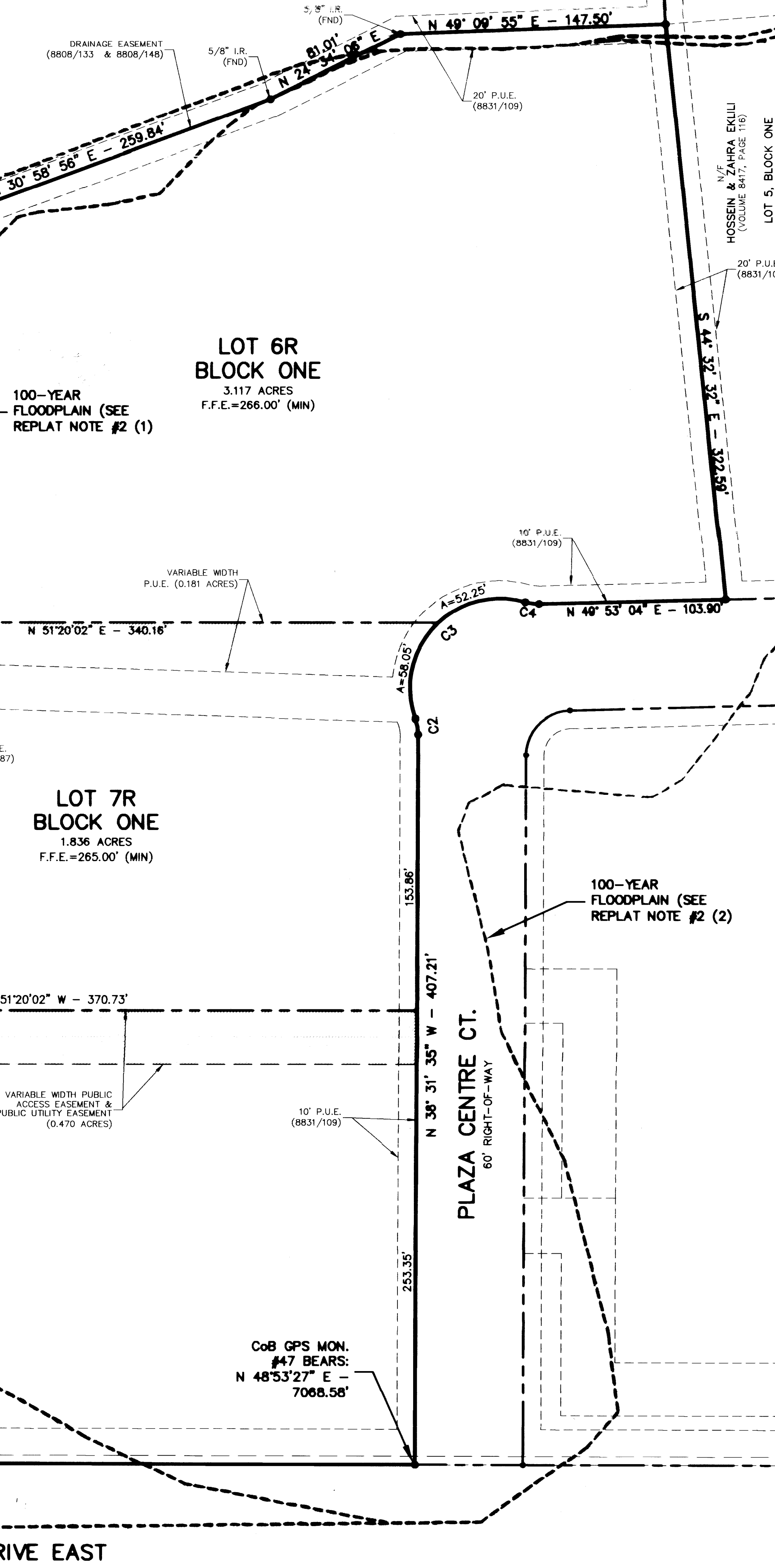
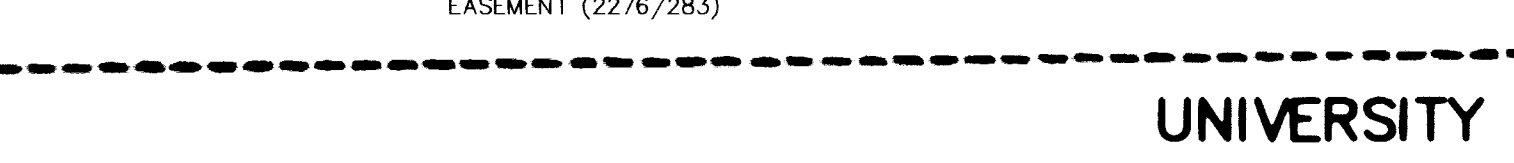
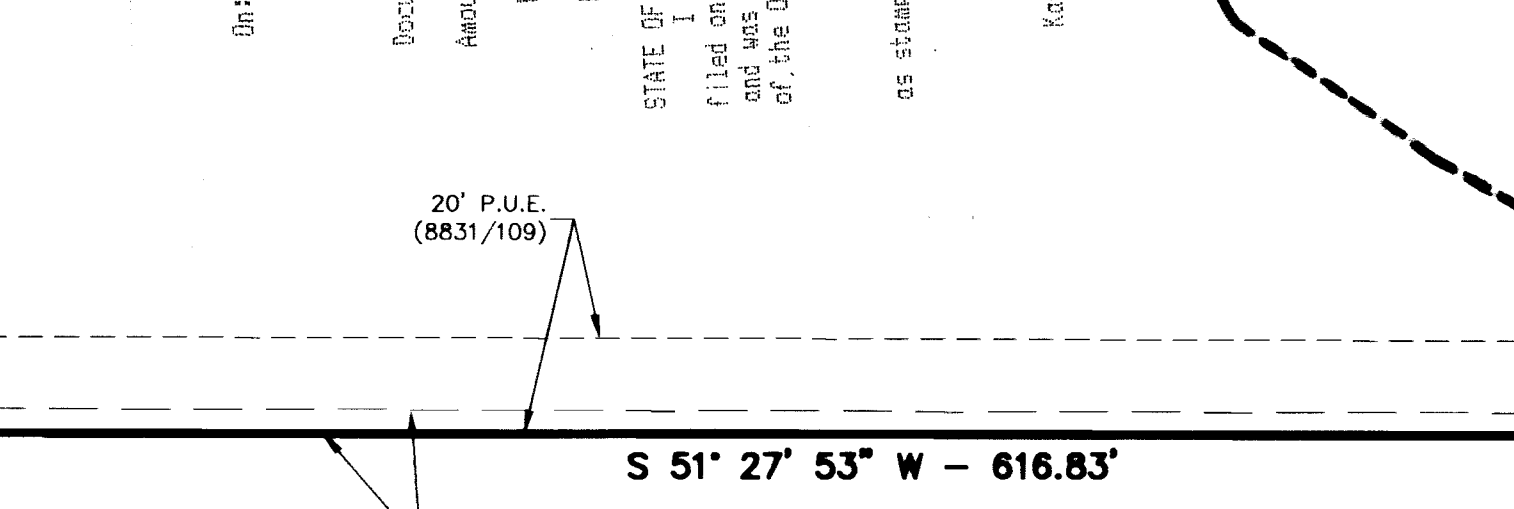
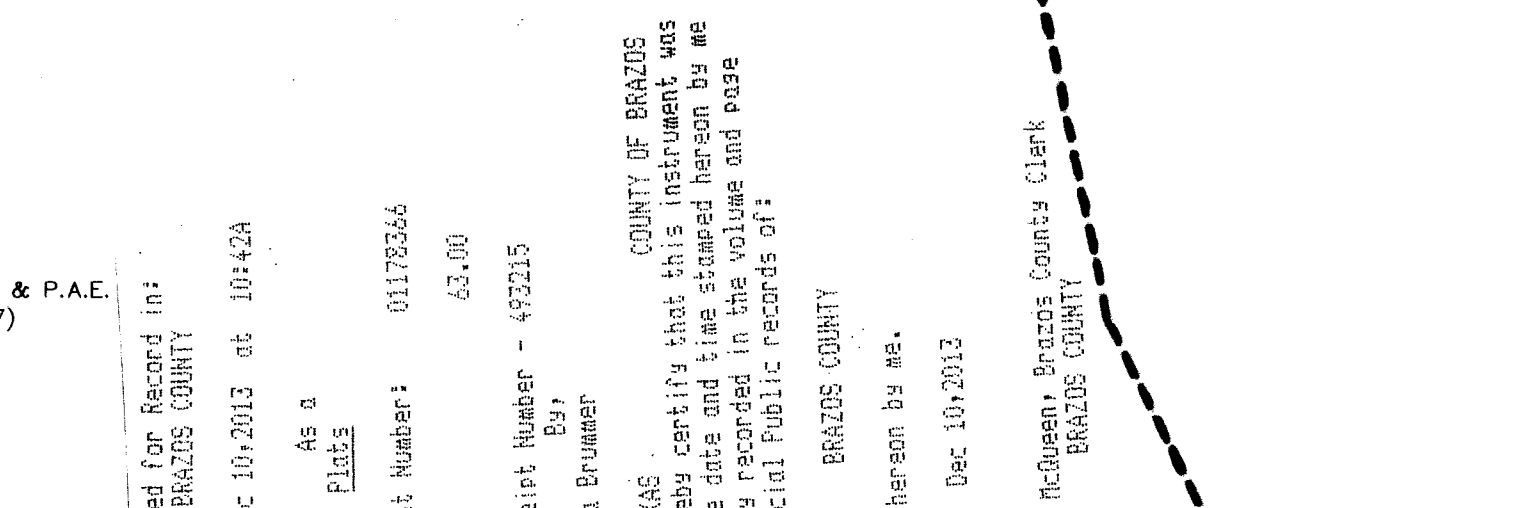
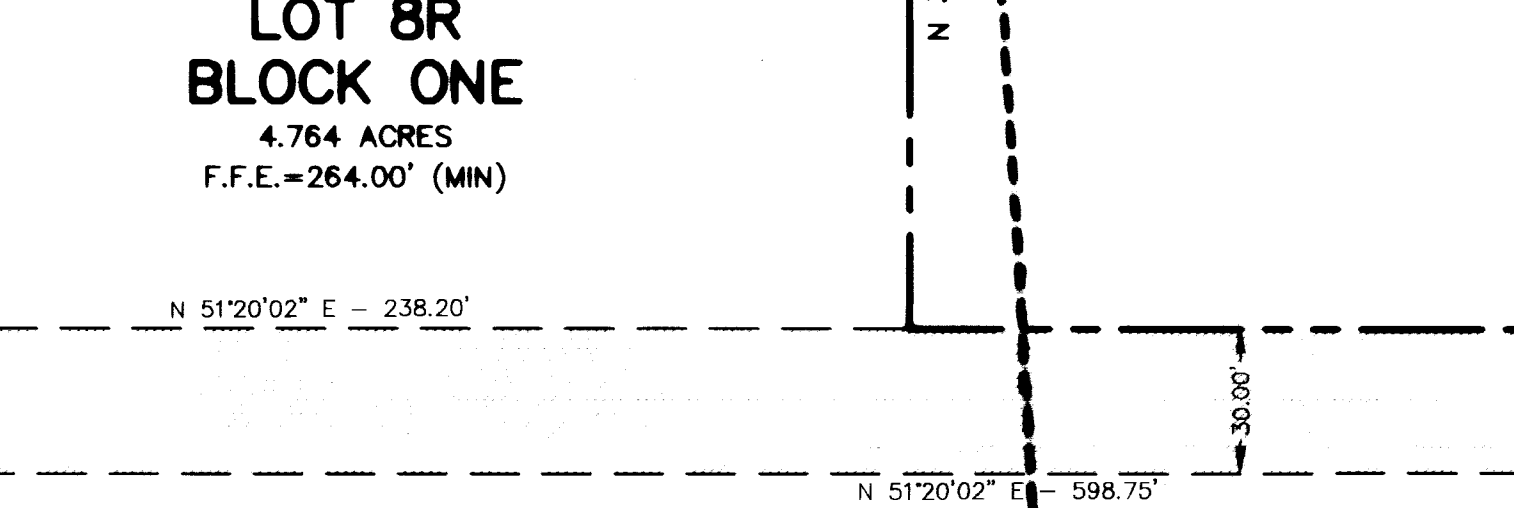
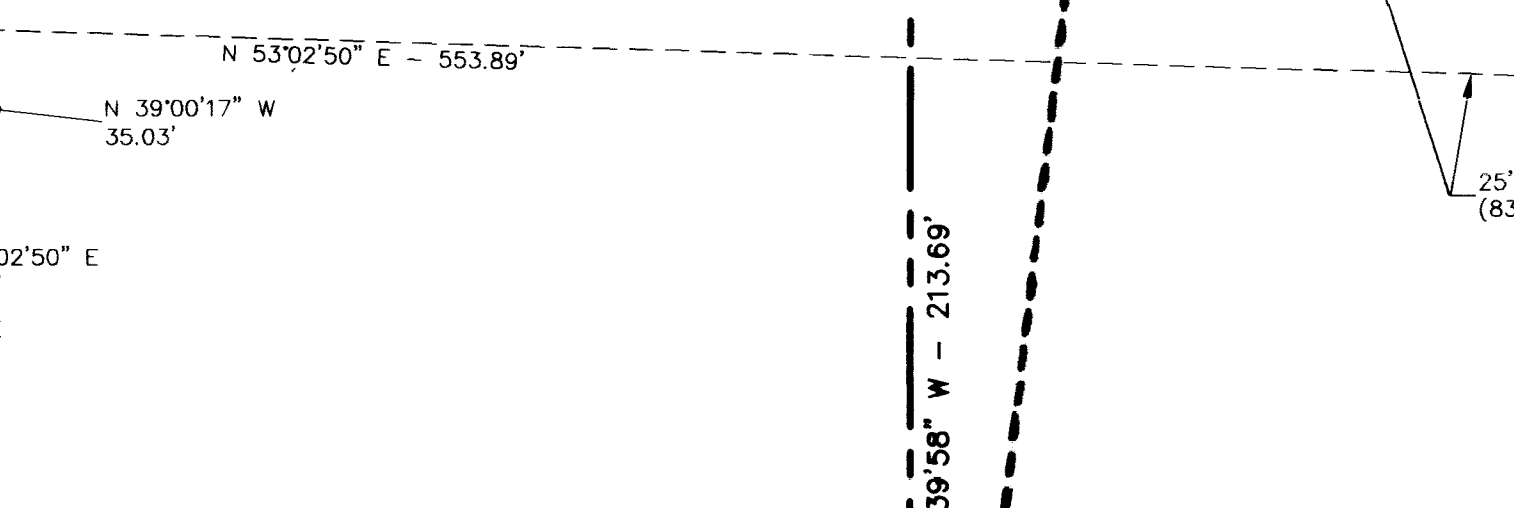
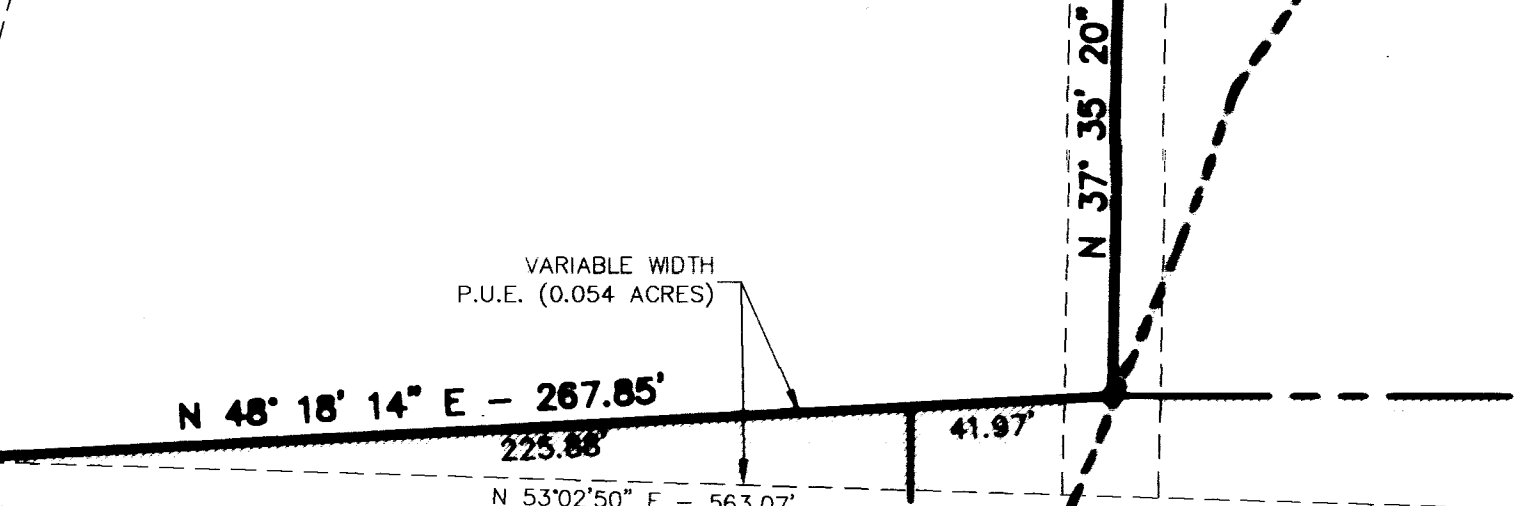
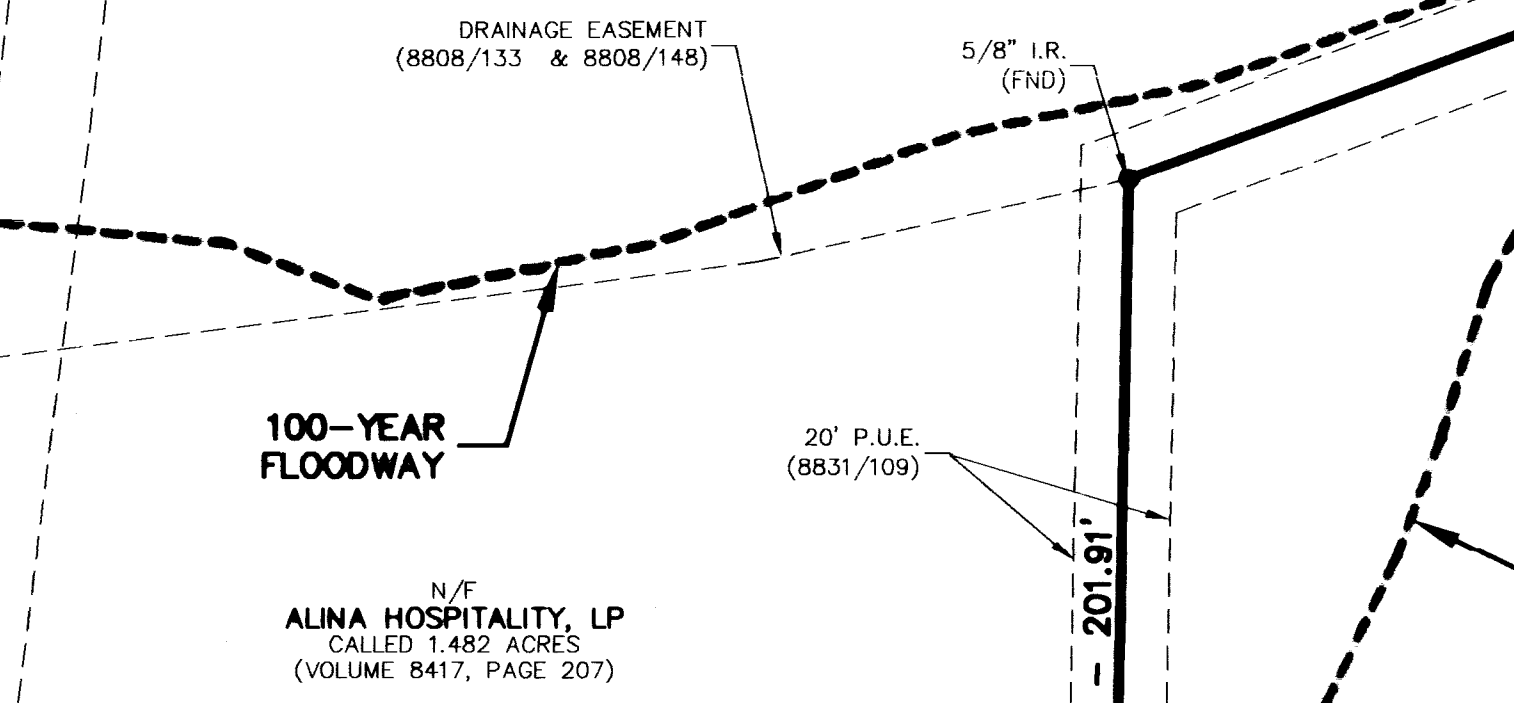
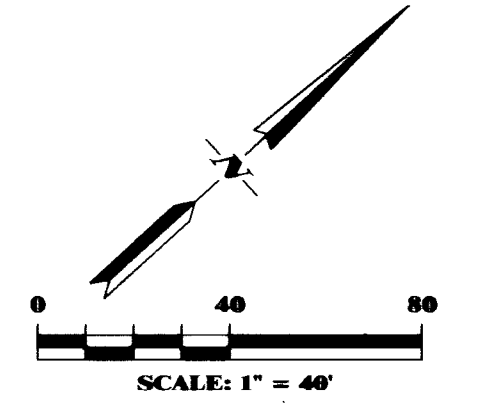




CURVE TABLE					
CURVE	RADIUS	DELTA	CURVE LENGTH	CHORD BEARING	LENGTH
C1	25.00'	87° 18' 31"	38.10'	N 04° 38' 59" E	34.52'
C2	25.00'	20° 14' 15"	8.83'	N 48° 38' 42" W	8.78'
C3	50.00'	126° 23' 19"	110.30'	N 04° 25' 50" E	89.25'
C4	25.00'	17° 44' 26"	7.74'	N 58° 45' 17" E	7.71'



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Hossein A. Hossein, 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.

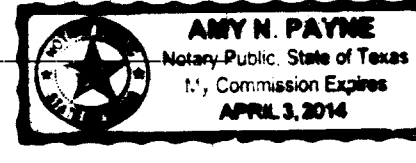
Owner: M. Hossein

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Hossein A. Hossein 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 10th day of December, 2013.

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 10th day of December, 2013.

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 Dec, 2013.

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 on the 10 day of December, 2013, in the Official Records of Brazos County, Texas, in Volume 11144 Page 233.

County Clerk, Brazos County, Texas

**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



- REPLAT NOTES:**
- (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  - THERE ARE TWO (2) FLOODPLAINS DEPICTED ON THESE DRAWINGS AND ARE EXPLAINED AS FOLLOWS:
    - DETERMINED 100-YEAR FLOODPLAIN BY ON-THE-GROUND SURVEY (DATED OCTOBER 2013 - BY RME CONSULTING ENGINEERS) AS RELATED TO CURRENT B.F.E.s.
    - GRAPHICAL REPRESENTATION OF 100-YEAR FLOODPLAIN PER FIRM MAP PANEL No. 48041C 0220E, WITH AN EFFECTIVE DATE OF MAY 16, 2012.
  - MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND ORDINANCES.
  - BASES OF BEARING, BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOLUME 8831, PAGE 109, AND AS MONUMENTED ON THE GROUND.
  - ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  - NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.
  - 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 (CF# 134500 - DATED 10/18/13) PROVIDED BY UNIVERSITY TITLE COMPANY.
  - 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 THERETO.
  - 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.

**METES AND BOUNDS DESCRIPTION**

9.717 ACRE TRACT OF 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, A-B, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 6, 7, 8, 9 AND 10, BLOCK 1, HUDSON AT UNIVERSITY, PHASE 2, 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 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST (FM 60 - VARIABLE WIDTH R.O.W.) MARKING THE EAST CORNER OF SAID LOT 8, SAID IRON ROD SET BEING ON THE SOUTHWEST LINE OF PLAZA CENTRE COURT (60' R.O.W.);

THENCE: S 51° 27' 53" W ALONG THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST FOR A DISTANCE OF 616.83 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID LOT 10 AND A SOUTHEASTERLY CORNER OF THE REMAINDER OF A CALLED 115.245 ACRE TRACT AS DESCRIBED BY A DEED TO MICHAEL DAVIS RECORDED IN VOLUME 3938, PAGE 228 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID LOTS 10, 9, 7 AND 6 AND SAID REMAINDER OF 115.245 ACRE TRACT FOR THE FOLLOWING CALLS:

N 39° 00' 17" W FOR A DISTANCE OF 428.59 FEET TO 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 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 48° 18' 14" E FOR A DISTANCE OF 267.85 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF SAID LOT 9 MARKING THE SOUTHWEST CORNER OF SAID LOT 7;

N 37° 35' 20" W FOR A DISTANCE OF 201.91 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 7;

N 30° 58' 56" E FOR A DISTANCE OF 259.84 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A COMMON CORNER OF SAID LOT 7 AND SAID LOT 6;

N 24° 34' 06" E FOR A DISTANCE OF 81.01 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE NORTHWEST LINE OF SAID LOT 6;

N 49° 09' 55" E FOR A DISTANCE OF 147.50 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF LOT 5, BLOCK 1, HUDSON AT UNIVERSITY, PHASE 2, MARKING THE NORTH CORNER OF SAID LOT 6;

THENCE: S 44° 32' 32" E ALONG THE COMMON LINE OF SAID LOT 6 AND SAID LOT 5 FOR A DISTANCE OF 322.59 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF PLAZA CENTRE COURT MARKING THE COMMON CORNER OF SAID LOT 6 AND LOT 5;

THENCE: ALONG THE NORTHWEST AND SOUTHWEST LINE OF PLAZA CENTRE COURT FOR THE FOLLOWING CALLS:

S 49° 53' 04" W FOR A DISTANCE OF 103.90 FEET TO A 1/2 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 17° 44' 26" FOR AN ARC DISTANCE OF 7.74 FEET (CHORD BEARS: S 58° 45' 17" W - 7.71 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 126° 23' 19" FOR AN ARC DISTANCE OF 110.29 FEET (CHORD BEARS: S 04° 25' 50" W - 89.25 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 14' 15" FOR AN ARC DISTANCE OF 8.83 FEET (CHORD BEARS: S 48° 38' 42" E - 8.78 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

S 38° 31' 35" E FOR A DISTANCE OF 407.21 FEET TO THE POINT OF BEGINNING CONTAINING 9.717 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER 2013. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF HUDSON AT UNIVERSITY, PHASE 2, 8831/109.

**REPLAT SHEET 2 OF 2**

SURVEYED BY: **KERR SURVEYING, LLC**  
409 NORTH TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

**2nd REPLAT OF HUDSON at UNIVERSITY PHASE TWO**  
LOTS 6-10, BLOCK ONE (VOLUME 8831, PAGE 109)  
CREATING LOT 6R, 7R, & 8R - BLOCK ONE 9.717 ACRES  
RICHARD CARTER LEAGUE, A-B BRYAN, BRAZOS COUNTY, TEXAS  
OCTOBER 2013

**RME Consulting Engineers**

3800 SH No. 6 SOUTH, STE. 108G <77845>  
POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: [civil@mengineer.com](mailto:civil@mengineer.com)  
OFFICE - (979) 764-0704  
FAX - (979) 764-0704  
TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION  
ALINA HOSPITALITY, LP  
c/o MIKE HUSSEIN  
3702 HWY 6 SOUTH  
COLLEGE STATION, TX 77845  
EMAIL: [hjexpress14612@gmail.com](mailto:hjexpress14612@gmail.com)  
PH: (713) 876-7866  
FX: (979) 895-6402  
FILENAME: 0506RPIA SCALE: 1"=40'  
SUBMITTED DATE: 10/9/13  
REVISIONS:

DRAWN BY: R.A.M. CHECKED BY:  
FIELD BOOK: N/A PAGES: N/A

**RME CONSULTING ENGINEERS**  
CLIENT NO. PROJECT NO.  
**289 - 0506**

FILED FOR RECORD IN: BRAZOS COUNTY  
DATE: Dec 10, 2013 AT 10:42A  
BY: Kaiti Brunner  
AS A PUBLIC UTILITY EASEMENT  
AMOUNT: 63.00  
RECORD NUMBER: 01178366  
RECEIPT NUMBER: 492315

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen McQueen, County Clerk, do 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.  
Dec 10, 2013  
Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

CoB GPS MON.  
#47 BEARS:  
N 48°53'27" E -  
7068.58'