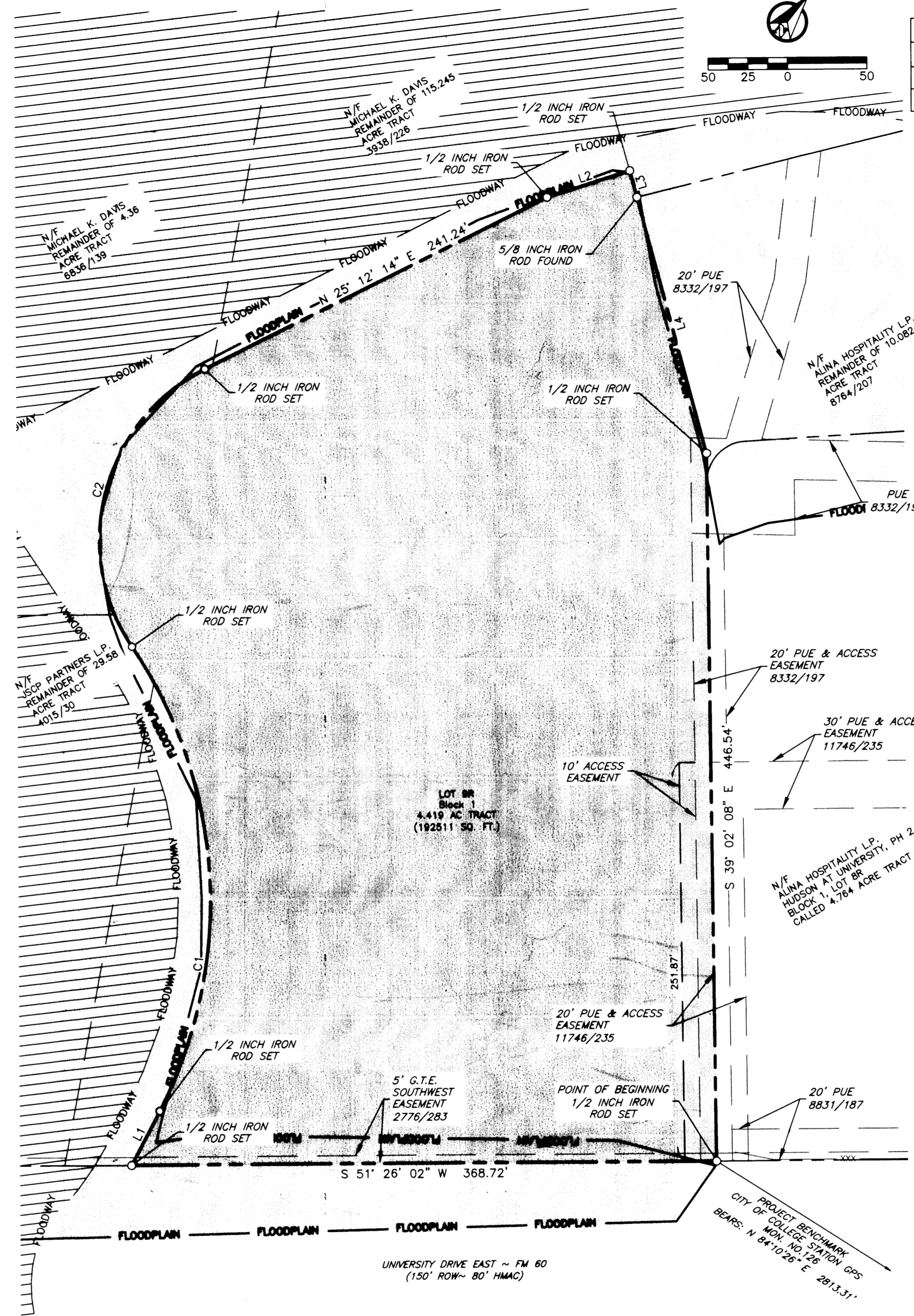
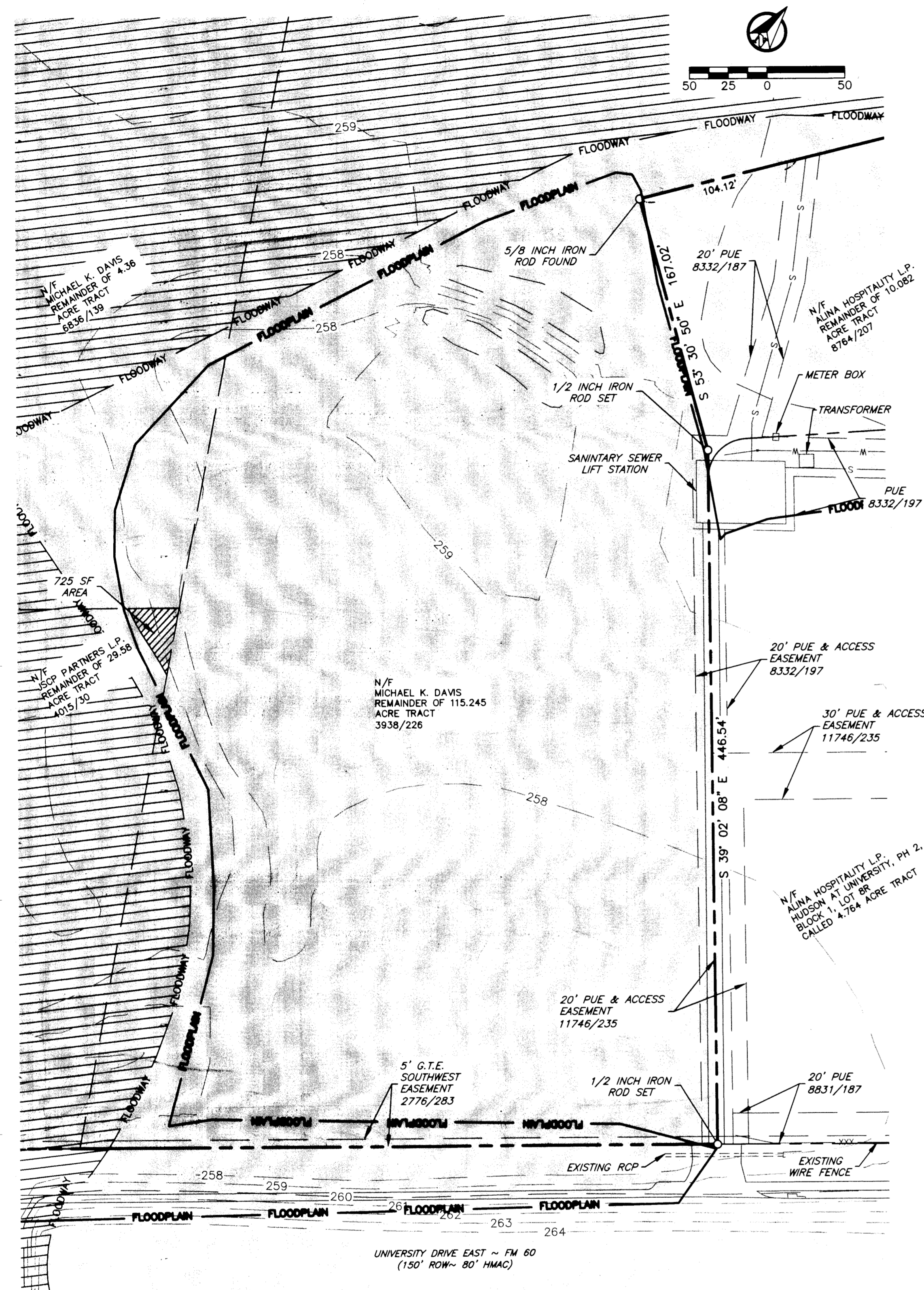


PRELIMINARY PLAN

FINAL PLAT



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	308.03'	288.06'	61° 16' 07"	N 41° 39' 26" W	293.56'	170.59'
C2	204.19'	120.00'	97° 29' 44"	N 23° 32' 38" W	180.44'	136.82'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	38.64'	N 10° 51' 43" W
L2	54.72'	N 34° 01' 58" E
L3	17.29'	S 53° 30' 50" E
L4	167.02'	S 53° 30' 50" E

METES AND BOUNDS DESCRIPTION OF A 4.419 ACRE TRACT RICHARD CARTER LEAGUE, A-B BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL 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 115.245 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MICHAEL K. DAVIS RECORDED IN VOLUME 3938, PAGE 226 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF THE REMAINDER OF A CALLED 29.58 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JSCP PARTNERS, LP RECORDED IN VOLUME 4015, PAGE 30 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 4.36 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MICHAEL K. DAVIS RECORDED IN VOLUME 6836, PAGE 139 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 (N:10221233.64, E:3563429.30) ON THE NORTHWEST LINE OF UNIVERSITY DRIVE E, ~ FM 80 (150' R.O.W.) MARKING THE SOUTH CORNER OF LOT 88, BLOCK 1, HUDSON AT UNIVERSITY, PHASE 2 ACCORDING TO THE PLAT RECORDED IN VOLUME 11746, PAGE 235 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE ORIGINAL SOUTH CORNER OF A CALLED 10.02 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ALINA HOSPITALITY, L.P., RECORDED IN VOLUME 8764, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF HUDSON AT UNIVERSITY PHASE ONE BEARS: N 51° 26' 02" E FOR A DISTANCE OF 1235.27 FEET (DEED CALL BEARING: N 51° 27' 53" E, 8764/207), COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-126 (N:10221519.22, E:3566228.08) AND AS ESTABLISHED BY GPS OBSERVATION;

THENCE: S 51° 26' 02" W ALONG THE NORTHWEST LINE OF UNIVERSITY DRIVE E, AND THE SOUTHWEST LINE OF SAID REMAINDER OF 115.245 ACRE TRACT FOR A DISTANCE OF 368.72 FEET TO A 1/2 INCH IRON ROD SET;

THENCE: THROUGH SAID REMAINDER OF 115.245 ACRE TRACT, SAID REMAINDER OF 29.58 ACRE TRACT AND SAID REMAINDER OF 4.36 ACRE TRACT FOR THE FOLLOWING CALLS:

N 10° 51' 43" W FOR A DISTANCE OF 38.64 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 288.06 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61° 16' 07" FOR AN ARC DISTANCE OF 308.03 FEET (CHORD BEARS: N 41° 39' 26" W - 293.56 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 120.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 29' 44" FOR AN ARC DISTANCE OF 204.19 FEET (CHORD BEARS: N 23° 32' 38" W - 180.44 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

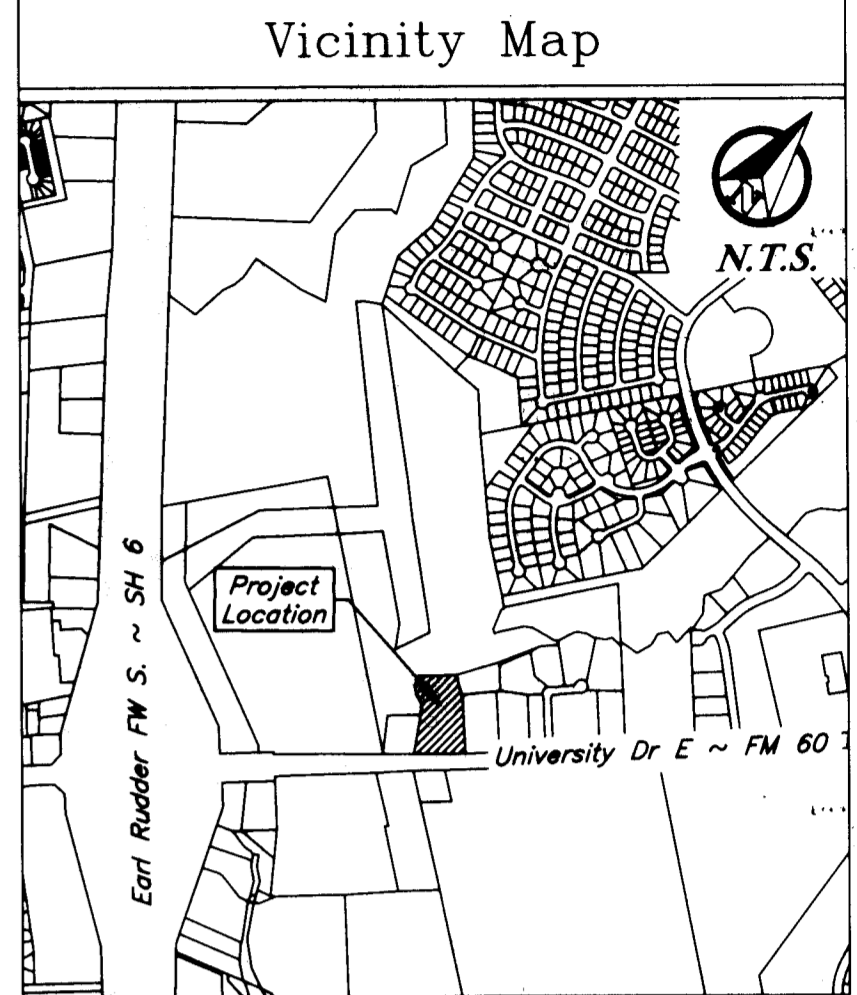
N 25° 12' 14" E FOR A DISTANCE OF 241.24 FEET TO A 1/2 INCH IRON ROD SET;

N 34° 01' 58" E FOR A DISTANCE OF 54.72 FEET TO A 1/2 INCH IRON ROD SET;

S 53° 30' 50" E FOR A DISTANCE OF 17.29 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 10.02 ACRE TRACT;

THENCE: S 53° 30' 50" E ALONG THE SOUTHWEST LINE OF SAID 10.02 ACRE TRACT FOR A DISTANCE OF 167.02 FEET (DEED CALL: S 53° 28' 59" E - 167.04 FEET, 8764/207) TO A 1/2 INCH IRON ROD SET;

THENCE: S 39° 02' 08" E ALONG THE SOUTHWEST LINE OF SAID 10.02 ACRE TRACT AND THE SOUTHWEST SAID LOT 88 FOR A DISTANCE OF 446.54 FEET (DEED CALL: S 39° 00' 17" E - 446.59 FEET, 8764/207) TO THE POINT OF BEGINNING CONTAINING 4.419 ACRES OF LAND, AS SURVEYED ON THE GROUND FEBRUARY, 2016. SEE PLAT PREPARED FEBRUARY, 2016, FOR MORE DESCRIPTIVE INFORMATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000108601793069 (BASED ON THE PUBLISHED COMBINED SCALE FACTOR OF CS94-126).



Legend

Line Types	Proposed Conditions	Existing Conditions
---	Water Line (Size Noted)	Sanitary Sewer (Size Noted)
---	AE	Aerial Electrical
---	Contour	Easement
---	Property Line	Power Pole
---	Sewer Manhole	

- General Notes:
- Bearing system shown hereon is based on Grid North as established from G.P.S. observation.
 - This property is zoned PD, Planned Development.
 - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
 - This lot is within the 100-yr floodplain according to the DIFRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0220F, effective April 2, 2014.
 - Building setback lines to be in accordance with City of Bryan Ordinance.
 - Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.
 - Existing contours shown here are from GIS data.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Davis, owner of the 115.245 acre tract shown on this plat, being the same tract of land as described in the Deeds Records of Brazos County in Volume 3938, Page 226 in the City of Bryan, Texas and the owner of the 4.36 acre tract shown on this plat, being the same tract of land as described in the Deeds Records of Brazos County in Volume 6836, Page 139 in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever: all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Michael K Davis
Michael Davis, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Michael Davis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 1st day of October, 2018.

Louise Barker
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Stephen L. Brown, President of JSCP GP, Inc., a Texas Corporation, acting in its capacity as General Partner of, and on behalf of JSCP Partners, LP, a Texas Limited Partnership, as owner of the 725 square foot area that is a portion of the remainder of a 29.58 acre tract shown on this plat, being the same tract of land as described by the deed to JSCP Partners, LP, recorded in the Deeds Records of Brazos County in Volume 4015, Page 30, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified, as to said 725 square foot area owned by JSCP Partners, LP.

JSCP Partners, LP
By: JSCP GP, Inc., its General Partner

Stephen L. Brown
Stephen L. Brown, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared, Stephen L. Brown, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 1st day of November, 2018.

Dallas
Notary Public, Dallas County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER

I, *Madis 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 1st day of November, 2018.

Madis Zimmerman
City Planner
Bryan, Texas

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, *Paul Clayton*, 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 1st day of November, 2018.

Paul Clayton
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, *Helen McQueen*, together with its certificates of authenticity, in the Official Records of Brazos County, Texas.

Helen McQueen
County Clerk, Brazos County, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 12/12/2018 2:05:20 PM
In the PLAT Records

Doc Number: 2018-1347845
Volume - Page: 15053-265
Number of Pages: 1
Amount: 73.00
Order#: 2018121200065
By: TD



FINAL PLAT

Hudson at University
PH 2, Lot 9R, Block 1~4.419 AC
Richard Carter League, A-B
Bryan, Brazos County, Texas
September 2018

Owner:
Michael Davis
729 S. Rosemary Dr.
Bryan, TX 77802-4334

Engineer:
14 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9051

Owner:
JSCP Partners, LP
1601 Elm Street
Suite 3300
Dallas, TX 75201

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195