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 ______________, 2006

____
Notary Public in and for the State of Texas

Printed Name: ______________________
My Commission Expires: ______________________

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

APPROVAL OF THE 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 ______,20___.

____
City Planner, Bryan, Texas

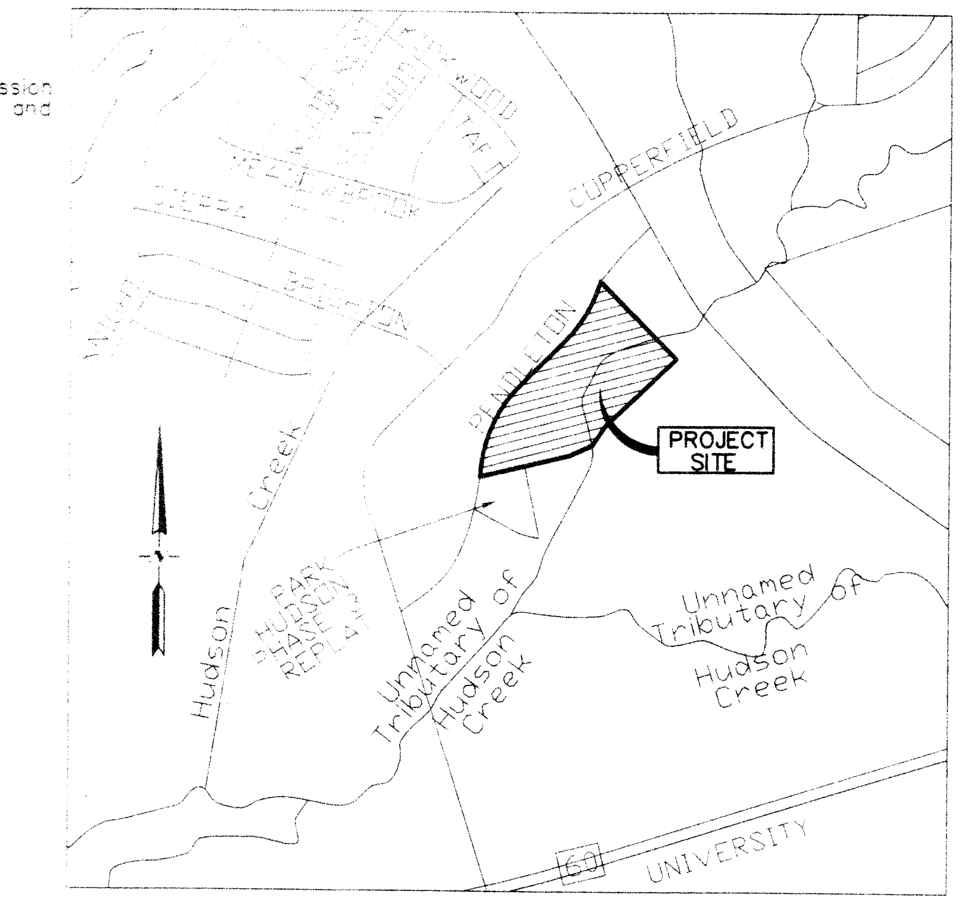
CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

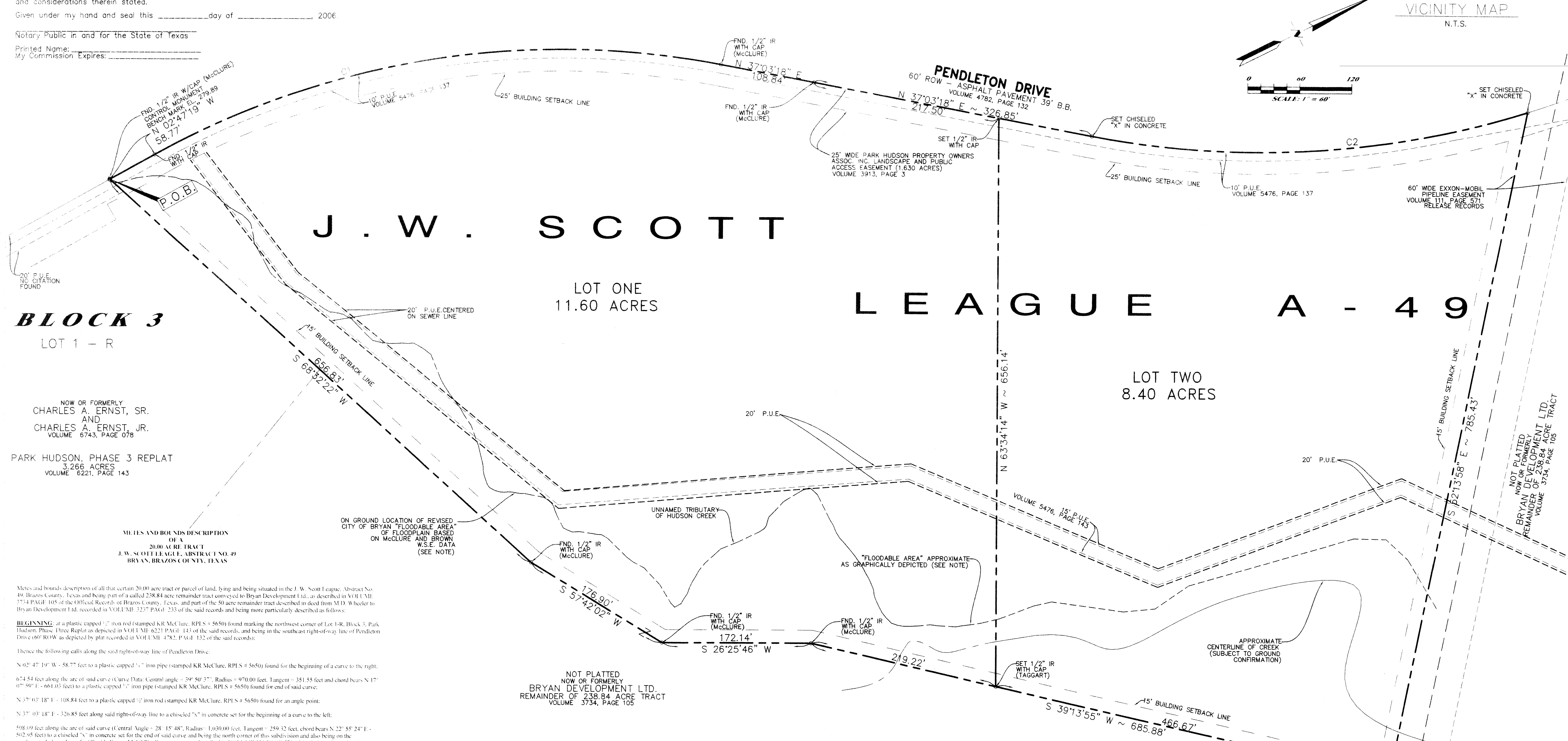
I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676, in the State of Texas, hereby state that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the 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.



METES AND BOUNDS DESCRIPTION OF A 20.00 ACRE TRACT J. W. SCOTT LEAGUE, ABSTRACT NO. 49 BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 20.00 acre tract or parcel of land, lying and being situated in the J. W. Scott League, Abstract No. 49, Brazos County, Texas and being part of a called 238.84 acre remainder tract conveyed to Bryan Development Ltd., as described in VOLUME 3734 PAGE 105 of the Official Records of Brazos County, Texas, and part of the 50 acre remainder tract described in deed from M.D. Wheeler to Bryan Development Ltd. recorded in VOLUME 3237 PAGE 233 of the said records and being more particularly described as follows:

BEGINNING: at a plastic capped ½" iron rod (stamped KR McClure, RPLS # 5650) found marking the northwest corner of Lot 1-R, Block 3, Park Hudson, Phase Three Replat as depicted in VOLUME 6221 PAGE 143 of the said records, and being in the southeast right-of-way line of Pendleton Drive (60' ROW as depicted by plat recorded in VOLUME 4782, PAGE 132 of the said records);

Thence the following calls along the said right-of-way line of Pendleton Drive:

N 02° 47' 19" W - 58.77 feet to a plastic capped ¾" iron pipe (stamped KR McClure, RPLS # 5650) found for the beginning of a curve to the right;

674.54 feet along the arc of said curve (Curve Data: Central angle = 39° 50' 37", Radius = 970.00 feet, Tangent = 351.55 feet and chord bears N 17° 07' 59" E - 661.03 feet) to a plastic capped ½" iron pipe (stamped KR McClure, RPLS # 5650) found for end of said curve;

N 37° 03' 18" E - 108.84 feet to a plastic capped ½' iron rod (stamped KR McClure, RPLS # 5650) found for an angle point;

N 37° 03' 18" E - 326.85 feet along said right-of-way line to a chiseled "x" in concrete set for the beginning of a curve to the left;

508.09 feet along the arc of said curve (Central Angle = 28° 15' 48", Radius = 1,030.00 feet, Tangent = 259.32 feet, chord bears N 22° 55' 24" E - 502.95 feet) to a chiseled "x" in concrete set for the end of said curve and being the north corner of this subdivision and also being on the southwesterly boundary of a 60' wide Exxon-Mobil Pipeline easement as described in VOLUME 111 PAGE 571 of the Release Records of Brazos County, Texas;

Thence the following calls across the said 238.84 acre tract:

S 52° 13' 58" E - 785.43 feet with the said easement line to a plastic capped ½" iron (stamped Taggart, RPLS 5676) set for the northeasterly corner of this tract;

S 39° 13' 41" W - 685.89 feet to a plastic capped ½" iron rod (stamped KR McClure, RPLS #5650) found for an angle point;

S 26° 25' 46" W - 172.14 feet to a plastic capped ½' iron rod (stamped KR McClure) found for an angle point;

S 57° 42' 02" W - 176.90 feet to a plastic capped ½' iron rod (stamped KR McClure, RPLS # 5650) found for an angle point;

S 68° 32' 22" W - 656.83 feet to the **PLACE OF BEGINNING** and containing 20.00 acres of land.

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHD. BRNG.	L.C.
C1	970.00'	39°50'36"	351.55'	674.54'	N 17°08'12" E	661.03'
C2	1030.00'	28°15'48"	259.32'	508.09'	N 22°55'37" E	502.95'

GPS MONUMENT TIES:

FROM THE P.O.B., CITY OF BRYAN GPS CONTROL MONUMENT NO. 46 BEARS : N 44°33'46"E (GRID) ~ 2009.04' (GRID). FROM THE NORTH CORNER GPS CONTROL MONUMENT NO. 46 BEARS : N 73°30'02"E (GRID) ~ 522.35' (GRID).

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 SUBMISSION
B	------	DH	REVISIONS PER CITY COMMENTS

SCALE: 1"=60' FILENAME: 3757FP01A
PROJECT DATE: JANUARY, 2006
DRAWN BY: D.H. BOOK:
CHECKED BY: G.K.T. PAGE:

PREPARED FOR:
PENDLETON APARTMENTS, LTD
C/O HOUSING 2000
6303 BEVERLY HILLS, SUITE 150
HOUSTON, TX. 77057

A FINAL PLAT OF PENDLETON PLACE LOT ONE AND TWO

20.00 ACRES
VOLUME 6608 PAGE 278

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

Received
MAR 6 2006
Development & Engineering Services

FP06-03 #2

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000034-3757

SHEET NO. 1 B