

ABBREVIATIONS & LINE LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING BOUNDARY LINE
- PROPERTY LINE
- - - SUBDIVISION BOUNDARY
- - - 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
P.R.M.E. PRIVATE MAINTENANCE EASEMENT
I.R.F. IRON ROD FOUND
VOL. VOLUME
PG. PAGE
R.O.W. RIGHT-OF-WAY
D.R.B.C.T. DEED RECORDS OF BRAZOS COUNTY, TEXAS
O.R.B.C.T. OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
123/456 VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
(P) PER PLAT, 11746/236 O.P.R.B.C.T.

KERR SURVEYING
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 8R1 & 8R2
2 LOTS – 4.763 ACRE TRACT
BEING A REPLAT OF
HUDSON at UNIVERSITY, PHASE TWO
BLOCK ONE, LOT 8R
VOLUME 11746, PAGE 236 OPRBCT
RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8
BRYAN, BRAZOS COUNTY, TEXAS
APRIL 2022

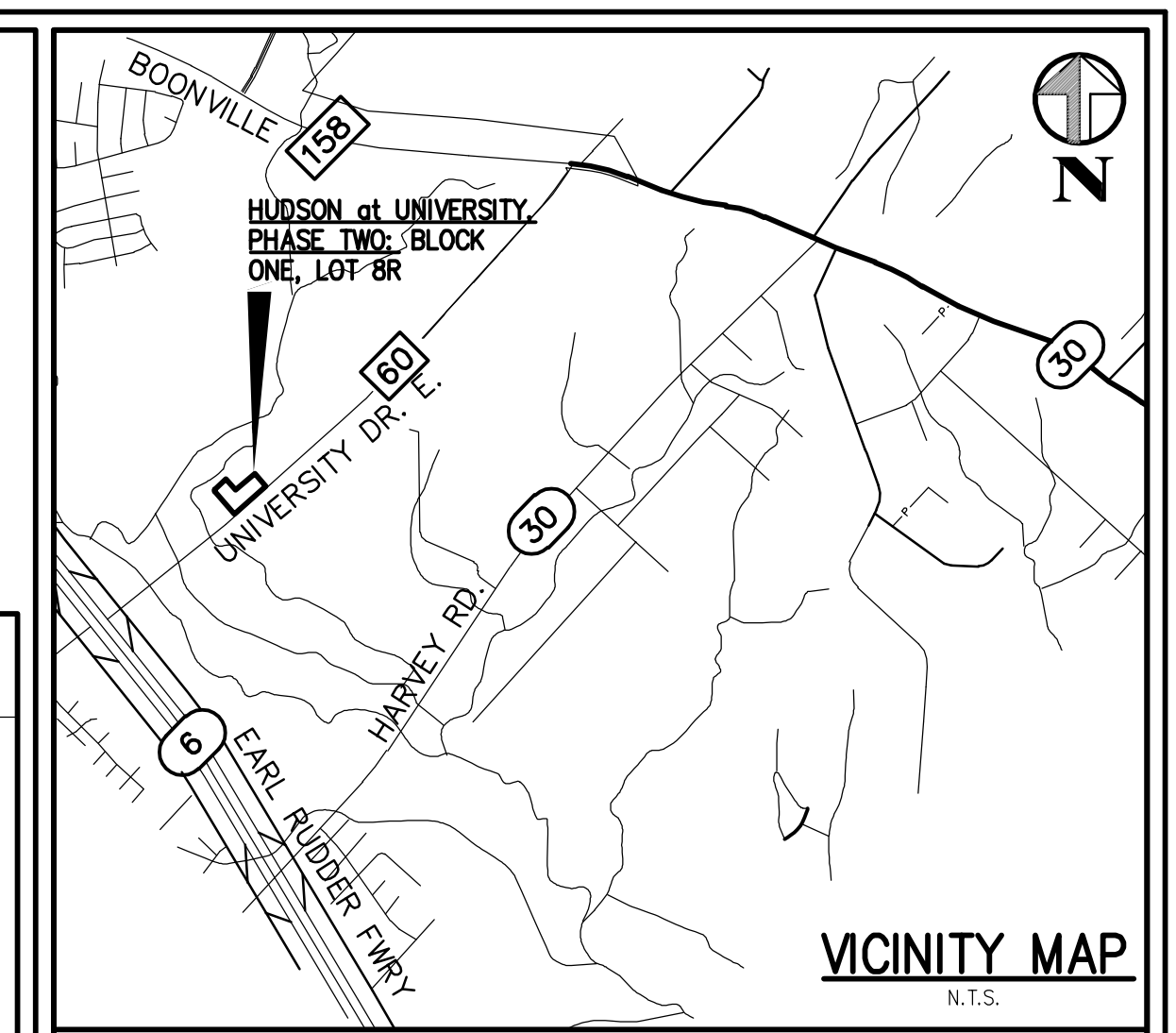
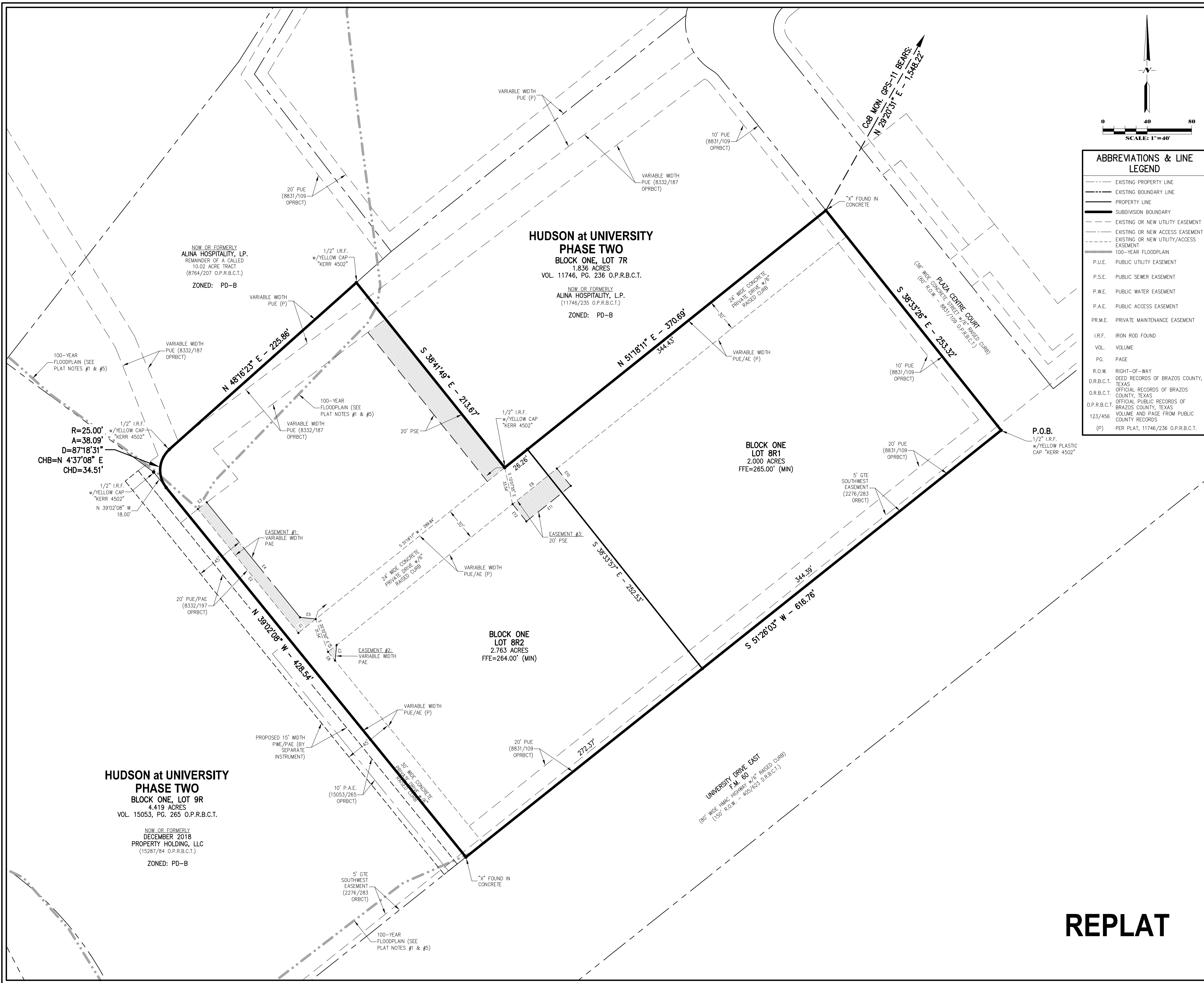
RME Consulting Engineers
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FILENAME: 0783FP1A | SCALE: 1"=40'
SUBMITTED DATE: 6/14/22
REVISIONS: 6/22/22
DRAWN BY: CHECKED BY: NATHAN PAUL KERR
R.A.M. KERR JOB: #22-213

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

**ORIGINAL
PLAT**



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EASEMENT - LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	
EASEMENT #1						
E1	S 51°18'11" W	20.00'	E9	N 51°18'11" E	51.19'	
E2	N 39°02'08" W	143.73'	E10	S 38°33'57" E	20.00'	
E3	N 53°00'59" E	10.01'	E11	S 51°18'11" W	51.19'	
E4	S 39°02'08" E	133.38'	E12	N 38°33'57" W	20.00'	
E5	S 83°41'49" E	14.23'				
EASEMENT #2						
E6	N 51°18'11" E	10.00'				
E7	S 6°08'02" W	14.10'				
E8	N 39°02'08" W	10.03'				

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REPLAT

FIELD NOTES DESCRIPTION
OF A
4.763 ACRE TRACT
BEING ALL OF LOT 8R, BLOCK 1
2ND REPLAT OF HUDSON AT UNIVERSITY, PHASE TWO
RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 4.763 ACRES IN THE RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL LOT 8R, BLOCK 1 OF THE 2ND REPLAT OF HUDSON AT UNIVERSITY, PHASE TWO, RECORDED IN VOLUME 11746, PAGE 236 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 4.763 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE EAST CORNER OF SAID LOT 8R, SAME BEING THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE E. - FM 60 (150' WIDE RIGHT-OF-WAY, 405/623 DEED RECORDS OF BRAZOS COUNTY, TEXAS) AND THE SOUTHWEST RIGHT-OF-WAY LINE OF PLAZA CENTRE COURT (60' WIDE RIGHT-OF-WAY, 8831/109 OPRBCT);

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE E., SAME BEING THE SOUTHEAST LINE OF SAID LOT 8R, S 51° 26' 03" W, FOR A DISTANCE OF 616.76 FEET TO AN 'X' FOUND IN CONCRETE AT THE EAST CORNER OF LOT 9R, BLOCK 1 OF HUDSON AT UNIVERSITY RECORDED IN VOLUME 15053, PAGE 265 (OPRBCT), THE SOUTH CORNER OF SAID LOT 8R AND THE SOUTH CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID LOTS 8R AND 9R, N 39° 02' 08" W, FOR A DISTANCE OF 428.54 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR A POINT OF CURVATURE IN THE WEST LINE OF SAID LOT 8R, SAME BEING THE MOST SOUTHERLY CORNER OF THE REMAINDER OF A CALLED 10.02 ACRE TRACT OF LAND CONVEYED TO ALINA HOSPITALITY, L.P. IN VOLUME 8764, PAGE 207 (OPRBCT), FROM WHICH A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND FOR AN ANGLE POINT IN THE NORTHEAST LINE OF SAID LOT 9R BEARS N 39° 02' 08" W, A DISTANCE OF 18.00 FEET;

THENCE, WITH THE WEST LINE OF SAID LOT 8R, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.09 FEET, A DELTA ANGLE OF 87° 18' 31", AND A CHORD WHICH BEARS N 04° 37' 08" E A DISTANCE OF 34.51 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE POINT OF TANGENCY OF SAID CURVE;

THENCE, CONTINUING WITH THE WEST LINE OF SAID LOT 8R, N 48° 16' 23" E, FOR A DISTANCE OF 225.86 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE NORTHWEST CORNER OF SAID LOT 8R AND THE WEST CORNER OF LOT 7R OF SAID BLOCK 1 (11746/236 OPRBCT);

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

- 1) S 38° 41' 49" E, A DISTANCE OF 213.67 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE SOUTH CORNER OF SAID LOT 7R;
- 2) N 51° 18' 11" E, A DISTANCE OF 370.69 FEET TO AN 'X' FOUND IN CONCRETE ON THE SOUTHWEST RIGHT-OF-WAY LINE OF PLAZA CENTRE COURT, AT THE EAST CORNER OF SAID LOT 7R AND THE NORTHEAST CORNER OF SAID LOT 8R, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-11 BEARS N 29° 20' 31" E, A DISTANCE OF 1,548.22 FEET;

THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF PLAZA CENTRE COURT, SAME BEING THE NORTHEAST LINE OF SAID LOT 8R, S 38° 33' 26" E, FOR A DISTANCE OF 253.32 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 4.763 ACRES, MORE OR LESS.

PLAT NOTES:

1. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED, "X" SHADED AND "AE" AND DOES 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 GEOID12B).

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. 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).

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

8. THIS PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY ALAMO TITLE COMPANY, OF NO. ATCH-01COM-ATCH221180481, EFFECTIVE DATE: 01-03-2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
• 10d: EASEMENT SHOWN ON PLAT (11746/235 OPRBCT) DO AFFECT THIS TRACT AS SHOWN HEREON.
• 10e: EASEMENT TO CITY OF BRYAN (94/199 DRBCT) DOES APPLY TO THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
• 10f: EASEMENT TO CITY OF BRYAN (8332/187 OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
• 10g: EASEMENT TO GTE SOUTHWEST, INC. (2276/283 ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
• 10h: EASEMENT TO CITY OF BRYAN (8332/197 OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
• 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 SUBDIVISIONS 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 AN ON-THE-GROUND SURVEY. 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 8855, PAGE 62 AND VOLUME 8764, PAGE 207, 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

STATE OF TEXAS

COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____, 20____.

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 _____ DAY OF _____, 20____.

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 _____ DAY OF _____, 20____.

CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, _____ 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 _____ DAY OF _____, 20____ AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 20____ BY SAID COMMISSION.

CHAIRMAN, PLANNING & ZONING COMMISSION,
BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, _____ 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 _____ DAY OF _____, 20____ IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____, PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, J. DILLON MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6770, 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.

J. DILLON MEANS, RPLS NO. 6770

	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 8R1 & 8R2 2 LOTS - 4.763 ACRE TRACT BEING A REPLAT OF HUDSON at UNIVERSITY, PHASE TWO BLOCK ONE, LOT 8R VOLUME 11746, PAGE 236 OPRBCT RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8 BRYAN, BRAZOS COUNTY, TEXAS APRIL 2022	
	LANDOWNER INFORMATION ALINA HOSPITALITY, LP c/o MIKE HUSSEIN PO BOX 11680 COLLEGE STATION, TX 77842 CELL: (713) 876-7866 EMAIL: AHOTEL007@GMAIL.COM
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SHEET <u> 3 </u> OF 3	