METES AND BOUNDS DESCRIPTION
OF A
23.452 ACRE TRACT
RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 9.406 ACRE TRACT OF LAND DESCRIBED BY A DEED TO HOSSEIN EKLILI AND ZAHRA EKLILI, RECORDED IN VOLUME 4643, PAGE 128 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF A CALLED 0.32 ACRE TRACT OF LAND DESCRIBED BY A DEED TO PARKWAYS DEVELOPMENT COMPANY, RECORDED IN VOLUME 4643, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND A PORTION OF A CALLED 115.245 ACRE TRACT OF LAND DESCRIBED BY A DEED TO MICHAEL DAVIS, RECORDED IN VOLUME 3938, PAGE 226 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF F.M. 60 - UNIVERSITY DRIVE (RIGHT-OF-WAY WIDTH VARIES) MARKING THE SOUTHWEST CORNER LOT 2, BLOCK 1, HUDSON AT UNIVERSITY, PHASE ONE ACCORDING TO THE PLAT RECORDED IN VOLUME 8417, PAGE 116 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE SOUTHEAST CORNER OF SAID 9.406 ACRE TRACT. FOR REFERENCE, THE CITY OF BRYAN GPS MONUMENT NO. 47 BEARS: N 48° 47' 20" E A DISTANCE OF 6779.42 FEET;

THENCE: S 51° 27' 53" W ALONG THE NORTHWEST LINE OF F.M. 60 FOR A DISTANCE OF 886.27 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHEAST LINE OF SAID 115.245 ACRE TRACT MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID 115.245 ACRE TRACT FOR THE FOLLOWING CALLS:

N 39° 00' 17" W FOR A DISTANCE OF 428.59 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 18' 31" FOR AN ARC DISTANCE OF 38.10 FEET (CHORD BEARS: N 04° 38' 59" E - 34.52 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 48° 18' 14" E FOR A DISTANCE OF 267.85 FEET TO A 5/8 INCH IRON ROD SET;

N 37° 35' 20" W FOR A DISTANCE OF 201.91 FEET TO A 5/8 INCH IRON ROD SET;

N 30° 58' 57" E FOR A DISTANCE OF 259.84 FEET TO A 5/8 INCH IRON ROD SET;

N 24° 34' 06" E FOR A DISTANCE OF 81.01 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: N 49° 09' 56" E THROUGH SAID 115.245 ACRE TRACT, SAID 0.32 ACRE TRACT AND SAID 9.406 ACRE TRACT FOR A DISTANCE OF 147.50 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: N 44° 32' 32" W THROUGH SAID 115.245 ACRE TRACT, SAID 0.32 ACRE TRACT AND SAID 9.406 ACRE TRACT FOR A DISTANCE OF 33.06 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: CONTINUING THROUGH SAID 115.245 ACRE TRACT FOR THE FOLLOWING CALLS:

S 60° 31' 55" W FOR A DISTANCE OF 31.91 FEET TO A 5/8 INCH IRON ROD SET;

S 84° 21' 48" W FOR A DISTANCE OF 189.91 FEET TO A 5/8 INCH IRON ROD SET;

S 61° 36' 13" W FOR A DISTANCE OF 70.19 FEET TO A 5/8 INCH IRON ROD SET;

S 41° 32' 48" W FOR A DISTANCE OF 189.83 FEET TO A 5/8 INCH IRON ROD SET;

S 33° 33' 39" W FOR A DISTANCE OF 41.28 FEET TO A 5/8 INCH IRON ROD SET;

N 51° 39' 21" W FOR A DISTANCE OF 37.10 FEET TO A 5/8 INCH IRON ROD SET;

N 13° 12' 58" W FOR A DISTANCE OF 165.13 FEET TO A 5/8 INCH IRON ROD SET;

N 44° 48' 38" E FOR A DISTANCE OF 19.44 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: N 48° 47' 26" W FOR A DISTANCE OF 13.28 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF A CALLED 17.412 ACRE TRACT OF LAND DESCRIBED BY A DEED TO THE CITY OF BRYAN (TRACT ONE), RECORDED IN VOLUME 7067, PAGE 21 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 28' 34" E ALONG THE COMMON LINE OF SAID 115.245 ACRE TRACT AND SAID 17.412 ACRE TRACT FOR A DISTANCE OF 903.50 FEET TO A POINT MARKING THE NORTH CORNER OF SAID 115.245 ACRE TRACT. FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: N 68° 42' 53" E FOR A DISTANCE OF 0.15 FEET;

THENCE: S 38° 31' 18" E ALONG THE COMMON LINE OF SAID 115.245 ACRE TRACT AND SAID 17.412 ACRE TRACT FOR A DISTANCE OF 828.82 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 1, BLOCK OF SAID HUDSON AT UNIVERSITY, PHASE ONE;

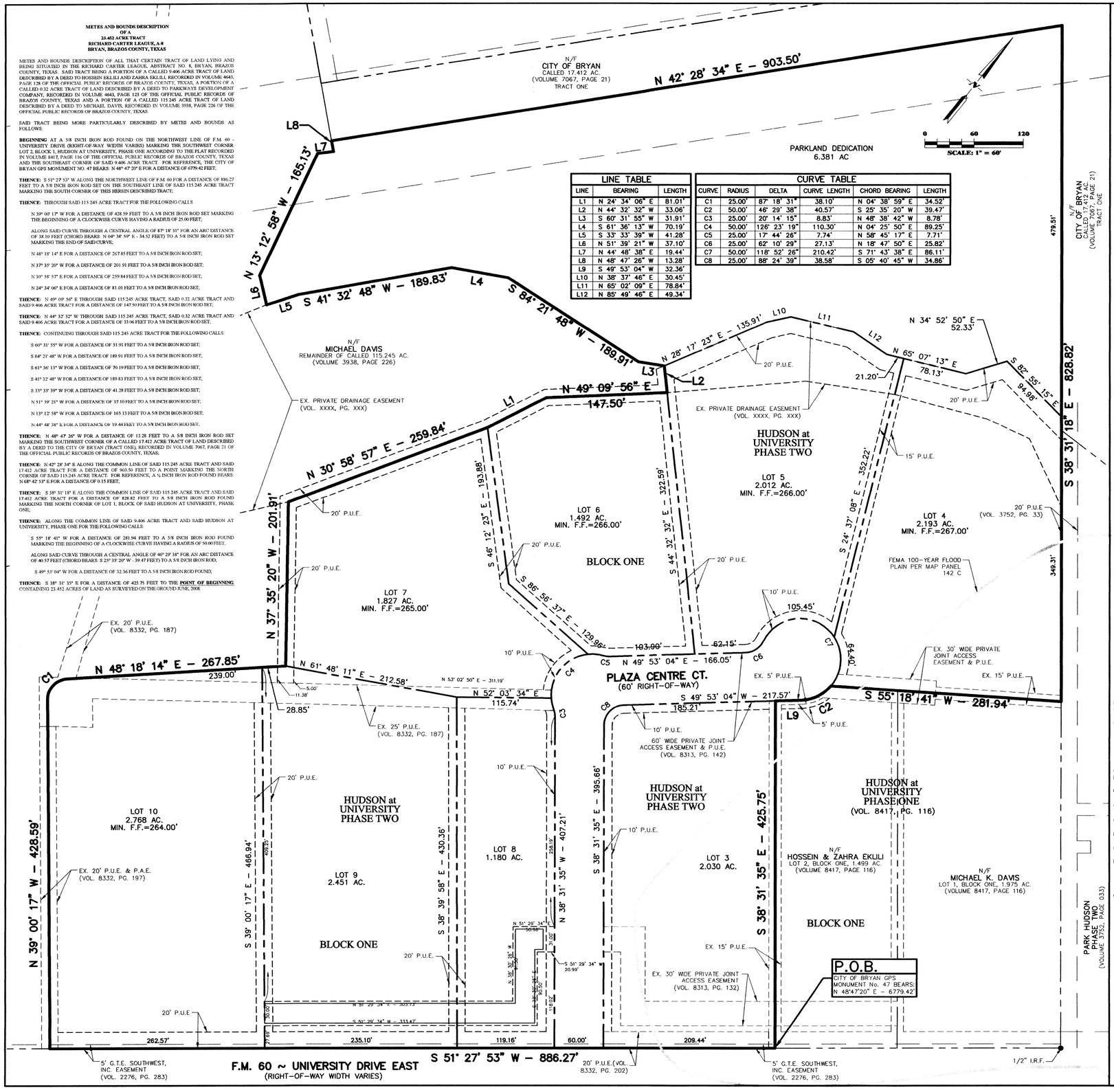
THENCE: ALONG THE COMMON LINE OF SAID 9.406 ACRE TRACT AND SAID HUDSON AT UNIVERSITY, PHASE ONE FOR THE FOLLOWING CALLS:

S 55° 18' 41" W FOR A DISTANCE OF 281.94 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 29' 38" FOR AN ARC DISTANCE OF 40.57 FEET (CHORD BEARS: S 25° 35' 20" W - 39.47 FEET) TO A 5/8 INCH IRON ROD;

S 49° 53' 04" W FOR A DISTANCE OF 32.36 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE: S 38° 31' 35" E FOR A DISTANCE OF 425.75 FEET TO THE **POINT OF BEGINNING** CONTAINING 23.452 ACRES OF LAND AS SURVEYED ON THE GROUND JUNE, 2008.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 24° 34' 06" E	81.01'
L2	N 44° 32' 32" W	33.06'
L3	S 60° 31' 55" W	31.91'
L4	S 61° 36' 13" W	70.19'
L5	S 33° 33' 39" W	41.28'
L6	N 51° 39' 21" W	37.10'
L7	N 44° 48' 38" E	19.44'
L8	N 48° 47' 26" W	13.28'
L9	S 49° 53' 04" W	32.36'
L10	N 38° 37' 46" E	30.45'
L11	N 65° 02' 09" E	78.84'
L12	N 85° 49' 46" E	49.34'

CURVE TABLE					
CURVE	RADIUS	DELTA	CURVE LENGTH	CHORD BEARING	LENGTH
C1	25.00'	87° 18' 31"	38.10'	N 04° 38' 59" E	34.52'
C2	50.00'	46° 29' 38"	40.57'	S 25° 35' 20" W	39.47'
C3	25.00'	20° 14' 15"	8.83'	N 48° 38' 42" W	8.78'
C4	50.00'	126° 23' 19"	110.30'	N 04° 25' 50" E	89.25'
C5	25.00'	17° 44' 26"	7.74'	N 58° 45' 17" E	7.71
C6	25.00'	62° 10' 29"	27.13'	N 18° 47' 50" E	25.82'
C7	50.00'	118° 52' 26"	210.42'	S 71° 43' 38" E	86.11'
C8	25.00'	88° 24' 39"	38.58'	S 05° 40' 45" W	34.86'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I (We), _____, the 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 Deed 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 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(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

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

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I (We), _____, the 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 Deed 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 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(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

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

_____
Notary Public, Brazos County, Texas

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

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 _____, 20____.

_____
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, _____, Chairman of the Planning & 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_____, 20___ and same was duly approved on the __day _____, 20___ by said Commission

_____
Chairman, Planning & Zoning Commission, Bryan, Texas

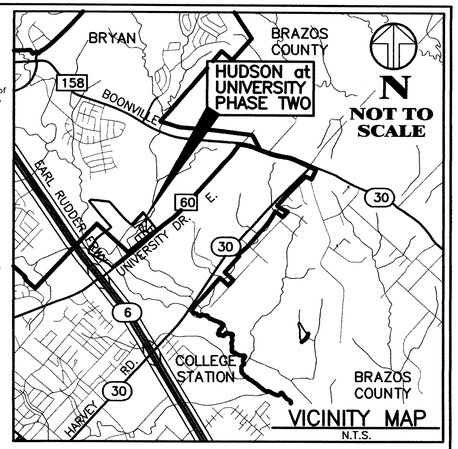
CERTIFICATION OF THE COUNTY CLERK

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 _____.

_____
County Clerk, Brazos County, Texas



FINAL PLAT NOTES:

1. (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. A PORTION OF THIS TRACT LIES WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.– FIRM COMMUNITY PANEL NO. 48041C 0142C, JULY 2, 1992.

3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND ORDINANCES.

4. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON ROTATING THE SOUTHWEST LINE OF PARK HUDSON SUBDIVISION, PHASE TWO, LOT ONE, BLOCK ONE AS RECORDED IN VOLUME 3752, PAGE 033 TO PLAT CALLS.

5. ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED ⅝" IRON RODS UNLESS OTHERWISE NOTED.

6. THE CITY OF BRYAN EASEMENT AS RECORDED IN VOLUME 94, PAGE 199 IS A BLANKET EASEMENT AND NO VISIBLE EVIDENCE WAS FOUND ON THE GROUND.

7. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE POLICY PREPARED BY LAWYERS TITLE COMPANY. ALL EASEMENTS INFORMATION APPLICABLE TO THIS SURVEY IS SHOWN ACCORDING TO THIS POLICY IN GF No. S23571.

8. CONTINUED MAINTENANCE OF COMMON MAINTENANCE AREAS OF THE SUBDIVISION KNOWN AS HUDSON AT UNIVERSITY, WHICH INCLUDES THE 23.452 ACRES OF LAND REPRESENTED ON THIS SUBDIVISION PLAT, SHALL BE THE RESPONSIBILITY OF THE HUDSON AT UNIVERSITY PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT FOR THE HUDSON AT UNIVERSITY COMMON AREA BETWEEN THE CITY OF BRYAN AND PARKWAYS DEVELOPMENT COMPANY, EXECUTED ON SEPTEMBER 23, 2003, OR ANY DULY EXECUTED AMENDMENTS THERETO.

9. PLAZA CENTRE CT. SHALL BE A 38' WIDE (BACK-OF-CURB TO BACK-OF-CURB) CONCRETE CURB AND GUTTER COLLECTOR STREET, BUILT TO COMMERCIAL STANDARDS.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, BRAD KERR, Registered Professional Land 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 describe a closed geometric form.

_____
BRAD KERR, RPLS No. 4502

Received
JUL 16 2008
Development & Engineering Services

FINAL PLAT
OF
HUDSON at UNIVERSITY PHASE TWO
LOTS 3 - 10, BLOCK ONE
23.452 ACRES
BEING A PORTIONS OUT OF A CALLLED 115.245 ACRE TRACT (VOLUME 3938, PAGE 226), AN 0.32 ACRE TRACT (VOLUME 4643, PAGE 123), & AN 9.406 ACRE TRACT (VOLUME 4643, PAGE 128)
RICHARD CARTER LEAGUE, A–8
BRYAN, BRAZOS COUNTY TEXAS
JUNE, 2008

SURVEYED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268–3195

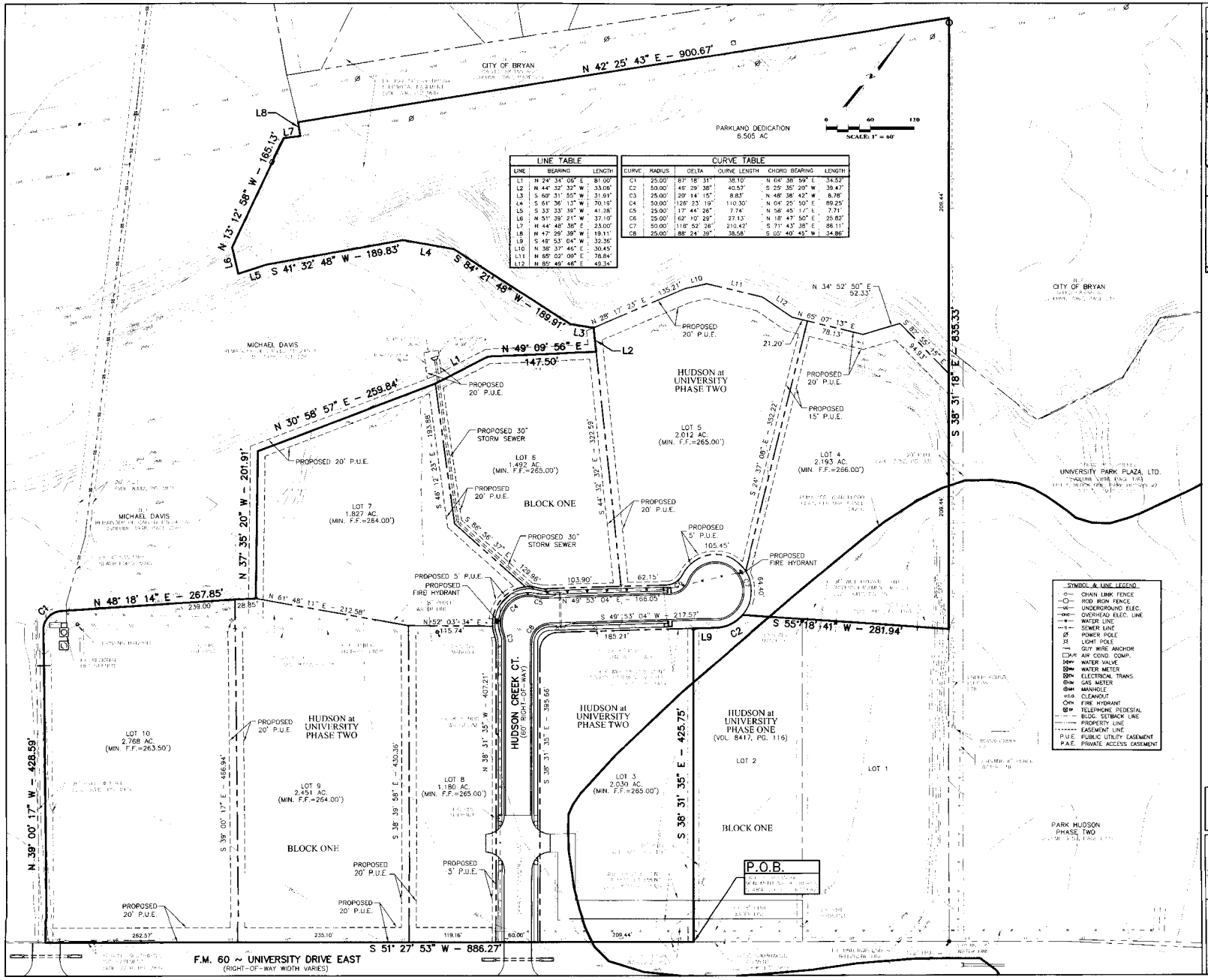
RME Consulting Engineers
1391 SEAMIST LANE <77845>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com

OFFICE - (979) 690-0329
FAX - (979) 690-0329

CLIENT INFORMATION
PARKWAYS DEVELOPMENT CO.
c/o MIKE DAVIS
4002 ASPEN DR.
BRYAN, TX 77801
OFF: (979) 846-3420
FAX: (979) 846-7200
AND
HOSSEIN EKLILI
2001 QUAIL RUN
COLLEGE STATION, TX 77845

FILENAME: 0342FPA	SCALE: 1"=60'
SUBMITTED DATE: JUNE 11, 2008	
DRAWN BY: A.J.B.	
CHECKED BY: R.A.M.	
FIELD BOOK: N/A	PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
111–0342



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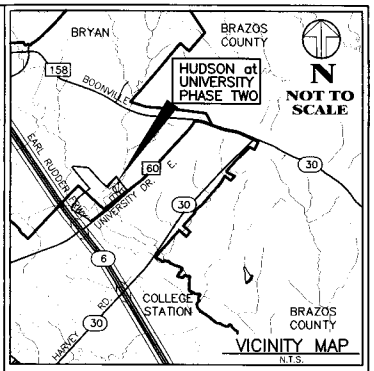

PRELIMINARY PLAN NOTES:

1. [illegible] RECORDS OF [illegible] PROPERTY, [illegible].

2. A PORTION OF THIS SPACE LIES WITHIN THE [illegible] AS GRAPHICALLY DEPICTED ON [illegible] PER [illegible] DATED [illegible].

3. MINIMUM FLOOR ELEVATIONS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND ORDINANCES.

4. [illegible] NORTH ORIENTATION IS BASED ON [illegible] THE SOUTHWESTERLY LINE OF THE HUDSON ADDITION, PHASE ONE, [illegible] AS RECORDED IN VOLUME [illegible], PAGE [illegible] OF THE [illegible].

5. ALL PROPERTY CORNERS ARE MONUMENTED BY [illegible] 5/8" IRON RODS UNLESS OTHERWISE NOTED.

6. THE [illegible] AS RECORDED IN [illegible] PHASE TWO IS A BLANKET EASEMENT [illegible] EXISTING WITHIN THE [illegible].

7. [illegible] THE [illegible] OF [illegible] PROPERTY BY [illegible] COMPANY. NO EASEMENTS INFORMATION APPEARS ON THIS SURVEY AS SHOWN ACCORDING TO THE POLICY IN GF No. 5[illegible].

8. TOPOGRAPHIC [illegible] INFORMATION HAS BEEN PROVIDED BY [illegible] ON AN ON-GROUND SURVEY PERFORMED BY RESCH METES AND BOUNDS.

9. [illegible] PARCEL OF COMMON LAND NAMED [illegible] SHOWN ON THIS SUBDIVISION AS [illegible] AT [illegible], WHICH INCLUDES THE 5.5 ACRES OF [illegible] DEDICATED ON THE SUBDIVISION PLAT, SHALL BE THE RESPONSIBILITY OF THE HUDSON AT UNIVERSITY PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT FOR THE HUDSON AT UNIVERSITY COMMON AREA RECORDED [illegible] BRYAN AND [illegible] PROPERTY [illegible] RECORDED ON SEPTEMBER [illegible], [illegible] AND DULY CALLED ADDENDUM [illegible].

MAR 12 2008

NOT FOR RECORD

PRELIMINARY PLAN OF HUDSON at UNIVERSITY PHASE TWO

LOTS 3 - 8, BLOCK ONE

23.576 ACRES

BEING 13.850 ACRES OUT OF A CALLLED 115.245 ACRE TRACT (VOLUME 3938, PAGE 226) AND 9.726 ACRES OUT OF AN 11.32 ACRE TRACT (VOLUME 4643, PAGE 123)

RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY TEXAS
MARCH 2008

KSC

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

RME Consulting Engineers

1391 SEAMIST LANE - 77845
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: ce@rmeengineer.com

OFFICE - (979) 690-0329
FAX - (979) 690-0329

OWNER/DEVELOPER:
HUDSON DEVELOPMENT CO.
ATTN: WAYNE GRAY
1002 KUPER DR.
BRYAN, TX 77801
TEL: (979) 846-3420
FAX: (979) 846-7269
AND
HUDSON SALES
2001 QUAIL RUN
COLLEGE STATION, TX 77845

SUBMITTED DATE: MARCH 12, 2008
DRAWN BY: [illegible]
REVIEWED BY: [illegible]
SHEET [illegible] OF [illegible]

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
111-0342