**METES AND BOUNDS DESCRIPTION**
**OF A**
**23.452 ACRE TRACT**
**RICHARD CARTER LEAGUE, 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 LEAGUE, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 9.406 ACRE TRACT OF LAND DESCRIBED BY A DEED TO HOSSEIN EKILI AND ZAHRA EKILI RECORDED IN VOLUME 4643, PAGE 129 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF A CALLED 0.32 ACRE TRACT OF LAND DESCRIBED BY A DEED TO PARKWAYS DEVELOPMENT COMPANY, RECORDED IN VOLUME 4643, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND A PORTION OF A CALLED 115.245 ACRE TRACT OF LAND DESCRIBED BY A DEED TO MICHAEL DAVIS, RECORDED IN VOLUME 3938, PAGE 226 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 NORTHWEST LINE OF FM 60 - UNIVERSITY DRIVE (RIGHT-OF-WAY WIDTH VARIES) MARKING THE SOUTHWEST CORNER 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 THE SOUTHEAST CORNER OF SAID 9.406 ACRE TRACT, FOR REFERENCE, THE CITY OF BRYAN GPS MONUMENT NO. 47 BEARS N 48° 47' 20" E FOR A DISTANCE OF 6779.42 FEET;

**THENCE:** S 51° 27' 53" W ALONG THE NORTHWEST LINE OF FM 60 FOR A DISTANCE OF 886.27 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHEAST LINE OF SAID 115.245 ACRE TRACT MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** THROUGH SAID 115.245 ACRE TRACT FOR THE FOLLOWING CALLS:

N 39° 00' 17" W FOR A DISTANCE OF 428.59 FEET TO A 5/8 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 91° 10' 01" FOR AN ARC DISTANCE OF 39.80 FEET (CHORD BEARS: N 48° 35' 00" E - 35.72 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 48° 18' 14" E FOR A DISTANCE OF 267.85 FEET TO A 5/8 INCH IRON ROD SET;

N 37° 35' 20" W FOR A DISTANCE OF 201.91 FEET TO A 5/8 INCH IRON ROD SET;

N 30° 58' 57" E FOR A DISTANCE OF 259.84 FEET TO A 5/8 INCH IRON ROD SET;

N 49° 09' 56" E FOR A DISTANCE OF 147.50 FEET TO A 5/8 INCH IRON ROD SET;

N 28° 17' 23" E FOR A DISTANCE OF 135.91 FEET TO A 5/8 INCH IRON ROD SET;

N 34° 52' 50" E FOR A DISTANCE OF 52.33 FEET TO A 5/8 INCH IRON ROD SET;

N 65° 07' 13" E FOR A DISTANCE OF 78.13 FEET TO A 5/8 INCH IRON ROD SET;

S 82° 55' 15" E FOR A DISTANCE OF 94.98 FEET TO A 5/8 INCH IRON ROD SET;

S 38° 31' 18" E FOR A DISTANCE OF 828.82 FEET TO A 5/8 INCH IRON ROD SET;

S 55° 18' 41" W FOR A DISTANCE OF 281.94 FEET TO A 5/8 INCH IRON ROD SET;

S 49° 53' 04" W FOR A DISTANCE OF 217.57 FEET TO A 5/8 INCH IRON ROD SET;

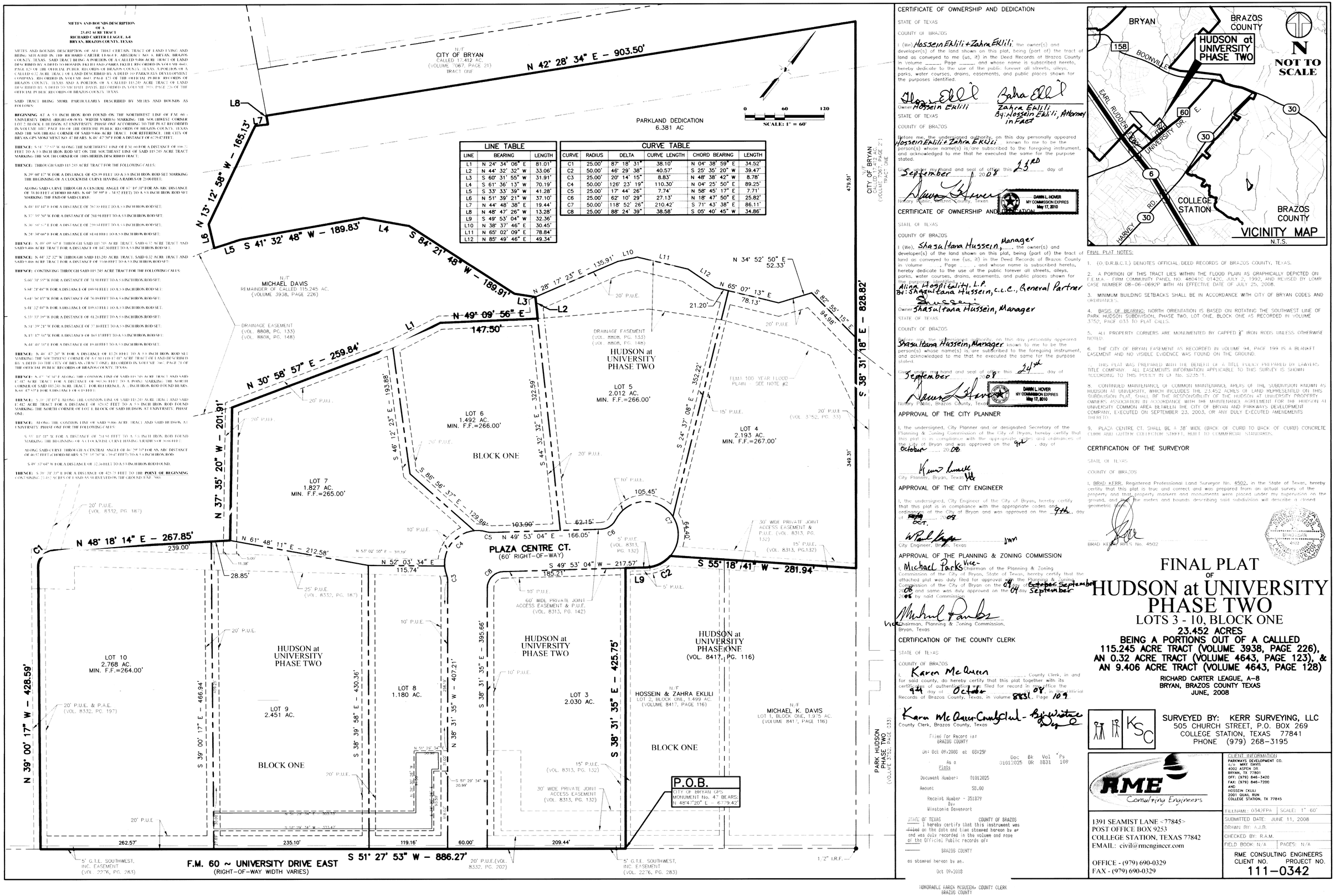
S 40° 06' 56" E FOR A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD SET;

S 49° 53' 04" W FOR A DISTANCE OF 166.05 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 29' 38" FOR AN ARC DISTANCE OF 46.57 FEET (CHORD BEARS: S 75° 38' 50" W - 39.47 FEET) TO A 5/8 INCH IRON ROD;

S 49° 53' 04" W FOR A DISTANCE OF 32.36 FEET TO A 5/8 INCH IRON ROD FOUND;

**THENCE:** S 38° 31' 35" E FOR A DISTANCE OF 425.75 FEET TO THE **POINT OF BEGINNING** CONTAINING 23.452 ACRES OF LAND AS SURVEYED ON THE GROUND IN JUNE, 2008.




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N 24° 34' 06" E | 81.01' |
| L2 | N 44° 32' 32" W | 33.06' |
| L3 | S 60° 31' 55" W | 31.91' |
| L4 | S 61° 36' 13" W | 70.19' |
| L5 | S 33° 33' 39" W | 41.28' |
| L6 | N 51° 39' 21" W | 37.10' |
| L7 | N 44° 48' 38" E | 19.44' |
| L8 | N 48° 47' 26" W | 13.28' |
| L9 | S 49° 53' 04" W | 32.36' |
| L10 | N 38° 37' 46" E | 30.45' |
| L11 | N 65° 02' 09" E | 78.84' |
| L12 | N 85° 49' 46" E | 49.34' |

| 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 | 50.00' | 46° 29' 38" | 40.57' | S 25° 35' 20" W | 39.47' |
| C3 | 25.00' | 20° 14' 15" | 8.83' | N 48° 38' 42" W | 8.78' |
| C4 | 50.00' | 126° 23' 19" | 110.30' | N 04° 25' 50" E | 89.25' |
| C5 | 25.00' | 17° 44' 26" | 7.74' | N 58° 45' 17" E | 7.71' |
| C6 | 25.00' | 62° 10' 29" | 27.13' | N 18° 47' 50" E | 25.82' |
| C7 | 50.00' | 118° 52' 26" | 210.42' | S 71° 43' 38" E | 86.11' |
| C8 | 25.00' | 88° 24' 39" | 38.58' | S 05° 40' 45" W | 34.86' |

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I (We) Hossein Ekili + Zahra 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 ____, Page ____, 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 — Zahra Ekili

Owner Hossein Ekilili — Zahra Ekilili By: Hossein Ekilili, Attorney in Fact

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Hossein Ekilili + Zahra Ekilili 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 15RD day of September, 2008

Notary Public, Brazos County, Texas

DAWN L. HOVER
MY COMMISSION EXPIRES
May 17, 2010

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I (We), Shasultana Hussein, Manager, 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 ____, Page ____, 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.

Aina Hospitality, L.P.
By: Shasultana Hussein, c.c.c., General Partner

Owner Shasultana Hussein, Manager

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Shasultana Hussein, Manager 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 24th day of September, 08

Notary Public, Brazos County, Texas

DAWN L. HOVER
MY COMMISSION EXPIRES
May 17, 2010

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 9th day of October, 2008

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 9th day of OCT., 2008

City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Michael Parks Vice-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 04 day of September, 2008 and same was duly approved on the 09 day of September, 2008 by said Commission.

Vice-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 9th day of October, 20 08, in the Official Records of Brazos County, Texas, in volume 8831, Page 109

County Clerk, Brazos County, Texas

Filed for Record in:
BRAZOS COUNTY

On: Oct 09, 2008 at 03:25P

As a Plats

Document Number: 01012025

Amount $0.00

Receipt Number - 351879
By,
Winstonia Davenport

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 09, 2008

| Doc | Bk | Vol | Ps |
|---|---|---|---|
| 01012025 | OR | 8831 | 109 |

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

APPROVAL OF THE CITY PLANNER

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City Planner, Bryan, Texas

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Vice-Chairman, Planning & Zoning Commission, Bryan, Texas

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|---|---|---|---|
| 01012025 | OR | 8831 | 109 |

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY




FINAL PLAT NOTES:

1. (O.D.R.B.C.T.) DENOTES OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. A PORTION OF THIS TRACT LIES WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 480410 0142C, JULY 2, 1992, AND REVISED BY LOMR CASE NUMBER 08-06-0692P WITH AN EFFECTIVE DATE OF JULY 25, 2008.

3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND ORDINANCES.

4. 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.

5. ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 5/8" IRON RODS UNLESS OTHERWISE NOTED.

6. 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.

7. 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. S2355-1.

8. CONTINUED MAINTENANCE OF COMMON MAINTENANCE AREAS OF THE SUBDIVISION KNOWN AS HUDSON AT UNIVERSITY, WHICH INCLUDES THE 23.452 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.

9. PLAZA CENTRE CT. SHALL BE A 38' WIDE (BACK OF CURB TO BACK OF CURB) CONCRETE CURB AND GUTTER COLLECTOR STREET, SUBJECT TO COMMERCIAL STANDARDS.

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 figure.

BRAD KERR, RPLS No. 4502

# FINAL PLAT
## OF
# HUDSON at UNIVERSITY PHASE TWO
## LOTS 3 - 10, BLOCK ONE
**23.452 ACRES**
**BEING A PORTIONS OUT OF A CALLLED 115.245 ACRE TRACT (VOLUME 3938, PAGE 226), AN 0.32 ACRE TRACT (VOLUME 4643, PAGE 123), & AN 9.406 ACRE TRACT (VOLUME 4643, PAGE 128)**
**RICHARD CARTER LEAGUE, A-8**
**BRYAN, BRAZOS COUNTY TEXAS**
**JUNE, 2008**


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

RME Consulting Engineers
1391 SEAMIST LANE <77845>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 690-0329
FAX - (979) 690-0329


CLIENT INFORMATION
PARKWAYS DEVELOPMENT CO.
c/o MIKE DAVIS
4002 ASPEN DR
BRYAN, TX 77801
OFF: (979) 846-3420
FAX: (979) 846-7200
AND:
HOSSEIN EKILILI
2001 QUAIL RUN
COLLEGE STATION, TX 77845

| | |
|---|---|
| FILENAME: 034JFPA | SCALE: 1" 60' |
| SUBMITTED DATE: JUNE 11, 2008 | |
| DRAWN BY: A.J.B. | |
| CHECKED BY: R.A.M. | |
| FIELD BOOK: N/A | PAGES: N/A |

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
111-0342