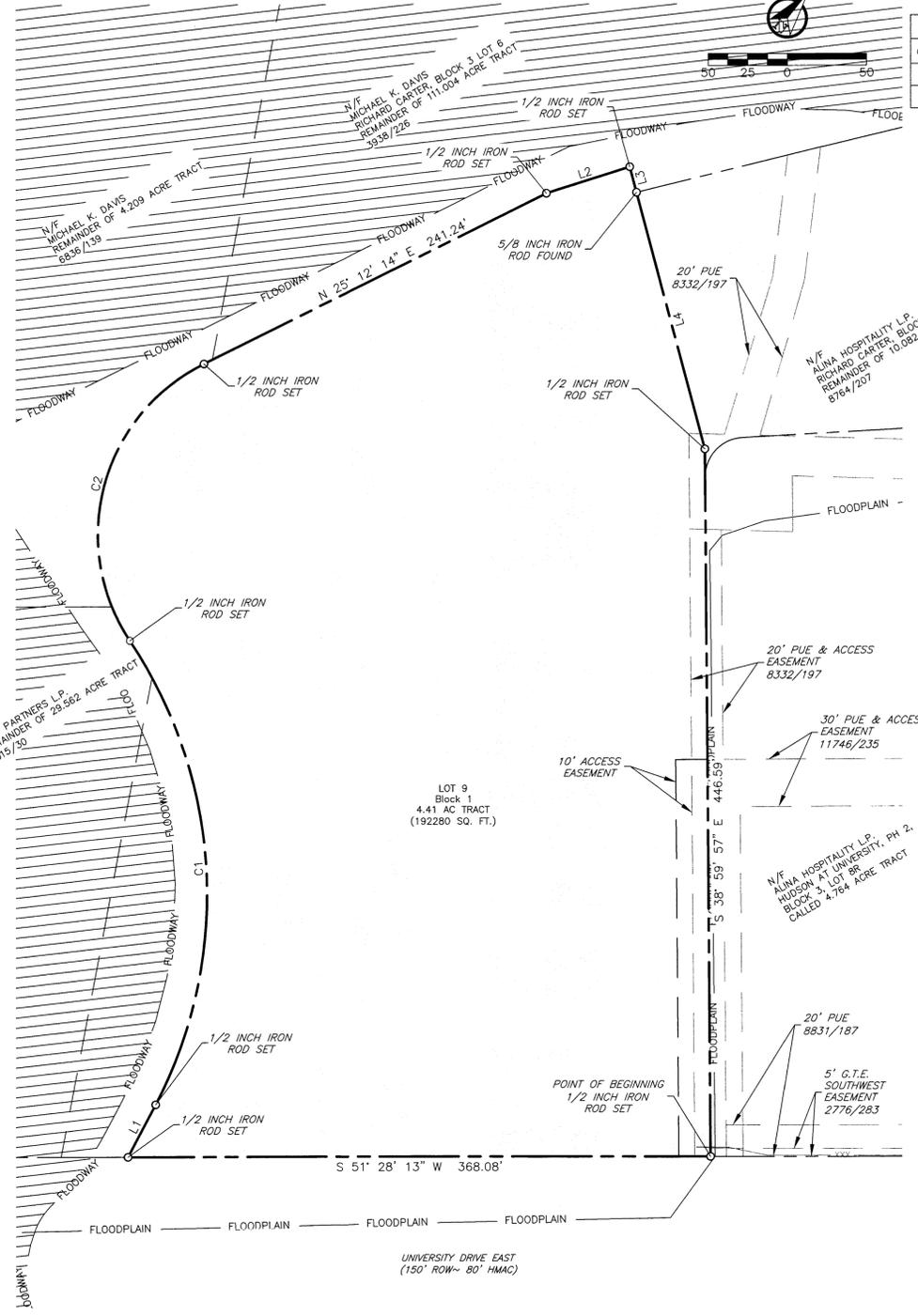
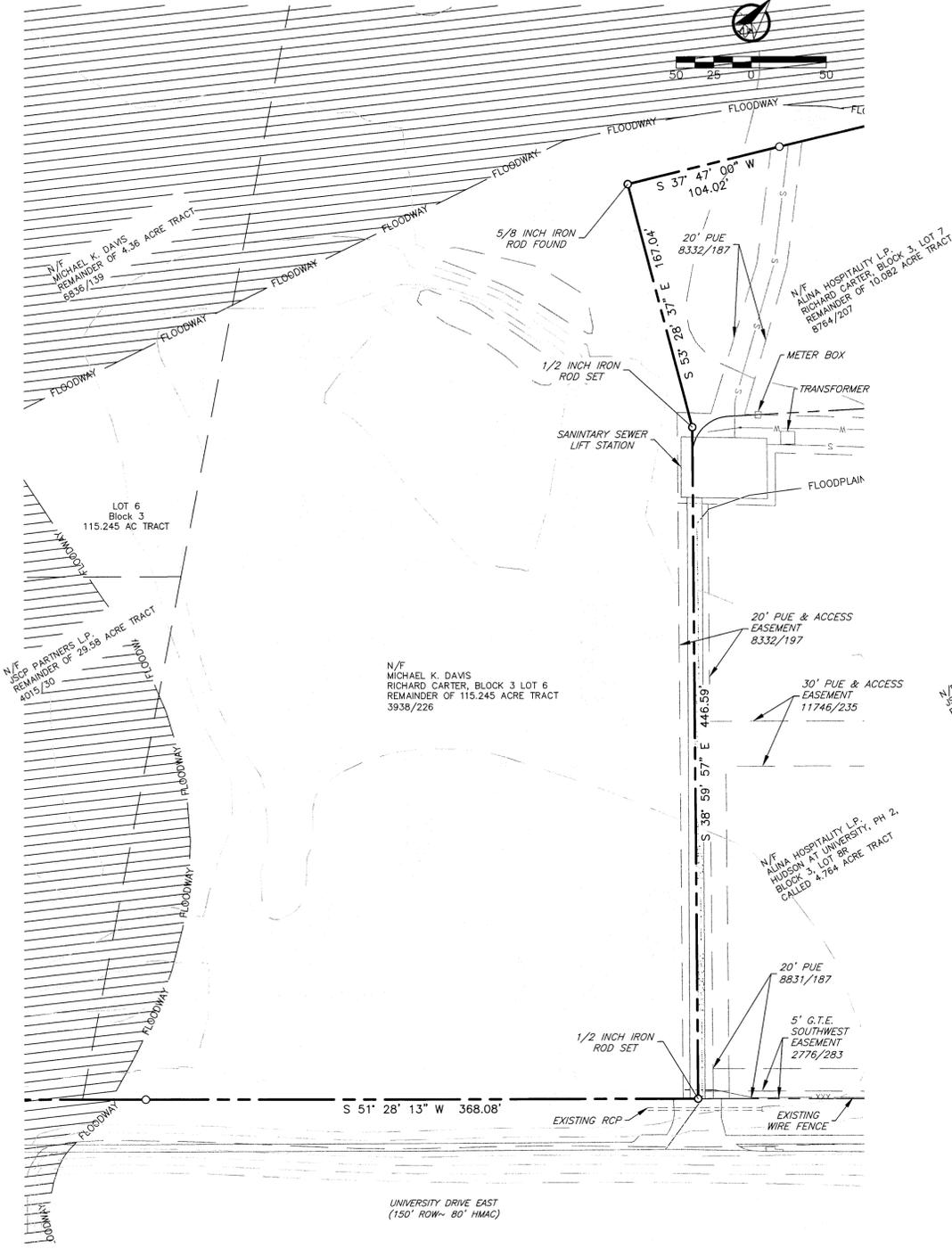


ORIGINAL PLAT

REPLAT



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	308.03'	288.06'	61° 16' 07"	N 41° 39' 26" W	293.56'	170.59'
C2	204.19'	120.00'	97° 29' 44"	N 23° 32' 38" W	180.44'	136.82'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	37.51'	N 10° 51' 43" W
L2	55.22'	N 34° 01' 58" E
L3	16.54'	S 53° 28' 37" E
L4	167.04'	S 53° 28' 37" E

METES AND BOUNDS DESCRIPTION OF A 4.41 ACRE TRACT RICHARD CARTER LEAGUE, A-B BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL 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 115.245 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MICHAEL K. 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 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF UNIVERSITY DRIVE E - FM 60 (150' R.O.W.) MARKING THE SOUTH CORNER OF LOT BR, BLOCK 1, HUDSON AT UNIVERSITY, PHASE 2 ACCORDING TO THE PLAT RECORDED IN VOLUME 11746, PAGE 235 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE ORIGINAL SOUTH CORNER OF A CALLED 10.02 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ALMA HOSPITALITY, L.P. RECORDED IN VOLUME 8764, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 51° 28' 13" E FOR A DISTANCE OF 1235.40 FEET (DEED CALL BEARING: N 51° 27' 53" E, 8764/207);

THENCE: S 51° 28' 13" W ALONG THE NORTHWEST LINE OF UNIVERSITY DRIVE E FOR A DISTANCE OF 368.08 FEET TO A 1/2 INCH IRON ROD SET;

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

N 10° 51' 43" W FOR A DISTANCE OF 37.51 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 288.06 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61° 16' 07" FOR AN ARC DISTANCE OF 308.03 FEET (CHORD BEARS: N 41° 39' 26" W - 293.56 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 120.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 29' 44" FOR AN ARC DISTANCE OF 204.19 FEET (CHORD BEARS: N 23° 32' 38" W - 180.44 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

N 34° 01' 58" E FOR A DISTANCE OF 55.22 FEET TO A 1/2 INCH IRON ROD SET;

S 53° 28' 37" E FOR A DISTANCE OF 16.54 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 10.02 ACRE TRACT;

THENCE: S 53° 28' 37" E ALONG THE SOUTHWEST LINE OF SAID 10.02 ACRE TRACT FOR A DISTANCE OF 167.04 FEET (DEED CALL: S 53° 28' 59" E - 167.04 FEET, 8764/207) TO A 1/2 INCH IRON ROD SET;

THENCE: S 38° 59' 57" E ALONG THE SOUTHWEST LINE OF SAID 10.02 ACRE TRACT AND SAID LOT BR FOR A DISTANCE OF 446.59 FEET (DEED CALL: S 38° 00' 17" E - 446.59 FEET, 8764/207) TO THE POINT OF BEGINNING CONTAINING 4.41 ACRES OF LAND, AS SURVEYED ON THE GROUND FEBRUARY, 2016. SEE PLAT PREPARED FEBRUARY, 2016, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.



Legend

Line Types

- Proposed Conditions
- Existing Conditions
- Water Line (Size Noted)
- Sanitary Sewer (Size Noted)
- Aerial Electrical
- Contour
- Easement
- Property Line
- Power Pole
- Sewer Manhole

- General Notes:
- Bearing system shown hereon is based on Grid North as established from G.P.S. observation.
  - This property is zoned PD, Planned Development.
  - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
  - This lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0220F, effective April 2, 2014.
  - Building setback lines to be in accordance with PD
  - Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.
  - Existing contours shown here are from GIS data.

CERTIFICATE OF 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael Davis, owner of the 115.245 acre tract shown on this plat, being the same tract of land as platted in the Deeds Records of Brazos County in Volume 3938, Page 226, and designated as Block 3, Lots 6, Richard Carter Subdivision, in the City of Bryan, Texas and the owner of the 4.36 acre tract shown on this plat, being the same tract of land as platted in the Deeds Records of Brazos County in Volume 8836, PAGE 139, and designated as Richard Carter Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

\_\_\_\_\_  
Michael Davis, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Julie Davis, 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, \_\_\_\_\_ County, \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, owner of the 29.58 acre tract shown on this plat, being the same tract of land as platted in the Deeds Records of Brazos County in Volume 4015, Page 030, and designated as Block 3, Lots 6, 9, Richard Carter Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

\_\_\_\_\_  
JSCP Partners, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Julie Davis, 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, \_\_\_\_\_ County, \_\_\_\_\_

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 the property markers and monuments were placed under my supervision on the ground.

\_\_\_\_\_  
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and 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 PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chair 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.

\_\_\_\_\_  
Chair, Planning & Zoning Commission Bryan, Texas

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 authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_.

\_\_\_\_\_  
County Clerk, Brazos County, Texas

**FINAL PLAT**

**Hudson at University**  
PH 2, Lot 9, Block 1-4.41 AC  
Being a Replat of  
Remainder of 115.245 AC  
of Richard Carter  
Block 3, Lot 6  
October 2016

Owner:  
Michael Davis  
729 S. Rosemary Dr.  
Bryan, TX 77802-4334

Engineer:  
IA Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951