

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF Texas  
 COUNTY OF Brazos

I (We), Michael K. Davis, 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 3938, Page 226, 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.

Michael K. Davis  
 Owner

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Michael K. Davis 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 5<sup>th</sup> day of December, 2008.

[Signature]  
 Notary Public, Brazos County, Texas

**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 3938, Page 226, 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.

[Signature]  
 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 14<sup>th</sup> day of January, 2008.

[Signature]  
 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 14<sup>th</sup> day of January, 2008.

[Signature]  
 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 18<sup>th</sup> day of Jan, 2008.

[Signature]  
 City Engineer, Bryan, Texas

**APPROVAL OF THE PLANNING & ZONING COMMISSION**

I, John Clark, 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 2<sup>nd</sup> day of September, 2008 and same was duly approved on the 16<sup>th</sup> day of November, 2007 by said Commission.

[Signature]  
 Chairman, Planning & Zoning Commission, 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 25<sup>th</sup> day of January, 2008, in the Official Records of Brazos County, Texas, in Volume 3938, Page 116.

[Signature]  
 County Clerk, Brazos County, Texas

METES AND BOUNDS DESCRIPTION OF A 3.474 ACRE TRACT RICHARD CARTER SURVEY, 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 SURVEY, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A 1.88 ACRE PORTION OF A CALLED 115.245 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MICHAEL DAVIS RECORDED IN VOLUME 3938, PAGE 226 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND A PORTION OF A 2.00 ACRE TRACT AS DESCRIBED BY A DEED TO HOSSEIN EKILI AND ZAHRA EKILI RECORDED IN VOLUME 4643, PAGE 128 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" IRON ROD FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. 60 MARKING THE SOUTH CORNER OF LOT 1, BLOCK 1, PARK HUDSON SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 3752, PAGE 33 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, THE CITY OF BRYAN GPS MONUMENT NUMBER 47 BEARS: N 48° 38' 36" E FOR A DISTANCE OF 6430.69 FEET;

THENCE: S 51° 27' 53" W ALONG THE NORTHWEST LINE OF F.M. 60, AT 197.00 FEET PASS THE SOUTH CORNER OF SAID 1.88 ACRE TRACT BEING THE SOUTHEAST CORNER OF SAID 11.32 ACRE TRACT, CONTINUE FOR A TOTAL DISTANCE OF 349.13 FEET TO A 5/8" IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

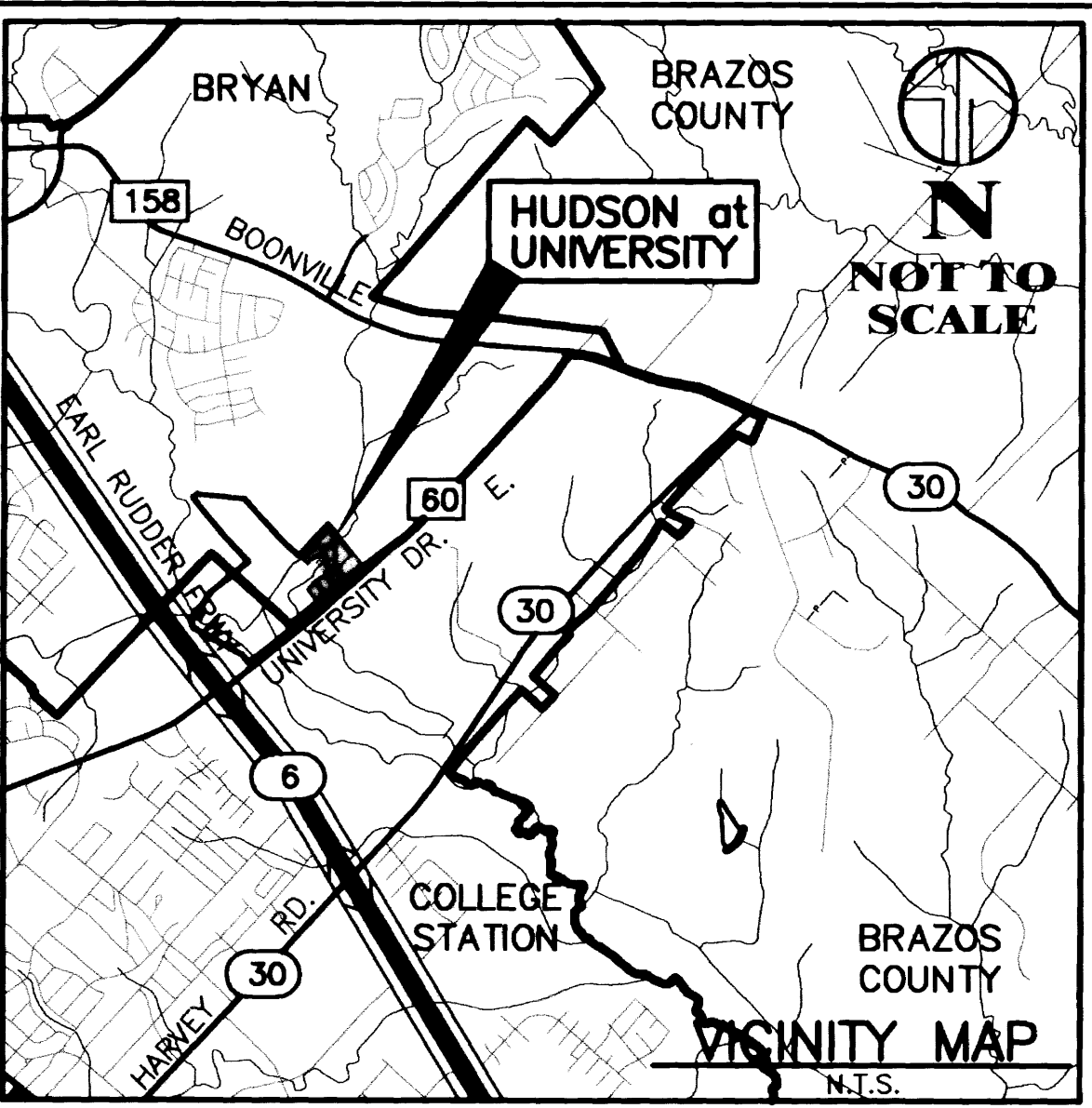
THENCE: N 38° 31' 35" W THROUGH SAID 11.32 ACRE TRACT FOR A DISTANCE OF 425.76 FEET TO A 5/8" IRON ROD SET;

THENCE: N 49° 53' 04" E FOR A DISTANCE OF 32.36 FEET TO A 5/8" IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 29' 40" FOR AN ARC LENGTH OF 40.57 FEET (CHORD BEARS: N 25° 35' 20" E - 39.47 FEET) TO A 5/8" IRON ROD SET;

THENCE: N 55° 18' 41" E FOR A DISTANCE OF 281.94 FEET TO A 5/8" IRON ROD SET ON THE SOUTHWEST LINE OF SAID PARK HUDSON SUBDIVISION. FOR REFERENCE, A 1/2" IRON ROD FOUND BEARS: N 38° 31' 18" W FOR A DISTANCE OF 362.62 FEET;

THENCE: S 38° 31' 18" E ALONG THE SOUTHWEST LINE OF SAID PARK HUDSON SUBDIVISION, AT 9.96 FEET PASS THE NORTH CORNER OF SAID 1.88 ACRE TRACT, CONTINUE FOR A TOTAL DISTANCE OF 424.96 FEET TO THE POINT OF BEGINNING CONTAINING 3.474 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER, 2007. FOR MORE DESCRIPTIVE INFORMATION, BEARING SYSTEM SHOWN HEREIN IS HONORING THE PLAT CALL BEARINGS OF PARK HUDSON SUBDIVISION (3752/33).



**FINAL PLAT NOTES:**

- (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- 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.
- 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 3752, PAGE 033 TO PLAT CALLS.
- ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 1" IRON RODS UNLESS OTHERWISE NOTED.
- 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.
- 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 OF No. 523571.
- ZOOGRAPHICAL & UTILITY INFORMATION ILLUSTRATED WAS OBTAINED FROM AN **NOTE B** ON THE GROUND SURVEY, PERFORMED BY RABON METCALF ENGINEERS. **IS HEREBY DELIMITED.**
- CONTINUED MAINTENANCE OF COMMON MAINTENANCE AREAS OF THE SUBDIVISION KNOWN AS HUDSON AT UNIVERSITY, WHICH INCLUDES THE 3.474 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.

**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.

[Signature]  
 BRAD KERR, RPLS No. 4502

**FINAL PLAT**  
 OF  
**HUDSON at UNIVERSITY**  
**PHASE ONE**  
**LOT 1 & 2, BLOCK ONE**  
**3.474 ACRES**  
**BEING 1.88 ACRES OUT OF A CALLED**  
**115.245 ACRE TRACT (VOLUME 3938, PAGE 226)**  
**AND 1.594 ACRES OUT OF AN**  
**11.32 ACRE TRACT (VOLUME 4643, PAGE 123)**  
 RICHARD CARTER LEAGUE, A-8  
 BRYAN, BRAZOS COUNTY TEXAS  
 JULY 2007

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

**CLIENT INFORMATION**  
 PARKWAYS DEVELOPMENT CO.  
 c/o MIKE DAVIS  
 4002 ASPEN DR  
 BRYAN, TX 77801  
 OFF: (979) 846-5420  
 FAX: (979) 846-7200  
 AND  
 HOSSEIN EKILI  
 2001 QUAL RUN  
 COLLEGE STATION, TX 77845

**FILENAME:** 0119FPA **SCALE:** 1"=30'

**1391 SEAMIST LANE <77845>**  
**POST OFFICE BOX 9253**  
**COLLEGE STATION, TEXAS 77842**  
**EMAIL: civil@mengineer.com**

**RABON METCALF ENGINEERING**  
 CLIENT NO. PROJECT NO.  
**111-0119**