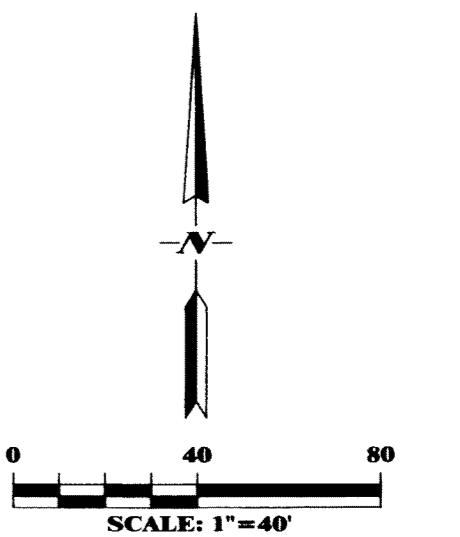


ABBREVIATIONS & LINE LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - EXISTING OR NEW UTILITY EASEMENT
- - - EXISTING OR NEW ACCESS EASEMENT
- - - EXISTING OR NEW UTILITY/ACCESS EASEMENT
- - - 100-YEAR FLOODPLAIN
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PUBLIC SEWER EASEMENT
- P.W.E. PUBLIC WATER EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- PR.M.E. PRIVATE MAINTENANCE EASEMENT
- I.R.F. IRON ROD FOUND
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- DRBCT. DEED RECORDS OF BRAZOS COUNTY, TEXAS
- ORBCT. OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCT. OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- (P1) PER PLAT, (8A: 8831/109) OPRBCT
- (P2) PER PLAT, (11746/236) OPRBCT
- (P3) PER PLAT, (8: 15053/265) OPRBCT
- (P4) PER PLAT, (8H: 18234/244) OPRBCT
- (CM) CONTROLLING MONUMENT - FOUND & USED TO ESTABLISH PROPERTY LINES
- EASEMENTS DEDICATED BY THIS PLAT



KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195
 TBPELS FIRM No. 10018500

A FINAL PLAT OF
HUDSON at UNIVERSITY PHASE TWO
 BLOCK ONE, LOT 8R2-1 & 9R1
 2 LOTS - 7.182 ACRE TRACT
 BEING A REPLAT OF
HUDSON at UNIVERSITY, PHASE TWO
 BLOCK ONE, LOT 8R2
 VOLUME 18234, PAGE 244 OPRBCT
 AND
 BLOCK ONE, LOT 9R
 VOLUME 15053, PAGE 265 OPRBCT
 RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8
 BRYAN, BRAZOS COUNTY, TEXAS
 SURVEYED: OCTOBER 2022

RME CONSULTING ENGINEERS
 LANDOWNER INFORMATION
 ALINA HOSPITALITY, LP
 c/o MIKE HUSSEIN
 BRAZOS VALLEY HOTEL CORP.
 PO BOX 11680
 COLLEGE STATION, TX 77842
 CELL: (713) 876-7866
 EMAIL: AHOTEL007@GMAIL.COM

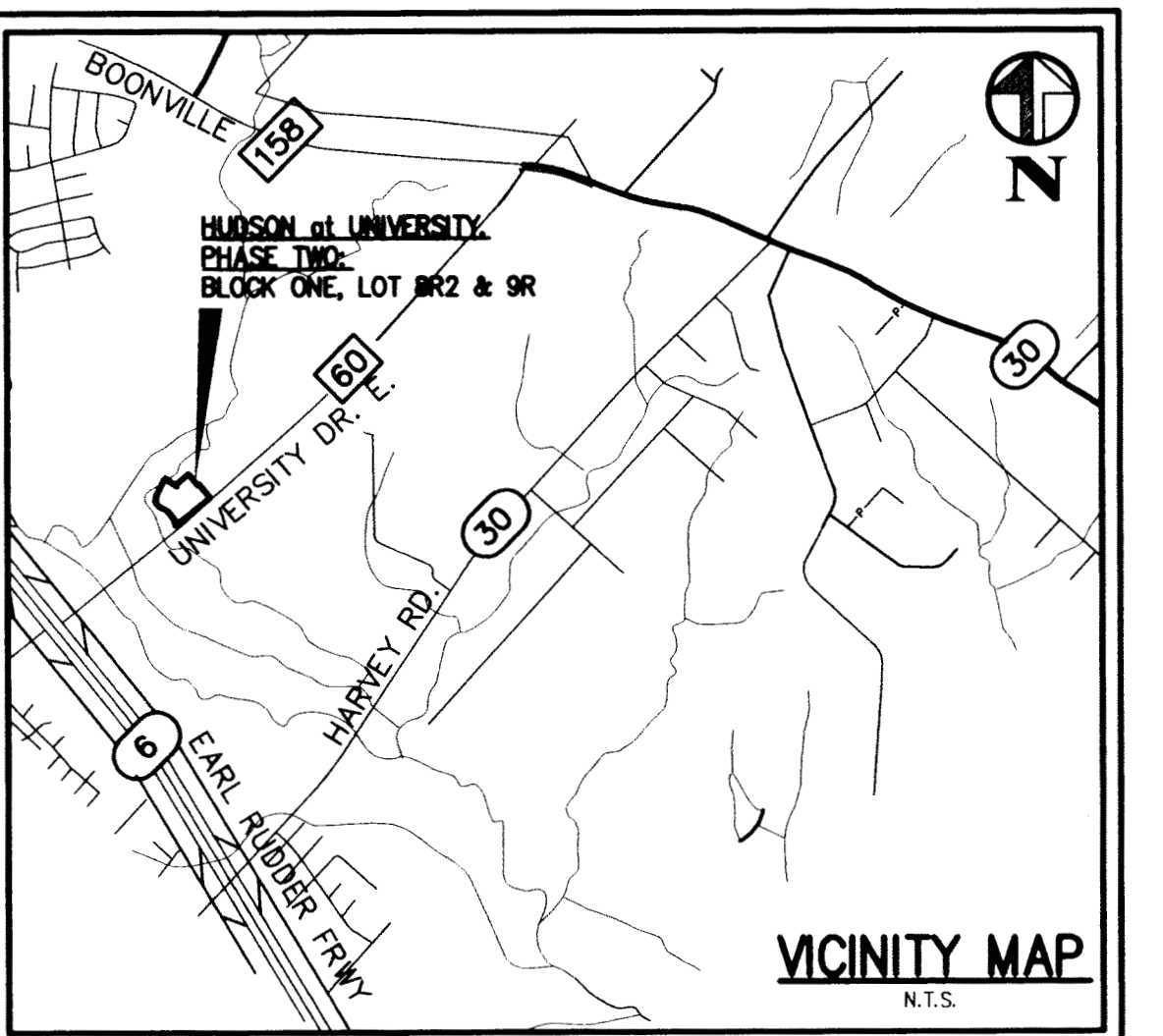
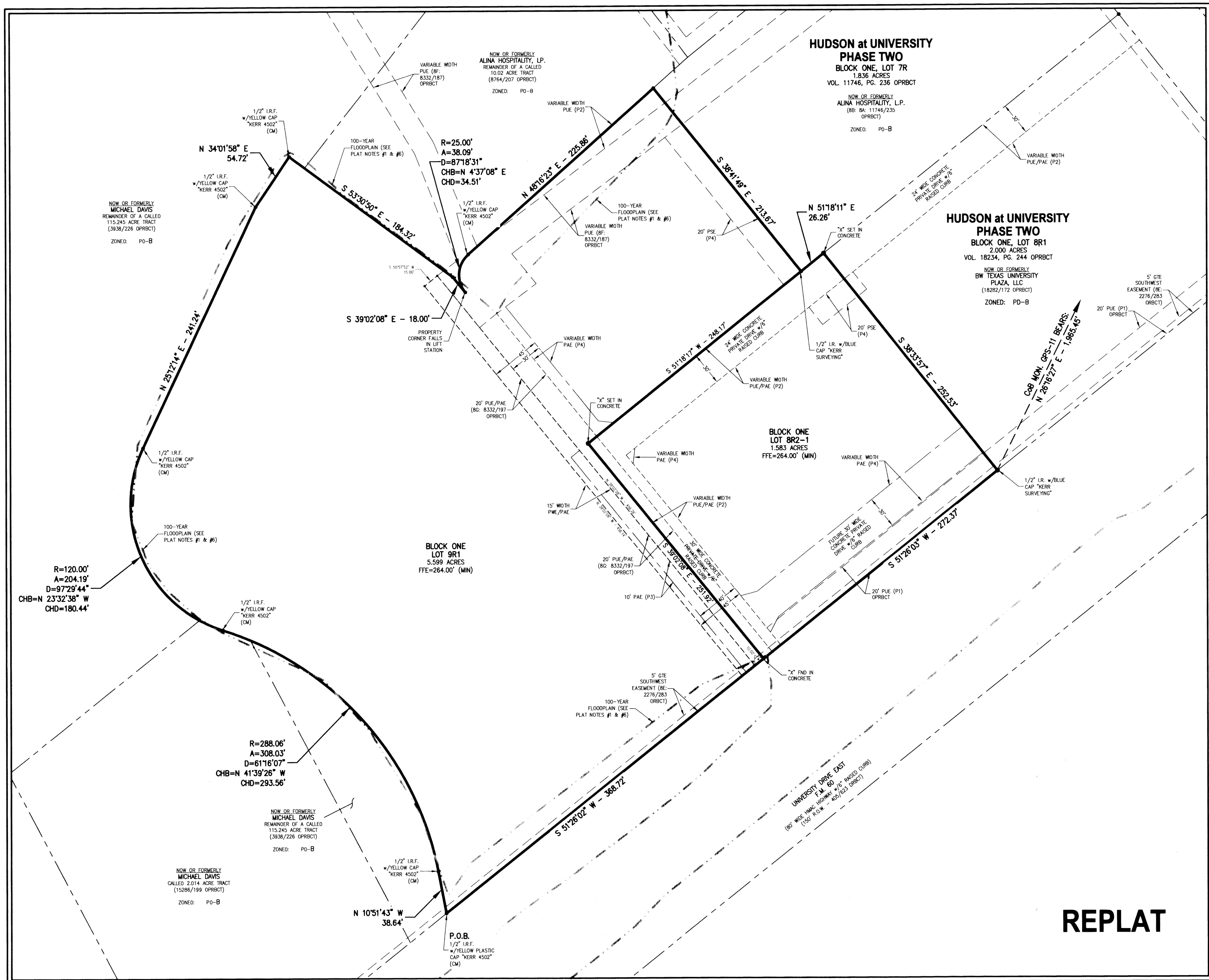
POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 EMAIL: civil@rmengineer.com
 OFFICE - (979) 764-0704

FILENAME: 0783FPIA SCALE: 1"=40'
 SUBMITTED DATE: 11/2/22
 REVISIONS: 11/16/22, 3/10/23

DRAWN BY: CHECKED BY: NATHAN PAUL KERR
 R.A.M. KERR JOB: #22-797

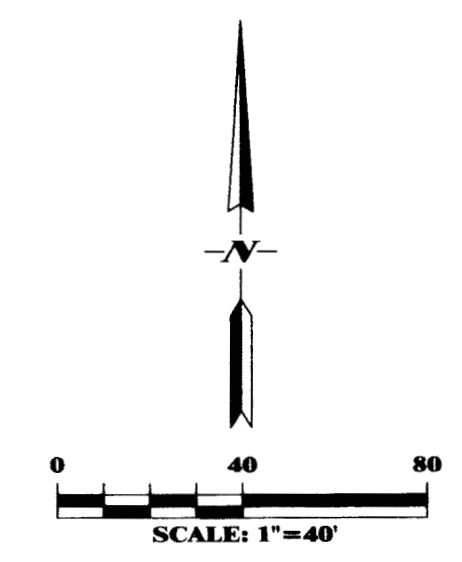
TEXAS FIRM REGISTRATION No. F-4695
 RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
289 - 0783

ORIGINAL PLAT



ABBREVIATIONS & LINE LEGEND

- EXISTING PROPERTY LINE
- EXISTING SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - EXISTING OR NEW UTILITY EASEMENT
- - - EXISTING OR NEW ACCESS EASEMENT
- - - EXISTING OR NEW UTILITY/ACCESS EASEMENT
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- P.U.E. PUBLIC UTILITY EASEMENT
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- I.R.F. IRON ROD FOUND
- VOL. VOLUME
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- ORBCT TEXAS OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
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- (P4) PER PLAT, (8B: 18234/244) OPRBCT
- (CM) CONTROLLING MONUMENT - FOUND & USED TO ESTABLISH PROPERTY LINES
- EASEMENTS DEDICATED BY THIS PLAT



KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195
 TBPOLS FIRM No. 10018500

A FINAL PLAT OF
HUDSON at UNIVERSITY
PHASE TWO
 BLOCK ONE, LOT 8R2-1 & 9R1
 2 LOTS - 7.182 ACRE TRACT
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 RICHARD CARTER LEAGUE SURVEY, ABSTRACT B
 BRYAN, BRAZOS COUNTY, TEXAS
 SURVEYED: OCTOBER 2022

	LANDOWNER INFORMATION ALINA HOSPITALITY, LP c/o MIKE HUSSEIN BRAZOS VALLEY HOTEL CORP. c/o MIKE HUSSEIN PO BOX 11680 COLLEGE STATION, TX 77842 CELL: (713) 876-7866 EMAIL: AHOTEL007@GMAIL.COM
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POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com OFFICE - (979) 764-0704 TEXAS FIRM REGISTRATION No. F-4695	RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 289 - 0783

REPLAT

FIELD NOTES DESCRIPTION
OF A
7.182 ACRE TRACT
RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 7.182 ACRES IN THE RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 8R2, BLOCK 1, OF A REPLAT OF HUDSON AT UNIVERSITY, PHASE TWO, RECORDED IN VOLUME 18234, PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND ALL OF LOT 9R, BLOCK 1, OF A REPLAT OF HUDSON AT UNIVERSITY, PHASE TWO, RECORDED IN VOLUME 15053, PAGE 265 (OPRBCT); SAID 7.182 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST (150' WIDE RIGHT OF WAY, 405/623 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, DRBCT), FOR THE SOUTHEAST CORNER OF THE REMAINDER OF A CALLED 115.245 ACRE TRACT OF LAND CONVEYED TO MICHAEL DAVIS IN VOLUME 3938, PAGE 226 (OPRBCT), AND BEING THE SOUTH CORNER OF LOT 9R AND THE SOUTH CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF LOT 9R AND THE REMAINDER OF SAID 115.245 ACRES FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 10° 51' 43" W, FOR A DISTANCE OF 38.64 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND;
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 288.06 FEET, AN ARC DISTANCE OF 308.03 FEET, A DELTA ANGLE OF 61° 16' 07"; AND A CHORD WHICH BEARS N 41° 39' 26" W, FOR A DISTANCE OF 293.56 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTH LINE OF A CALLED 2.014 ACRE TRACT OF LAND CONVEYED TO MICHAEL K. DAVIS IN VOLUME 15286, PAGE 199 (OPRBCT);

THENCE, WITH THE COMMON LINES OF SAID 2.014 ACRE, SAID LOT 9R, AND THE REMAINDER OF SAID 115.245 ACRES, FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 204.19 FEET, A DELTA ANGLE OF 97° 29' 44"; AND A CHORD WHICH BEARS N 23° 32' 38" W, FOR A DISTANCE OF 180.44 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND;
- 2) N 25° 12' 14" E, FOR A DISTANCE OF 241.24 FEET TO 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND;
- 3) N 34° 01' 58" E, FOR A DISTANCE OF 54.72 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND FOR THE NORTH CORNER OF LOT 9R AND A NORTHERLY CORNER HEREOF;

THENCE, WITH THE COMMON LINES OF THE REMAINDER OF SAID 115.245 ACRES, SAID LOT 9R, AND THE REMAINDER OF A CALLED 10.02 ACRE TRACT CONVEYED TO ALINA HOSPITALITY, LP, IN VOLUME 8764, PAGE 207 (OPRBCT), S 53° 30' 50" E, FOR A DISTANCE OF 184.32 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET;

THENCE, WITH THE COMMON LINE OF THE REMAINDER OF SAID 10.02 ACRES AND SAID LOT 9R, S 39° 02' 08" E, FOR A DISTANCE OF 18.00 FEET TO A POINT THAT FALLS IN A LIFT STATION ON THE NORTHEAST LINE OF LOT 9R AND BEING A WESTERLY CORNER OF SAID LOT 8R2;

THENCE, WITH THE COMMON LINE OF SAID LOT 8R2 AND THE REMAINDER OF SAID 10.02 ACRES FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.09 FEET, A DELTA ANGLE OF 87° 18' 31"; AND A CHORD WHICH BEARS N 04° 37' 08" E, FOR A DISTANCE OF 34.51 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND;
- 2) N 48° 16' 23" E, FOR A DISTANCE OF 225.86 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE WEST CORNER OF LOT 7R, BLOCK 1, OF THE 2ND REPLAT OF HUDSON AT UNIVERSITY, PHASE TWO, RECORDED IN VOLUME 11746, PAGE 236 (OPRBCT), FOR THE NORTH CORNER OF SAID LOT 8R2 AND A NORTHERLY CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID LOT 7R AND LOT 8R2 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 38° 41' 49" E, FOR A DISTANCE OF 213.67 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET;
- 2) N 51° 18' 11" E, FOR A DISTANCE OF 26.26 FEET TO AN 'X' SET IN CONCRETE FOR THE WEST CORNER OF LOT 8R1 OF A REPLAT OF HUDSON AT UNIVERSITY, PHASE TWO, RECORDED IN VOLUME 18234, PAGE 244 (OPRBCT);

THENCE, WITH THE COMMON LINE OF SAID LOT 8R1 AND SAID LOT 8R2, S 38° 33' 57" E, FOR A DISTANCE OF 252.53 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET ON THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST, FOR THE SOUTH CORNER OF LOT 8R1 AND BEING THE EAST CORNER OF LOT 8R2 AND THE EAST CORNER HEREOF, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-11 BEARS N 26° 16' 27" E, A DISTANCE OF 1,965.45 FEET;

THENCE, WITH THE COMMON LINE OF LOT 8R2 AND UNIVERSITY DRIVE EAST, S 51° 26' 03" W, FOR A DISTANCE OF 272.37 FEET TO AN 'X' FOUND IN CONCRETE FOR THE SOUTH CORNER OF LOT 8R2 AND THE EAST CORNER OF SAID LOT 9R;

THENCE, WITH THE COMMON LINE OF LOT 9R AND UNIVERSITY DRIVE EAST, S 51° 26' 02" W, FOR A DISTANCE OF 368.72 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 7.182 ACRES, MORE OR LESS, SURVEYED ON THE GROUND OCTOBER 2022 UNDER MY SUPERVISION.

PLAT NOTES:

1. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED, "X" SHADED AND "AE" AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD PLAIN) AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0220F, REVISED DATE: 04-02-2014 AND REVISED TO REFLECT FEMA LOMR-F CASE #18-06-1068A, DATED 04-12-2018.

2. BASIS OF BEARING, BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001075 (CALCULATED USING GEOD12B).

3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS, WITH BLUE PLASTIC CAP (KERR SURVEYING), UNLESS OTHERWISE NOTED.

4. ALL LOTS ARE CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT.

5. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE ZONING OF THE SUBJECT PROPERTY ACCORDING TO THE CITY OF BRYAN CODE OF ORDINANCES. THIS TRACT IS ZONED PLANNED DEVELOPMENT-BUSINESS DISTRICT [PD-B] (ORDINANCE NO. 2205 - MARCH 29, 2017) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS AS FOLLOWS:

- FRONT SETBACK - 25'
- SIDE SETBACK (INTERIOR) - 7.5'
- SIDE SETBACK (STREET) - 15'
- REAR SETBACK - 7.5'

6. DEVELOPED ON THESE PROPERTIES WILL REQUIRE A CITY OF BRYAN FLOODPLAIN DEVELOPMENT PERMIT, PREPARED BY A STATE OF TEXAS LICENSED ENGINEER, AND ELEVATION CERTIFICATE. ELEVATION CERTIFICATES MUST BE PREPARED BY A STATE OF TEXAS LICENSED ENGINEER OR SURVEYOR AND WILL BE REQUIRED FOR ALL LOTS TO VERIFY THE MINIMUM FINISH FLOOR ELEVATION IS AT LEAST ONE-FOOT ABOVE THE BASE FLOOD ELEVATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

7. NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.

8. THIS PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, OF NO. M2915, EFFECTIVE DATE: 10-26-2022. EXCEPTIONS ARE ADDRESSED AS FOLLOWS:

- (8831/109; 11746/235 OPRBCT) EASEMENTS SHOWN ON THE PLATS DO APPLY TO LOTS 9R1 AND LOT 8R2-1 AS SHOWN HEREON.
- (18282/148 OPRBCT) EASEMENT, RESTRICTIONS, AND MAINTENANCE AGREEMENT DOES APPLY AND CREATE ACCESS EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ON LOT 9R1 AND LOT 8R2-1 AS SHOWN HEREON. #4
- (18282/185 OPRBCT) RIGHT OF FIRST REFUSAL DOES APPLY TO LOT 9R1 AND LOT 8R2-1 BUT HAS NOT PLOTTABLE ITEMS AND IS NOT SHOWN HEREON, UNLESS TERMINATED SOONER ACCORDING TO ITS TERMS, THE RIGHT OF FIRST REFUSAL EXPIRES OCTOBER 13, 2024. #5
- (18283/250 OPRBCT) TEMPORARY CONSTRUCTION EASEMENTS DO APPLY TO LOT 9R1 AND LOT 8R2-1 BUT ARE NOT SHOWN HEREON. #6
- (2276/283 OPRBCT) EASEMENT TO GTE SOUTHWEST, INC. DOES CROSS LOT 8R2-1 AND LOT 9R1 AS SHOWN HEREON. #7
- (8332/187 OPRBCT) EASEMENT TO CITY OF BRYAN DOES CROSS LOT 9R1 ONLY AS SHOWN HEREON. #8
- (8332/197 OPRBCT) EASEMENT TO CITY OF BRYAN DOES CROSS LOT 8R2-1 ONLY AS SHOWN HEREON. #9
- (18234/244 OPRBCT) EASEMENTS SHOWN ON PLAT DO APPLY TO LOT 8R2-1 ONLY AS SHOWN HEREON. #23
- (15053/265 OPRBCT) EASEMENTS SHOWN ON PLAT DO APPLY TO LOT 9R1 ONLY AS SHOWN HEREON. #24
- (94/199 DRBCT) EASEMENT TO CITY OF BRYAN DOES APPLY TO LOT 8R2-1 ONLY, IN THE EXISTING PUBLIC UTILITY EASEMENTS ONLY AS PROVIDED IN THE PARTIAL RELEASE (18333/209 OPRBCT). THE BLANKET PORTION OF EASEMENT OVER 8R2-1 WAS RELEASED (18088/12 OPRBCT). THE BLANKET PORTION OF EASEMENT OVER LOT 9R1 WAS RELEASED (18088/213 OPRBCT). #25
- (336/169 DRBCT) RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTING, MAINTAINING, ETC. TRANSMISSION LINES TO CITY OF BRYAN DOES APPLY TO LOT 9R1 ONLY BUT IS BLANKET IN NATURE AND NOT PLOTTABLE. 40 FOOT WIDE AND 150 FOOT WIDE TRANSMISSION EASEMENTS TO CITY OF BRYAN DO NOT CROSS LOT 9R1 AND ARE NOT SHOWN HEREON. #30
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

9. ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

10. CONTINUED MAINTENANCE OF THE COMMON MAINTENANCE AREAS, OF THE SUBDIVISION KNOWN AS HUDSON AT UNIVERSITY, SHALL BE THE RESPONSIBILITY OF THE HUDSON AT UNIVERSITY PROPERTY OWNERS ASSOCIATION (POA) IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT FOR THE SUBDIVISION'S COMMON AREA PER THE AGREEMENT BETWEEN THE CITY OF BRYAN AND PARKWAYS DEVELOPMENT COMPANY, EXECUTED ON SEPTEMBER 23, 2003 OR ANY DULY EXECUTED AMENDMENT THERETO.

11. THE CONTOURS ILLUSTRATED ON THE "ORIGINAL PLAT" ARE GENERATED FROM EITHER AN ON-THE-GROUND SURVEY OR CITY CONTOUR DATA. EXISTING UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE "ORIGINAL PLAT" VIEW.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, ALINA HOSPITALITY, LP, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO US, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 8764, PAGE 207 (OPRBCT), 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.

Mike Hussein
MIKE HUSSEIN, MANAGER OF GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Abdul Hussain* 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 *27th* DAY OF *March*, 20*23*

Paige Jackson
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, BRAZOS VALLEY HOTEL CORP., THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 18437, PAGE 222 (OPRBCT), 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.

Mike Hussein
MIKE HUSSEIN, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Abdul Hussain* 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 *27th* DAY OF *March*, 20*23*

Paige Jackson
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, NATHAN PAUL KERR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6834, 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.

3/15/2023

Nathan Paul Kerr
NATHAN PAUL KERR, RPLS NO. 6834



APPROVAL OF THE CITY PLANNER

I, *Martin Zimmermann* 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 *31st* DAY OF *March*, 20*23*.

John J. ...
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, *W. Paul Kosman* 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 *30th* DAY OF *April*, 20*23*.

W. Paul Kosman
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/17/2023 9:39:39 AM
in the PLAT Records



Doc Number: 2023-1499852
Volume - Page: 18572 - 251
Number of Pages: 3
Amount: 73.00
Order #: 2023041700027
By: LG

___ COUNTY CLERK, IN AND FOR
THIS PLAT TOGETHER WITH ITS
FOR RECORD IN MY OFFICE THE
___ 20___ IN THE OFFICIAL
___ PAGE ___

Karen M. ...
COUNTY CLERK, BRAZOS COUNTY, TEXAS

KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195
TBPELS FIRM No. 10018500

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SURVEYED: OCTOBER 2022

	LANDOWNER INFORMATION ALINA HOSPITALITY, LP c/o MIKE HUSSEIN BRAZOS VALLEY HOTEL CORP. PO BOX 11680 COLLEGE STATION, TX 77842 CELL: (713) 876-7866 EMAIL: AHOTEL007@GMAIL.COM
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SHEET 3 OF 3	