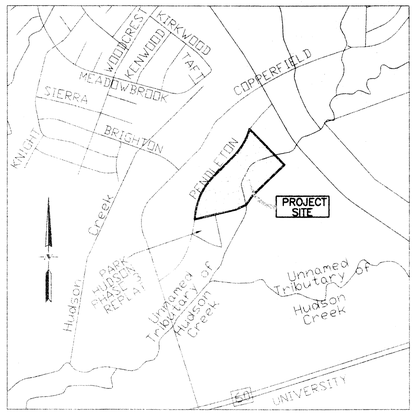
CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

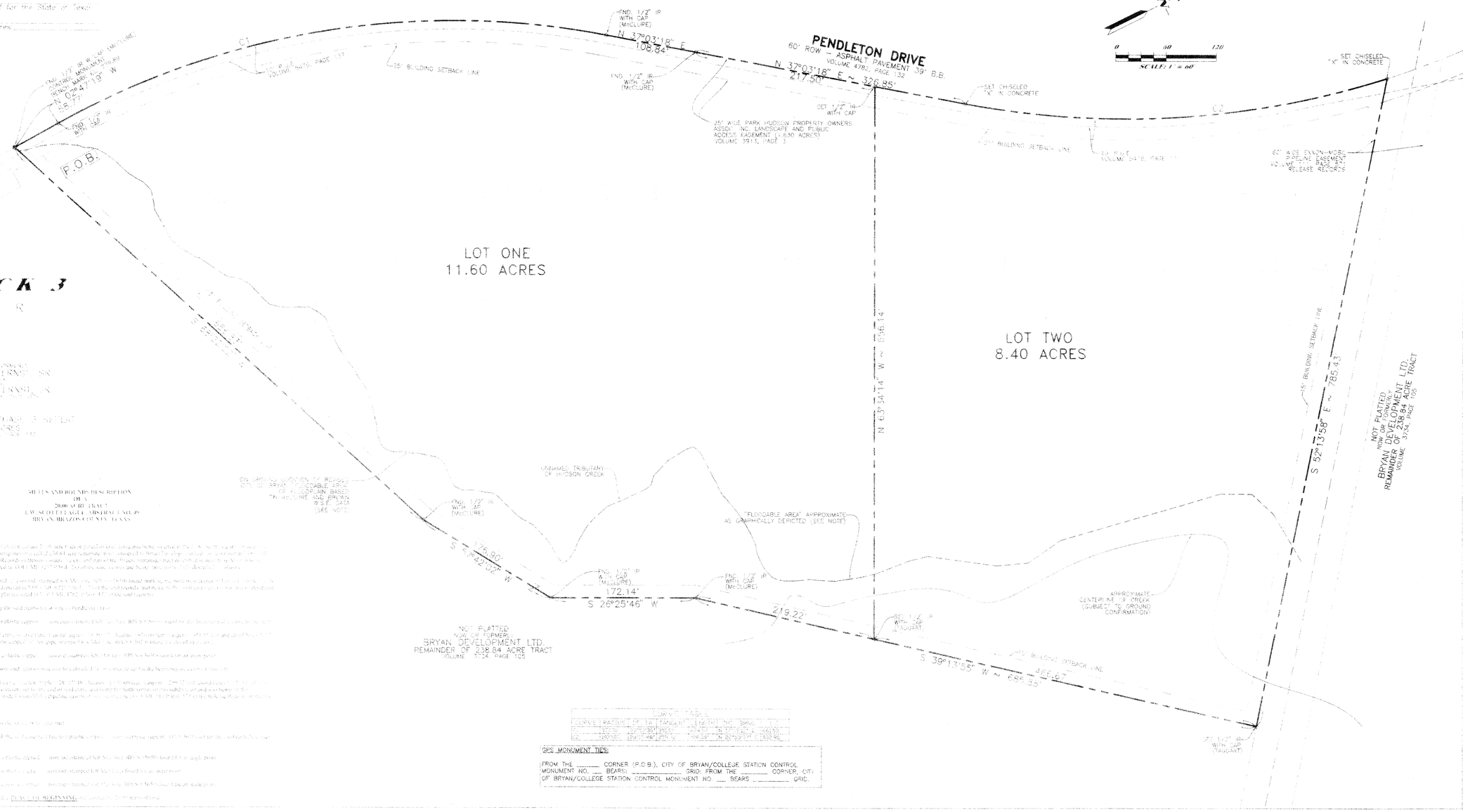
I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676, in the State of Texas, hereby state that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

This The_____ day of _____,20 ___

Preliminary: For Public Agency Review
_____
Gregory K. Taggart
R.P.L.S. No. 5676



VICINITY MAP
N.T.S.



CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BRING
C1	1000.00'	04°30'00"	39.37'	78.48'	S 27°18'16" E	78.46'
C2	1000.00'	04°30'00"	39.37'	78.48'	N 27°18'16" W	78.46'
C3	1000.00'	19°41'48"	173.76'	343.67'	N 26°33'37" E	342.06'

GPS MONUMENT TIES:

FROM THE _____ CORNER (P.O.B.), CITY OF BRYAN/COLLEGE STATION CONTROL MONUMENT NO. ___ BEARS: _____ GRID; FROM THE _____ CORNER, CITY OF BRYAN/COLLEGE STATION CONTROL MONUMENT NO. ___ BEARS _____ GRID.

FEB 8 2006

MDG
MUNICIPAL DEVELOPMENT GROUP
2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359 EMAIL: mdgcstx@yahoo.com
Fx: (979) 693-4243
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

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REV.	DATE	BY	COMMENT
A	2/03/06	RB	INITIAL SUBMITTAL

PREPARED FOR
PENDLETON APARTMENTS, LTD
C/O TOM TOMMY PARKER
6303 BEVERLY HILLS, SUITE 150
HOUSTON, TX. 77057

SCALE 1" = 60'
PROJECT DATE JANUARY, 2006
DRAWN BY RB
CHECKED BY
SHEET 1 OF 1

FINAL PLAT OF PENDLETON PLACE LOT ONE AND TWO

20.00 ACRES

VOLUME 6608 PAGE 272

J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP FILE NUMBER
000034-3757

SHEET NO. 1 A