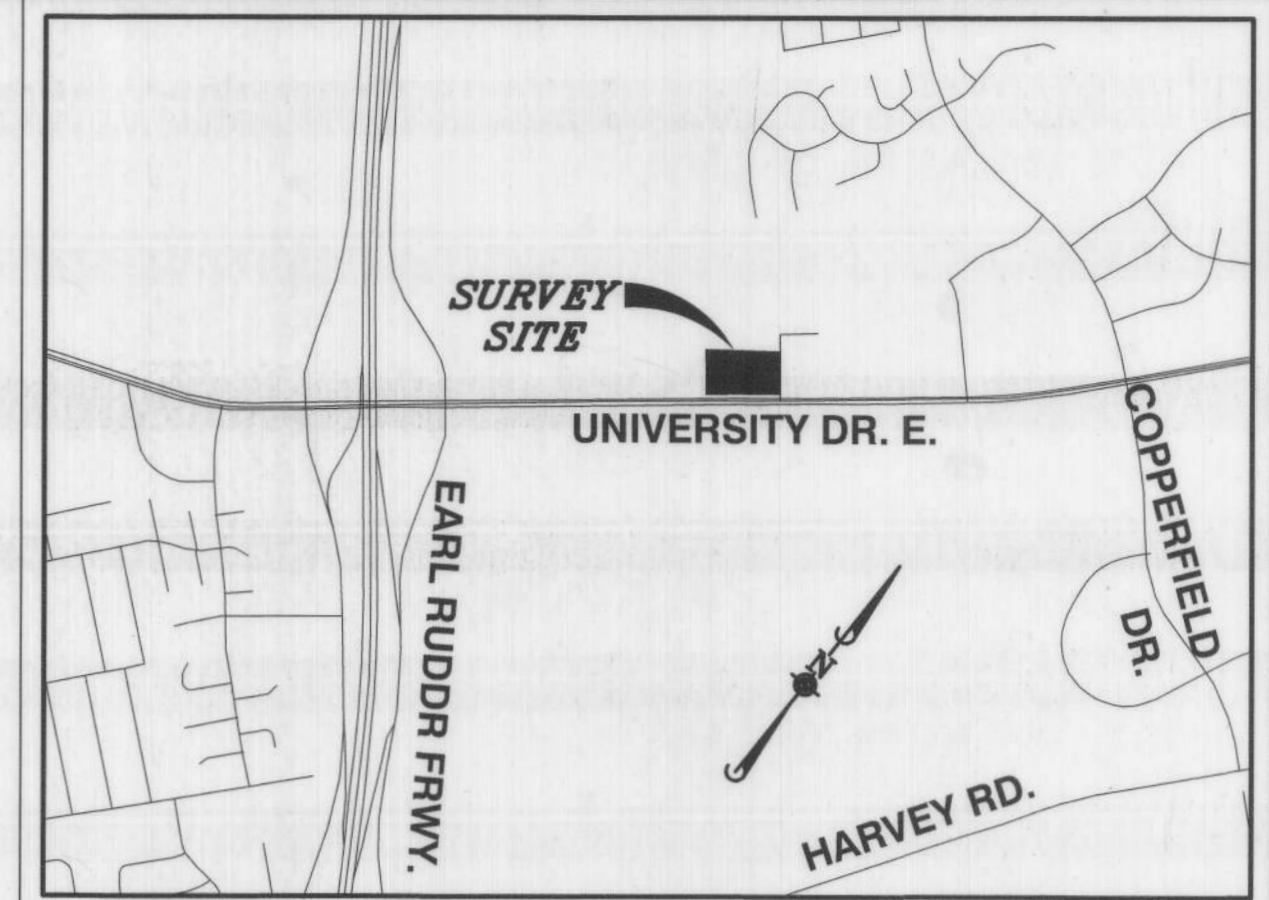
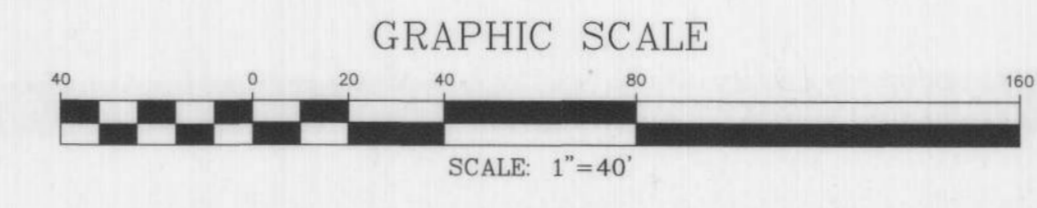
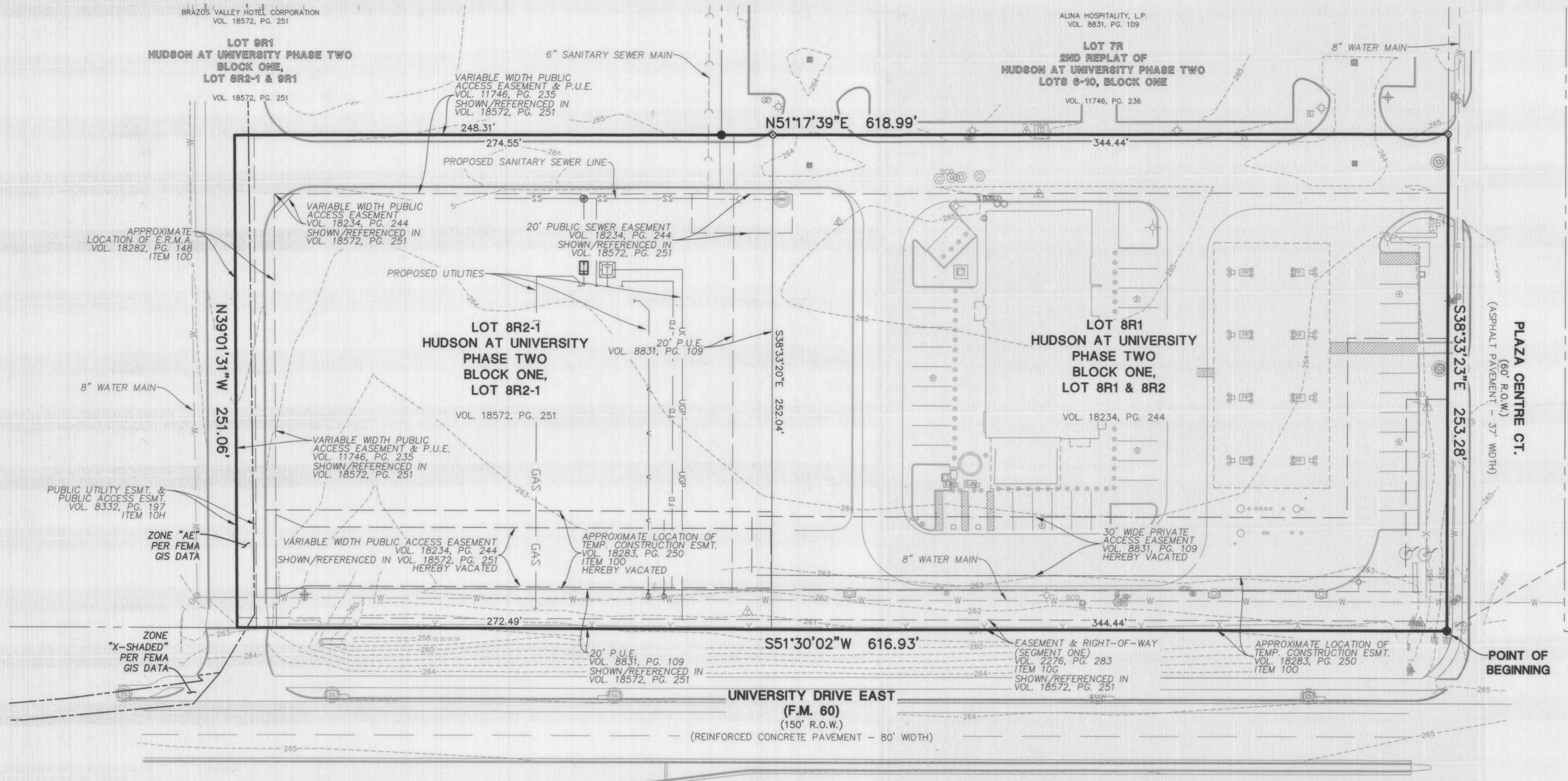


ORIGINAL PLAT



LOCATION MAP
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	70.00'	20°00'00"	24.43'	S61°30'02"W	24.31'
C2	64.46'	23°23'05"	26.31'	S59°27'41"W	26.13'
C3	20.00'	46°27'23"	16.22'	S74°43'43"W	15.78'
C4	20.20'	48°59'15"	17.27'	N28°39'19"E	16.75'
C5	34.46'	24°17'05"	14.61'	N58°53'02"E	14.50'
C6	100.00'	20°00'00"	34.91'	N61°30'02"E	34.73'
C7	30.00'	88°51'58"	46.53'	N07°04'03"E	42.00'

LINE TABLE

LINE	BEARING	LENGTH
L1	S51°17'39"W	26.79'
L2	S38°42'21"E	20.01'
L3	N51°17'39"E	26.74'
L4	N38°33'20"W	20.01'
L5	S38°29'41"E	172.57'
L6	S51°30'02"W	454.37'
L7	S71°30'02"W	20.93'
L8	S39°02'00"E	42.71'
L9	N71°30'02"E	20.83'
L10	N51°30'02"E	448.37'
L11	N38°29'41"W	173.16'
L12	S51°30'19"W	24.00'
L13	N38°39'16"W	15.00'
L14	S51°26'19"W	97.39'
L15	S38°33'20"E	15.00'
L16	N51°26'19"E	97.42'

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTIERRA CENTRAL TERNET VIRTUAL REFERENCE NETWORK. COORDINATES ARE GRID VALUES. TO CONVERT TO GROUND COORDINATES, APPLY A COMBINED SCALE FACTOR OF 1.00010

LEGEND

- = FOUND 1/2-INCH IRON ROD (OR AS NOTED)
- ⊗ = FOUND/SET CUT "X"
- = SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
- = PROPERTY LINE
- - - = EASEMENT LINE
- · - · - = ADJOINING PROPERTY LINE
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

DESCRIPTION

3.577 ACRES OUT OF THE RICHARD CARTER SURVEY NO. 5, ABSTRACT NO. 8, SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, BEING LOT 8R2-1, HUDSON AT UNIVERSITY PHASE TWO, BLOCK ONE, LOT 8R2-1 & 9R1, A SUBDIVISION OF RECORD IN VOLUME 18572, PAGE 251, AND LOT 8R1, HUDSON AT UNIVERSITY PHASE TWO, BLOCK ONE, LOT 8R1 & 8R2, A SUBDIVISION OF RECORD IN VOLUME 18234, PAGE 244, BOTH OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID 3.577 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the west right-of-way line of Plaza Centre Ct. (60' r.o.w.) and the north right-of-way line of University Drive East (F.M. 60) (150' r.o.w.), being the southeast corner of said Lot 8R1, from which City of Bryan Monument No. GPS 111 bears N21°12'55"E, a distance of 1660.16 feet;

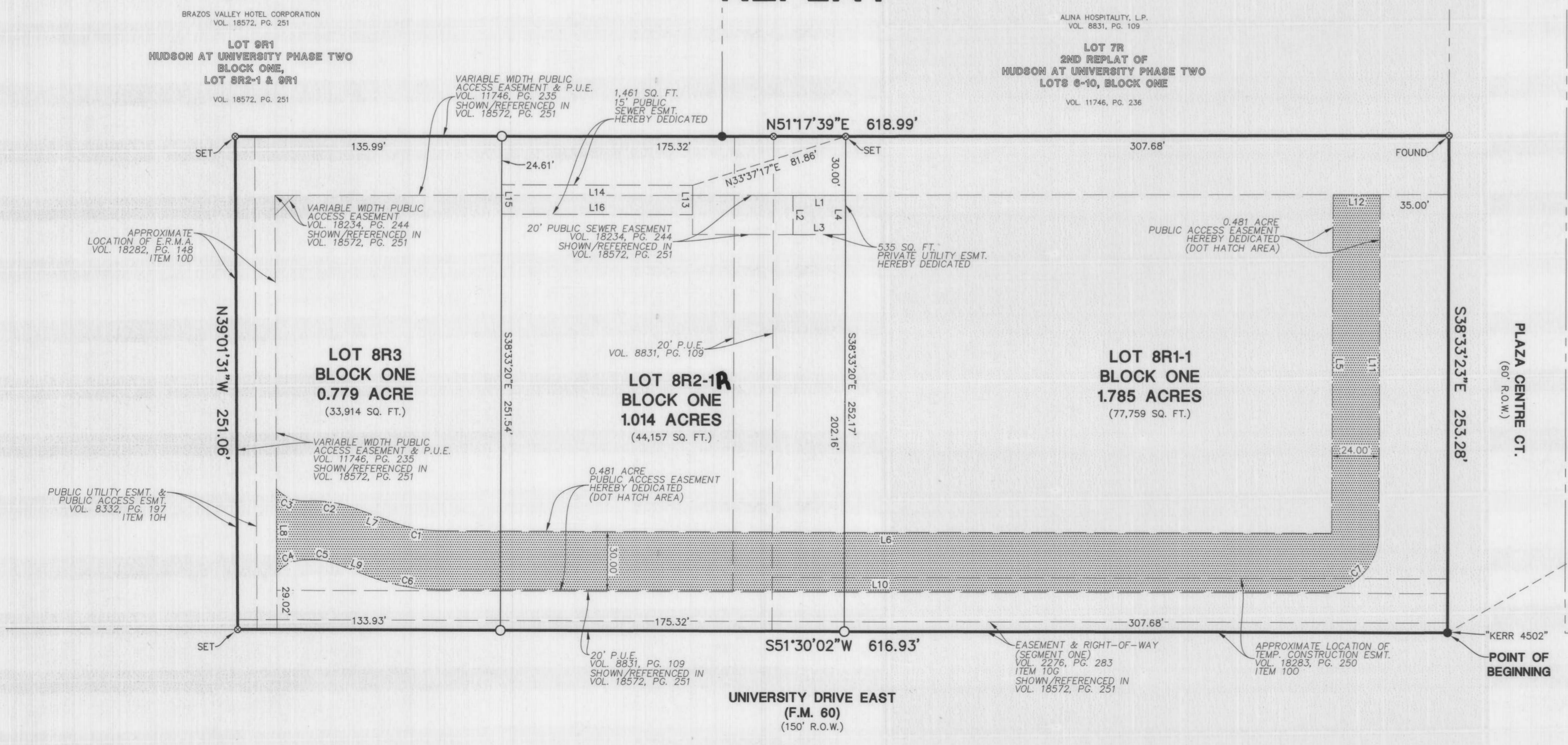
THENCE, S51°30'02"W, along said north right-of-way line, in part along the south line of said Lot 8R1 and in part along the south line of said Lot 8R2-1, a distance of 616.93 feet to a cut "X" in concrete set at the southwest corner of said Lot 8R2-1, being the most southerly southeast corner of Lot 9R1, of said Hudson at University Phase Two, Block One, Lot 8R2-1 & 9R1, for the southwesterly corner hereof;

THENCE, N39°01'31"W, leaving said north right-of-way line, along the east line of said Lot 9R1, being the west line of said Lot 8R2-1, a distance of 251.06 feet to a cut "X" in concrete set at an angle point in the east line of said Lot 9R1, for the northwesterly corner of said Lot 8R2-1 and hereof;

THENCE, N51°17'39"E, in part along the east line of said Lot 9R1, and in part along the south line of Lot 7R, 2nd Replat of Hudson at University Phase Two, Lots 6-10, Block One, a subdivision of record in Volume 11746, Page 236, of said Official Public Records, being in part along the north line of said Lot 8R2-1 and in part along the north line of said Lot 8R1, a distance of 618.99 feet to a cut "X" found at the southeast corner of said Lot 7R, being the northeast corner of said Lot 8R1, also being in said west right-of-way line of Plaza Centre Ct. for the northeasterly corner hereof;

THENCE, S38°33'23"E, along said west right-of-way line, being the east line of said Lot 8R1, a distance of 253.28 feet to the POINT OF BEGINNING, containing 3.577 acres (155,830 square feet) of land.

REPLAT



FINAL PLAT OF HUDSON AT UNIVERSITY PHASE TWO BLOCK ONE, LOT 8R3, 8R2-1A & 8R1-1

3 LOTS - 3.577 ACRE TRACT
BEING A REPLAT OF
LOT 8R2-1, BLOCK ONE, HUDSON AT UNIVERSITY PHASE TWO BLOCK ONE,
LOT 8R2-1
VOLUME 18572, PAGE 251, O.P.R.B.C.T.
AND
LOT 8R1, BLOCK ONE, HUDSON AT UNIVERSITY PHASE TWO BLOCK ONE,
LOT 8R1 & 8R2
VOLUME 18234, PAGE 244, O.P.R.B.C.T.



REVISED: 03/18/24
PROJ. MGR.: AD
DRAWN BY: TRS
SURVEY DATE: 12/05/22
ISSUE DATE: 06/27/23
SCALE: 1"=40'
SHEET
1 OF 2

APPROVAL OF THE PLANNING AND ZONING COMMISSION.

I, Clayton Watson 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 7th DAY OF March, 2024 AND THE SAME WAS DULY APPROVED ON THE 7th DAY OF March, 2024 BY SAID COMMISSION.

[Signature]

CHAIR, PLANNING AND ZONING COMMISSION BRYAN, TEXAS

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

WE, BW TEXAS UNIVERSITY PLAZA, LLC, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THOSE CERTAIN TRACTS OF LAND AS CONVEYED TO US, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 18282, PAGE 172 AND VOLUME 18594, PAGE 126, 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.

BY:

[Signature]
BW TEXAS UNIVERSITY PLAZA, LLC
3708 W SWANN AVENUE, SUITE 200
TAMPA, FL 33609

T. Austin Simmons, President of
Brightwork Real Estate, Inc.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

T. Austin Simmons KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 30th DAY OF October, 2024

[Signature]
NOTARY PUBLIC, HILLSBOROUGH COUNTY, FLORIDA



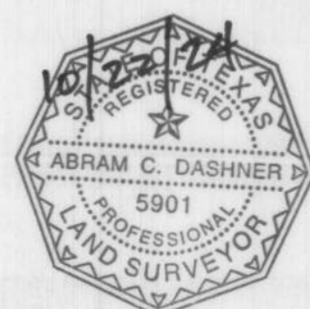
CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF TRAVIS

I, ABRAM C DASHNER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5901, 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]
ABRAM C. DASHNER, RPLS NO. 5901
MANHARD CONSULTING
6448 E HWY 290, STE. B-105
AUSTIN, TX 78723
(512) 244-3395



GENERAL NOTES:

- A PORTION OF THIS TRACT LIES WITHIN ZONE "AE" (AREAS WITH A 1% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 48041C0220F WITH AN EFFECTIVE DATE OF APRIL 2, 2014. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.
- BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.
- ALL PROPERTY CORNERS ARE MONUMENTED AS NOTED.
- ALL LOTS ARE CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT.
- 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)- 5'
 - SIDE SETBACK (STREET)- 15'
 - REAR SETBACK - 5'
- ELEVATION CERTIFICATES, PREPARED BY A STATE OF TEXAS LICENSED ENGINEER OR SURVEYOR, WILL BE REQUIRED FOR ALL LOTS 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).
- NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.
- THIS PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE, OF NO. ATCH-01COM-ATCH221231770P, EFFECTIVE DATE: APRIL 9, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - 10D. EASEMENTS AND BUILDING LINES AS SET OUT IN PLAT AND RESTRICTIONS RECORDED IN VOLUME 18282, PAGE 148, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS
- SUBJECT TO; APPROXIMATE LOCATION OF E.R.M.A. SHOWN HEREON
 - 10G. EASEMENT: FROM: BERT WHEELER'S INC.; TO: GTE SOUTHWEST, INC.; DATED: OCTOBER 20, 1994; RECORDED: VOLUME 2276, PAGE 283, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS
- "SEGMENT ONE" PLOTTED HEREON; "SEGMENT TWO" DOES NOT AFFECT
 - 10H. EASEMENT: FROM: MICHAEL K. DAVIS, ET AL; TO: CITY OF BRYAN; DATED: NOVEMBER 1, 2007; RECORDED: VOLUME 8332, PAGE 197, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.
- SUBJECT TO, AS PLOTTED HEREON
 - 10I. MEMORANDUM OF CONSTRUCTION EASEMENT: FROM: ALINA HOSPITALITY LP; TO: BW TEXAS UNIVERSITY PLAZA LLC; DATED: OCTOBER 13, 2022; RECORDED: VOLUME 18283, PAGE 250, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS
- SUBJECT TO; APPROXIMATE LOCATION OF TEMPORARY CONSTRUCTION EASEMENTS SHOWN HEREON
 - 10P. EASEMENTS AND BUILDING LINES AS SHOWN ON PLAT RECORDED IN VOLUME 18572, PAGE 251 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- SUBJECT TO, PLOTTED HEREON
 - 10Q. RIGHTS OF OTHERS IN AND TO THE USE OF THE PRIVATE DRIVE/ACCESS EASEMENTS AS REFLECTED ON PLAT RECORDED IN VOLUME 18572, PAGE 251 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- SUBJECT TO
 - 10R. RIGHT OF FIRST REFUSAL AS SET OUT IN MEMORANDUM OF RIGHT OF FIRST REFUSAL: PARTIES: ALINA HOSPITALITY, L.P. AND BW TEXAS UNIVERSITY PLAZA, LLC; RECORDED: VOLUME 1828, PAGE 165, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.
- SUBJECT TO
- 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.
- CONTINUED MAINTANCE OF THE COMMON MAINTENANCE AREAS, OF THE SUBDIVISION KNOWN AS HUDSON AT UNIVERSITY, SHALL BE THE RESPONSIBILITY OF THE HUDSON AT UNIVERSITY PROPERTY OWNERS ASSOSIATION (POA) IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT FOR THE SUBDIVISION COMMON AREA PER THE AGREEMENT BETWEEN THE CITY OF BRYAN AND PARKWAYS DEVELOPMENT COMPANY, EXECUTED ON September 23 2023 OR ANY DULY EXECUTED AMENDMENT THERETO.
- THE CONTOURS ILLUSTRATED ON THE "ORIGINAL PLAT" ARE GENERATED FROM AN ON-THE-GROUND SURVEY. EXISTING UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AND/OR AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE "ORIGINAL PLAT" VIEW.
- THIS TRACT IS ZONED PLANNED DEVELOPMENT- BUSINESS DISTRICT (PD-B) VIA ORDANCE NUMBER 2205.
- 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.
- THE MINIMUM SLAB ELEVATIONS ON ALL LOTS WILL BE 264.0'.

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman 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 7th DAY OF March, 2024

[Signature]
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W.P. Hagan 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 7th DAY OF March, 2024

[Signature]
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 11/21/2024 3:48:40 PM
In the PLAT Records

Doc Number: 2024-1543710
Volume - Page: 19545-235
Number of Pages: 2
Amount: 72.00
Order#: 20241121000108
By: JS

_____, COUNTY CLERK, IN AND FOR
TOGETHER WITH ITS CERTIFICATES OF
THE _____ DAY OF _____
OFFICIAL RECORDS OF BRAZOS,
PAGE _____

[Signature]
Karen McQueen
COUNTY CLERK, BRAZOS COUNTY
By: *[Signature]*

FINAL PLAT
OF
HUDSON AT UNIVERSITY
PHASE TWO
BLOCK ONE,
BLOCK ONE,
LOT 8R3, 8R2-1st & 8R1-1

3 LOTS - 3.577 ACRE TRACT
BEING A REPLAT OF
LOT 8R2-1, BLOCK ONE, HUDSON AT UNIVERSITY PHASE TWO BLOCK ONE,
VOLUME 18572, PAGE 251, O.P.R.B.C.T.
AND
LOT 8R1, BLOCK ONE, HUDSON AT UNIVERSITY PHASE TWO BLOCK ONE,
LOT 8R1 & 8R2
VOLUME 18234, PAGE. 244, O.P.R.B.C.T.



BW Texas University Plaza
E University Dr & Plaza Centre Ct, Bryan, Brazos County, TX 77802
REPLAT

REVISED:	03/18/24
PROJ. MGR.:	AD
DRAWN BY:	TRS
SURVEY DATE:	12/05/22
ISSUE DATE:	06/27/23
SCALE:	
SHEET	
2 OF 2	

March 18, 2024, 11:11 AM, Date Normal, P: 0317 (030) Brightwork Real Estate, Inc. - Proj. of Subdivision/Development, Plat/Instrument/Deed, Updated By: TSmith