



- REPLAT NOTES:
- (O.D.R.B.C.T.) DENOTES OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.
 - THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0142G, JULY 2, 1992, AND REVISED BY LOMR CASE NUMBER 08-06-0692P WITH AN EFFECTIVE DATE OF JULY 25, 2008.
 - MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND ORDINANCES.
 - 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 8752, PAGE 033 TO PLAT CALLS.
 - ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 5/8" IRON RODS UNLESS OTHERWISE NOTED.
 - NEITHER PARKLAND DEDICATION NOR OVERSITE PARTICIPATION APPLIES TO THIS SUBDIVISION.
 - THE CITY OF BRYAN HAS BEEN AS RECORDED IN VOLUME 94, PAGE 194 IN A REAR EASEMENT AND NO VISIBLE EVIDENCE WAS FOUND ON THE GROUND.
 - 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. 523571.
 - CONTINUED MAINTENANCE OF COMMON MAINTENANCE AREAS OF THE SUBDIVISION KNOWN AS HUDSON AT UNIVERSITY 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 HERETO.
 - ALL LOTS ARE CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT.
 - ELEVATION CERTIFICATES, PREPARED BY A LICENSED ENGINEER OR SURVEYOR IN THE STATE OF TEXAS, WILL BE REQUIRED FOR ALL LOTS VERIFY THE MINIMUM FINISH FLOOR ELEVATION IS AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

CURVE TABLE

CURVE	RADIUS	DELTA	CURVE LENGTH	CHORD BEARING	LENGTH
C1	25.00'	88° 24' 39"	38.58'	S 05° 40' 45" W	34.86'
C2	50.00'	46° 29' 38"	40.57'	S 25° 35' 20" W	39.47'

F.M. 60 ~ UNIVERSITY DRIVE EAST
(RIGHT-OF-WAY WIDTH VARIES)

P.O.B.
CITY OF BRYAN GPS
MONUMENT No. 47 BEARS;
N 48°43'42" E 6629.90'

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ORIGINAL PLAT / EXISTING CONDITIONS

- SYMBOL & LINE LEGEND**
- POWER POLE
 - LIGHT POLE
 - GUY WIRE ANCHOR
 - GAS PIPELINE RISER
 - WATER VALVE
 - WATER METER
 - DOUBLE CHECK VALVE
 - ELECTRIC VALVE
 - BALL VALVE
 - ELECTRICAL TRANSFORMER
 - GAS METER
 - MANHOLE
 - CLEANOUT
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - AREA INLET
 - JUNCTION BOX
 - BUILDING SETBACK LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - P.U.E. PUBLIC UTILITY EASEMENT

Doc 01012070 Bk UR Vol 8832 Pg 67

Filed for Record in: BRAZOS COUNTY

On: Oct 10, 2008 at 02:39P

As a Plat

Document Number: 01012070

Amount: \$6,000

Receipt Number: 351938

By: Kim Green

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.

Oct 10, 2008

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION
OF A
3.529 ACRE TRACT
RICHARD CARTER LEAGUE, A-B
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 ALL OF 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 ALL OF LOT 3, BLOCK 1, HUDSON AT UNIVERSITY, PHASE TWO ACCORDING TO THE PLAT RECORDED IN VOLUME 8831, PAGE 109 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 NORTH LINE OF F.M. 60 - UNIVERSITY DRIVE EAST (R.O.W. WIDTH VARIES) MARKING THE SOUTHEAST CORNER OF SAID LOT 2. FOR REFERENCE, CITY OF BRYAN GPS MONUMENT NO. 47 BEARS: N 48° 43' 42" E FOR A DISTANCE OF 6629.90 FEET;

THENCE: S 51° 27' 53" W ALONG THE COMMON LINE OF F.M. 60 AND SAID LOT 2, AT 149.79 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE COMMON SOUTH CORNER OF SAID LOTS 2 AND 3, CONTINUE ON ALONG THE COMMON LINE OF F.M. 60 AND SAID LOT 3 FOR A TOTAL DISTANCE OF 359.230 FEET TO A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF F.M. 60 AND THE EAST LINE OF PLAZA CENTRE COURT. SAID IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 3.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF F.M. 60 - UNIVERSITY DRIVE EAST (R.O.W. WIDTH VARIES) MARKING THE SOUTHEAST CORNER OF SAID LOT 2. FOR REFERENCE, CITY OF BRYAN GPS MONUMENT NO. 47 BEARS: N 48° 43' 42" E FOR A DISTANCE OF 6629.90 FEET;

THENCE: S 51° 27' 53" W ALONG THE COMMON LINE OF F.M. 60 AND SAID LOT 2, AT 149.79 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE COMMON SOUTH CORNER OF SAID LOTS 2 AND 3, CONTINUE ON ALONG THE COMMON LINE OF SAID LOT 2 AND PLAZA CENTRE COURT FOR A TOTAL DISTANCE OF 217.57 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 24' 39" FOR AN ARC DISTANCE OF 38.58' (CHORD BEARS: N 05° 40' 45" E - 34.86 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

N 49° 53' 04" E, AT 185.21 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE COMMON NORTH CORNER OF SAID LOTS 2 AND 3, CONTINUE ON ALONG THE COMMON LINE OF SAID LOT 2 AND PLAZA CENTRE COURT FOR A TOTAL DISTANCE OF 217.57 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-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' (CHORD BEARS: N 25° 35' 20" E - 39.47 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE. SAID IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 2 AND LOT 4, BLOCK 1 OF SAID HUDSON AT UNIVERSITY, PHASE ONE;

THENCE: N 55° 18' 41" E ALONG THE COMMON LINE OF SAID LOTS 2 AND 4 FOR A DISTANCE OF 82.12 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 2;

THENCE: S 38° 31' 35" E ALONG THE EAST LINE OF LOT 2 FOR A DISTANCE OF 438.36 FEET TO THE POINT OF BEGINNING CONTAINING 3.529 ACRES OF LAND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARING AS SHOWN ON SAID PLAT, 8417/116.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), Hossein Ekili 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 8417,8831, Page 116,109, 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.

Hossein Ekili
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Hossein Ekili 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 9th day of October, 2008

J Fred Batts
Notary Public, State of Texas
My Commission Expires December 10, 2011

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
BRAD KERR, RPLS No. 4502

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 10th day of October, 2008

Kerr Russell
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 10th day of October, 2008

W. Paul Dugan
City Engineer, Bryan, Texas

CERTIFICATION OF 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 10th day of October, 2008, in the Official Records of Brazos County, Texas, in volume 8832 Page 167

Karen McQueen
County Clerk, Brazos County, Texas

REPLAT

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

1st REPLAT
OF
HUDSON at UNIVERSITY
BLOCK ONE
LOT 2 & 3
VOL. 8417, PG. 116 & VOL. 8831, PG. 109
CREATING
LOT 2R, BLOCK ONE
3.529 ACRES
RICHARD CARTER LEAGUE, A-B
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER 2008

RME Consulting Engineers

1391 SEAMIST LANE #77845
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengincr.com

CLIENT INFORMATION
HOSSAIN EKILI
2001 QUAL RUN
COLLEGE STATION, TX 77845

FILENAME: 0342FPA SCALE: 1"=60'
SUBMITTED DATE: SEPTEMBER 24, 2008
REVISIONS: 10/1/08
DRAWN BY: R.A.M.
CHECKED BY: BRAD KERR
FIELD BOOK: N/A PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
234 - 0354