

ABBREVIATIONS & LINE LEGEND

- EXISTING PROPERTY LINE
- EXISTING SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- 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
- PR.M.E. PRIVATE MAINTENANCE EASEMENT
- I.R.F. IRON ROD FOUND
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- DEED RECORDS OF BRAZOS COUNTY, TEXAS
- ORBCT OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- (P1) PER PLAT, (8831/109) OPRBCT
- (P2) PER PLAT, (11746/236) OPRBCT
- (P3) PER PLAT, (15053/265) OPRBCT
- (P4) PER PLAT, (18234/244) OPRBCT
- (CM) CONTROLLING MONUMENT - FOUND & USED TO ESTABLISH PROPERTY LINES

SCALE: 1"=40'

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 8R2-1 & 9R1
 2 LOTS - 7.182 ACRE TRACT
 BEING A REPLAT OF
HUDSON at UNIVERSITY, PHASE TWO
 BLOCK ONE, LOT 8R2
 VOLUME 18234, PAGE 244 OPRBCT
 AND
 BLOCK ONE, LOT 9R
 VOLUME 15053, PAGE 265 OPRBCT
 RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8
 BRYAN, BRAZOS COUNTY, TEXAS
 SURVEYED: OCTOBER 2022

RME Consulting Engineers

LANDOWNER INFORMATION
 ALINA HOSPITALITY, LP
 c/o MIKE HUSSEIN
 IH 45 BFP, LLC
 c/o CRAIG A. DUNAGAN
 PO BOX 11680
 COLLEGE STATION, TX 77842
 CELL: (713) 876-7886
 EMAIL: AHOTEL007@GMAIL.COM

POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 EMAIL: civil@rmengineer.com
 OFFICE - (979) 764-0704

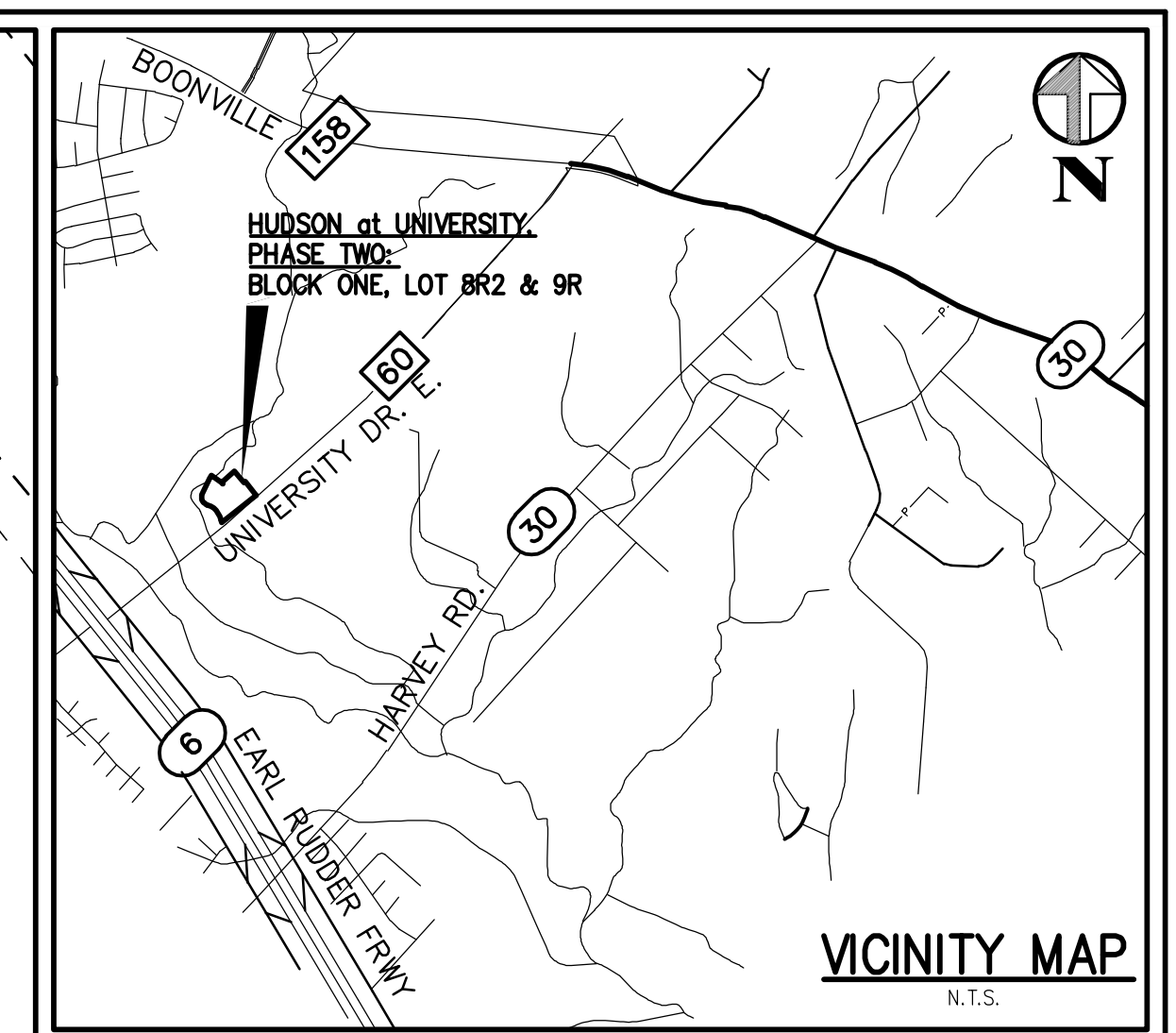
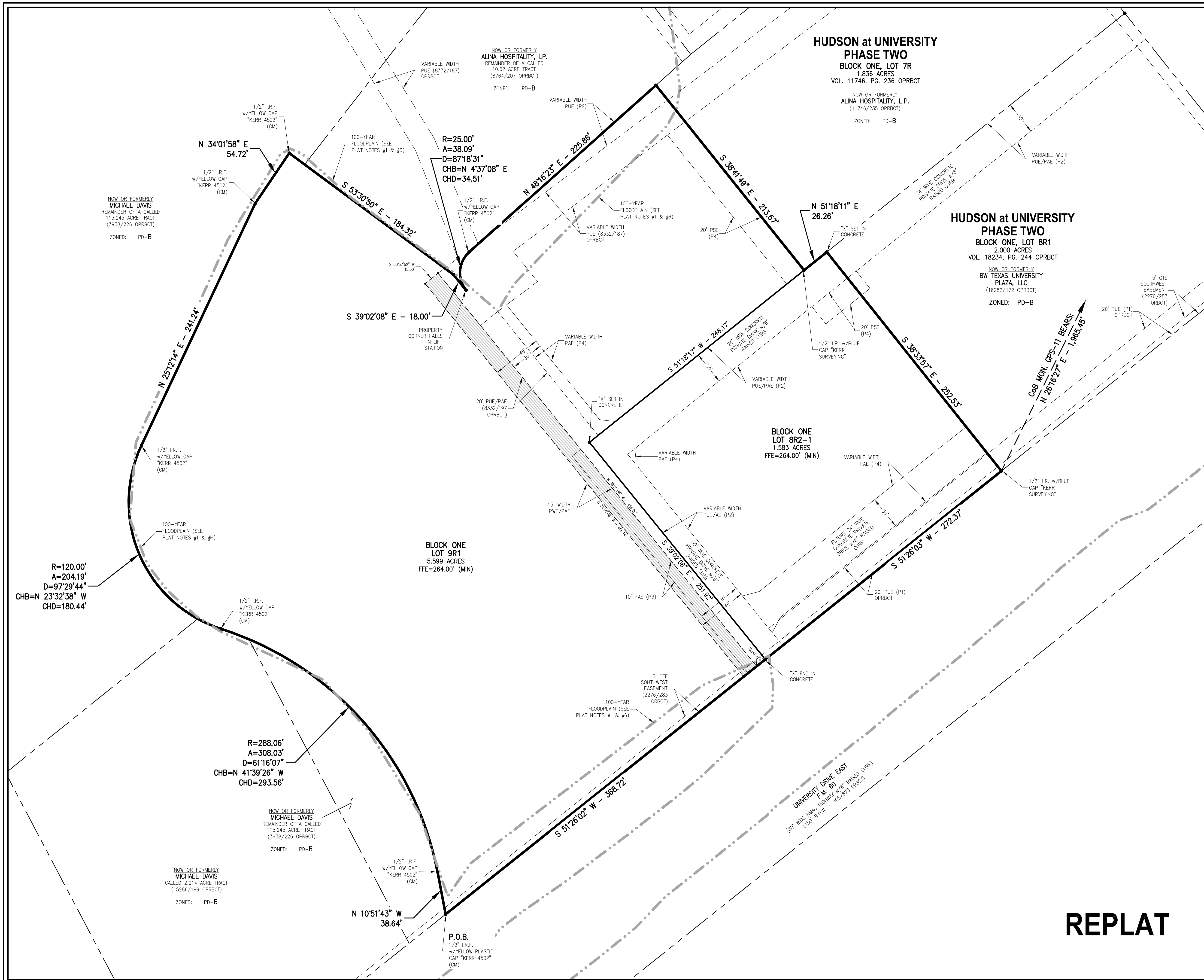
TEXAS FIRM REGISTRATION No. F-4695

FILENAME: 0783FP1A | SCALE: 1"=40'
 SUBMITTED DATE: 11/22/22
 REVISIONS:
 DRAWN BY: [] CHECKED BY: NATHAN PAUL KERR
 R.A.M. KERR JOB: #22-797

RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
289 - 0783

SHEET 1 OF 3

ORIGINAL PLAT



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A FINAL PLAT OF
HUDSON at UNIVERSITY
PHASE TWO
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REPLAT

FIELD NOTES DESCRIPTION

OF A
7.182 ACRE TRACT
RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 7.182 ACRES IN THE RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT BR2, BLOCK 1, OF A REPLAT OF HUDSON AT UNIVERSITY, PHASE TWO, RECORDED IN VOLUME 18234, PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND ALL OF LOT 9R, BLOCK 1, OF A REPLAT OF HUDSON AT UNIVERSITY, PHASE TWO, RECORDED IN VOLUME 15053, PAGE 265 (OPRBCT); SAID 7.182 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST (150' WIDE RIGHT OF WAY, 405/623 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, DRBCT), FOR THE SOUTHEAST CORNER OF THE REMAINDER OF A CALLED 115.245 ACRE TRACT OF LAND CONVEYED TO MICHAEL DAVIS IN VOLUME 3938, PAGE 226 (OPRBCT), AND BEING THE SOUTH CORNER OF LOT 9R AND THE SOUTH CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF LOT 9R AND THE REMAINDER OF SAID 115.245 ACRES FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 10° 51' 43"W, FOR A DISTANCE OF 38.64 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND;
2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 288.06 FEET, AN ARC DISTANCE OF 308.03 FEET, A DELTA ANGLE OF 61° 16' 07", AND A CHORD WHICH BEARS N 41° 39' 26"W, FOR A DISTANCE OF 293.56 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTH LINE OF A CALLED 2.014 ACRE TRACT OF LAND CONVEYED TO MICHAEL K. DAVIS IN VOLUME 15286, PAGE 199 (OPRBCT);

THENCE, WITH THE COMMON LINES OF SAID 2.014 ACRE, SAID LOT 9R, AND THE REMAINDER OF SAID 115.245 ACRES, FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 204.19 FEET, A DELTA ANGLE OF 97° 29' 44", AND A CHORD WHICH BEARS N 23° 32' 38"W, FOR A DISTANCE OF 180.44 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND;
2) N 25° 12' 14"E, FOR A DISTANCE OF 241.24 FEET TO 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND;
3) N 34° 01' 58"E, FOR A DISTANCE OF 54.72 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND FOR THE NORTH CORNER OF LOT 9R AND A NORTHERLY CORNER HEREOF;

THENCE, WITH THE COMMON LINES OF THE REMAINDER OF SAID 115.245 ACRES, SAID LOT 9R, AND THE REMAINDER OF A CALLED 10.02 ACRE TRACT CONVEYED TO ALINA HOSPITALITY, L.P. IN VOLUME 8764, PAGE 207 (OPRBCT), S 53° 30' 50"E, FOR A DISTANCE OF 184.32 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET;

THENCE, WITH THE COMMON LINE OF THE REMAINDER OF SAID 10.02 ACRES AND SAID LOT 9R, S 39° 02' 08"E, FOR A DISTANCE OF 18.00 FEET TO A POINT THAT FALLS IN A LIFT STATION ON THE NORTHEAST LINE OF LOT 9R AND BEING A WESTERLY CORNER OF SAID LOT BR2;

THENCE, WITH THE COMMON LINE OF SAID LOT BR2 AND THE REMAINDER OF SAID 10.02 ACRES FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.09 FEET, A DELTA ANGLE OF 87° 18' 31", AND A CHORD WHICH BEARS N 04° 37' 08"E, FOR A DISTANCE OF 34.51 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND;
2) N 48° 16' 23"E, FOR A DISTANCE OF 225.86 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE WEST CORNER OF LOT 7R, BLOCK 1, OF THE 2ND REPLAT OF HUDSON AT UNIVERSITY, PHASE TWO, RECORDED IN VOLUME 11746, PAGE 236 (OPRBCT), FOR THE NORTH CORNER OF SAID LOT BR2 AND A NORTHERLY CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID LOT 7R AND LOT BR2 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 38° 41' 49"E, FOR A DISTANCE OF 213.67 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET;
2) N 51° 18' 11"E, FOR A DISTANCE OF 26.26 FEET TO AN 'X' SET IN CONCRETE FOR THE WEST CORNER OF LOT BR1 OF A REPLAT OF HUDSON AT UNIVERSITY, PHASE TWO, RECORDED IN VOLUME 18234, PAGE 244 (OPRBCT);

THENCE, WITH THE COMMON LINE OF SAID LOT BR1 AND SAID LOT BR2, S 38° 33' 57"E, FOR A DISTANCE OF 252.53 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET ON THE NORTHWEST LINE OF UNIVERSITY DRIVE EAST, FOR THE SOUTH CORNER OF LOT BR1 AND BEING THE EAST CORNER OF LOT BR2 AND THE EAST CORNER HEREOF, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-11 BEARS N 26° 16' 27"E, A DISTANCE OF 1,965.45 FEET;

THENCE, WITH THE COMMON LINE OF LOT BR2 AND UNIVERSITY DRIVE EAST, S 51° 26' 03"W, FOR A DISTANCE OF 272.37 FEET TO AN 'X' FOUND IN CONCRETE FOR THE SOUTH CORNER OF LOT BR2 AND THE EAST CORNER OF SAID LOT 9R;

THENCE, WITH THE COMMON LINE OF LOT 9R AND UNIVERSITY DRIVE EAST, S 51° 26' 02"W, FOR A DISTANCE OF 368.72 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 7.182 ACRES, MORE OR LESS. SURVEYED ON THE GROUND OCTOBER 2022 UNDER MY SUPERVISION.

PLAT NOTES:

1. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED, "X" SHADED AND "AE" AND DOES PARTIALLY 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 GEOD12B).

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 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 TO 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 REPORT PREPARED BY LAWYERS TITLE COMPANY, GF NO. M2915, EFFECTIVE DATE: 10-26-2022. EXCEPTIONS ARE ADDRESSED AS FOLLOWS:

- (8831/109; 11746/235 OPRBCT) EASEMENTS SHOWN ON PLATS DO APPLY TO THIS TRACT AS SHOWN HEREON. #3
• (18282/148 OPRBCT) EASEMENT, RESTRICTIONS, AND MAINTENANCE AGREEMENT DOES APPLY TO THE PUBLIC ACCESS EASEMENTS AND PRIVATE DRAINAGE EASEMENT ON THIS TRACT SHOWN HEREON. #4
• (18282/165 OPRBCT) RIGHT OF FIRST REFUSAL DOES APPLY TO THIS TRACT BUT HAS NOT PLOTTABLE ITEMS AND IS NOT SHOWN HEREON. #5
• (18283/250 OPRBCT) TEMPORARY CONSTRUCTION EASEMENTS DO APPLY TO THIS TRACT BUT ARE NOT SHOWN HEREON. #6
• (2276/283 OPRBCT) EASEMENT TO GTE SOUTHWEST, INC. DOES CROSS THIS TRACT AS SHOWN HEREON. #7
• (8332/187 OPRBCT) EASEMENT TO CITY OF BRYAN DOES CROSS THIS TRACT AS SHOWN HEREON. #8
• (8332/197 OPRBCT) EASEMENT TO CITY OF BRYAN DOES CROSS THIS TRACT AS SHOWN HEREON. #9
• (18234/244 OPRBCT) EASEMENTS SHOWN ON PLAT DO APPLY TO LOT BR2, BLOCK ONE AS SHOWN HEREON. #23
• (15053/265 OPRBCT) EASEMENTS SHOWN ON PLAT DO APPLY TO LOT 9R, BLOCK ONE AS SHOWN HEREON. #24
• (94/199 DRBCT) EASEMENT TO CITY OF BRYAN DOES APPLY TO LOT BR2, BLOCK ONE. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED. THE PORTION OF EASEMENT OVER LOT BR1, BLOCK ONE WAS RELEASED (18088/12 OPRBCT). #25
• (130/318 DRBCT) 100 FOOT WIDE TRANSMISSION EASEMENT TO GULF STATES UTILITIES COMPANY DOES NOT CROSS THIS TRACT AND IS NOT SHOWN HEREON. #26
• (268/713 DRBCT) 2.157 ACRE DRAINAGE EASEMENT FOR HIGHWAY TO STATE OF TEXAS DOES NOT APPLY TO THIS TRACT AND IS NOT SHOWN HEREON. #27
• (269/692 DRBCT) 2.850 ACRE DRAINAGE EASEMENT FOR HIGHWAY TO STATE OF TEXAS DOES NOT APPLY TO THIS TRACT AND IS NOT SHOWN HEREON. #28
• (277/282 DRBCT) 4.007 ACRE DRAINAGE EASEMENT FOR HIGHWAY TO STATE OF TEXAS DOES NOT APPLY TO THIS TRACT AND IS NOT SHOWN HEREON. #29
• (336/169 DRBCT) RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTING, MAINTAINING, ETC. TRANSMISSION LINES TO CITY OF BRYAN DOES APPLY TO THIS TRACT BUT IS BLANKET IN NATURE AND NOT PLOTTABLE. 40 FOOT WIDE AND 150 FOOT WIDE TRANSMISSION EASEMENTS TO CITY OF BRYAN DO NOT CROSS THIS TRACT AND ARE NOT SHOWN HEREON. #30
• (399/107 DRBCT) 20 FOOT WIDE SANITARY SEWER EASEMENT TO CITY OF COLLEGE STATION DOES NOT CROSS THIS TRACT AND IS NOT SHOWN HEREON. #31
• (772/654 ORBCT) GUY AND ANCHOR EASEMENTS TO CITY OF BRYAN DO NOT CROSS THIS TRACT AND ARE NOT SHOWN HEREON. #32
• (1989/16 ORBCT) 20 FOOT WIDE SANITARY SEWER EASEMENTS DO NOT CROSS THIS TRACT AND ARE NOT SHOWN HEREON. #33
• (6773/95 OPRBCT) 0.588 ACRE PUBLIC DRAINAGE EASEMENT TO CITY OF BRYAN DOES NOT CROSS THIS TRACT AND IS NOT SHOWN HEREON. #34
• (9741/242 OPRBCT) ELECTRICAL EASEMENTS TO CITY OF COLLEGE STATION DO NOT CROSS THIS TRACT AND ARE NOT SHOWN HEREON. #35
• 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 EITHER AN ON-THE-GROUND SURVEY OR CITY CONTOUR DATA. 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 8764, PAGE 207 (OPRBCT), 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

WE, IH 45 BFP, LLC THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 18249, PAGE 195 (OPRBCT), 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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, NATHAN PAUL KERR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6834, 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.

NATHAN PAUL KERR, RPLS NO. 6834

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

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

HUDSON at UNIVERSITY PHASE TWO BLOCK ONE, LOT 8R2-1 & 9R1 2 LOTS - 7.182 ACRE TRACT BEING A REPLAT OF HUDSON at UNIVERSITY, PHASE TWO BLOCK ONE, LOT 8R2 VOLUME 18234, PAGE 244 OPRBCT AND BLOCK ONE, LOT 9R VOLUME 15053, PAGE 265 OPRBCT RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8 BRYAN, BRAZOS COUNTY, TEXAS SURVEYED: OCTOBER 2022