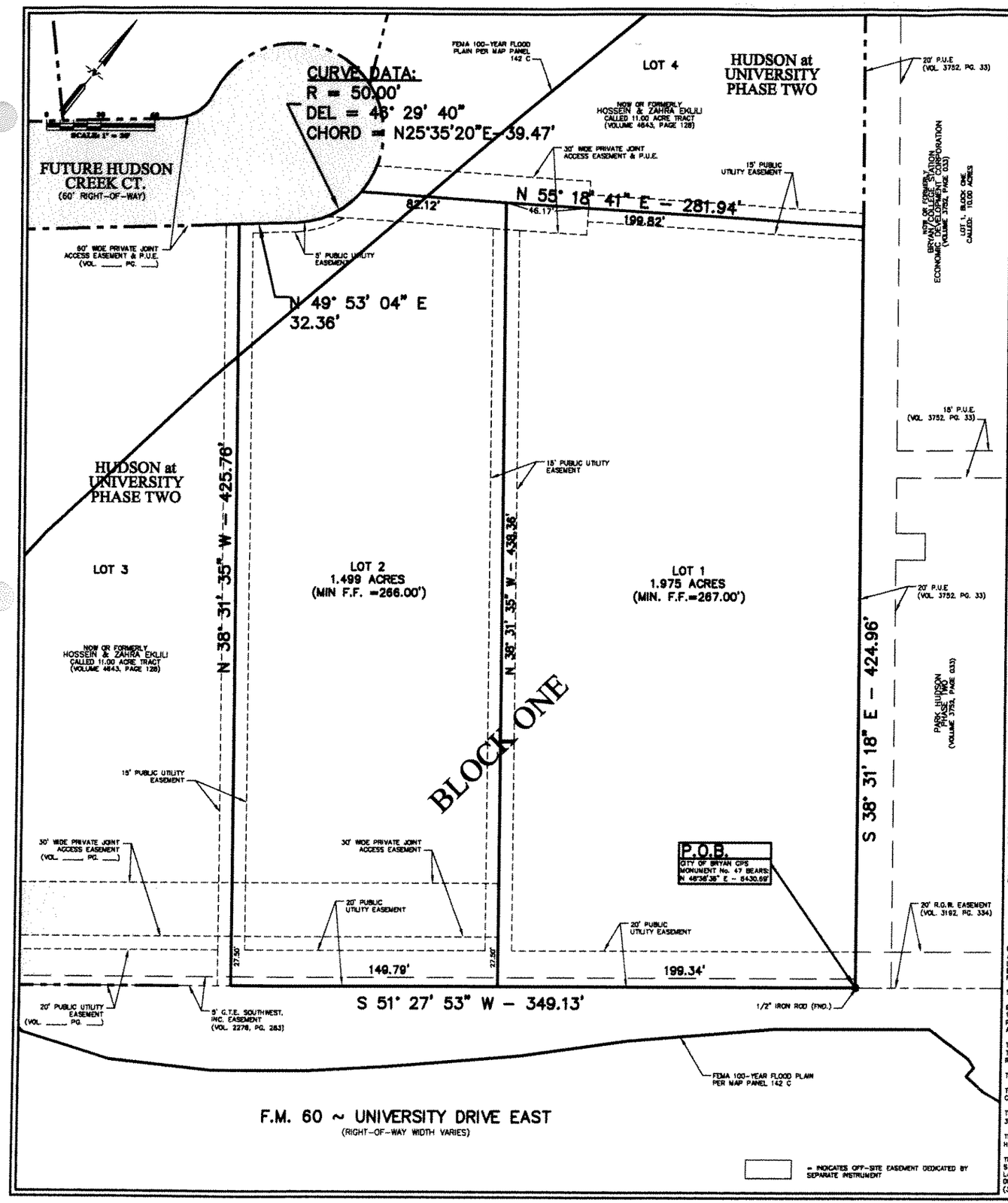


CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF _____

COUNTY OF _____

I (We), _____, 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.

_____
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 _____

COUNTY OF _____

I (We), _____, 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.

_____
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 _____ 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

METES AND BOUNDS DESCRIPTION
OF A 3.474 ACRE TRACT
RICHARD CARTER SURVEY, A-6
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER SURVEY, ABSTRACT NO. 6, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A 1.88 ACRE PORTION OF A CALLED 115.245 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MICHAEL DAWS RECORDED IN VOLUME 3938, PAGE 226 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND A PORTION OF AN 11.32 ACRE TRACT AS DESCRIBED BY A DEED TO PARKWAYS DEVELOPMENT COMPANY RECORDED IN VOLUME 4643, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF BAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. 60 MARKING THE SOUTH CORNER OF LOT 1, BLOCK 1, PARK HUDSON SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 3752, PAGE 33 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, THE CITY OF BRYAN GPS MONUMENT NUMBER 47 BEARS: N 48° 38' 38" E FOR A DISTANCE OF 6430.69 FEET;

THENCE: S 51° 27' 53" W ALONG THE NORTHWEST LINE OF F.M. 60, AT 197.00 FEET PASS THE SOUTH CORNER OF SAID 1.88 ACRE TRACT BEING THE SOUTHEAST CORNER OF SAID 11.32 ACRE TRACT, CONTINUE FOR A TOTAL DISTANCE OF 349.13 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

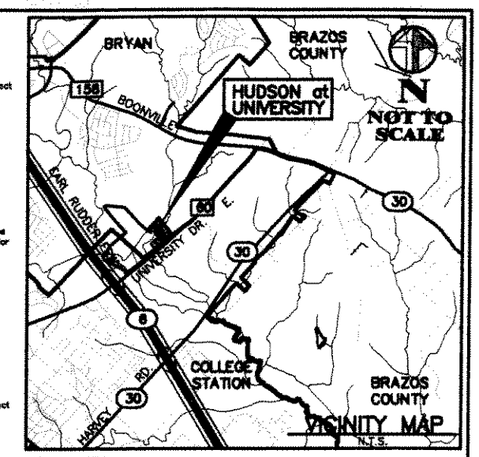
THENCE: N 38° 31' 35" W THROUGH SAID 11.32 ACRE TRACT FOR A DISTANCE OF 425.76 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: N 49° 53' 04" E FOR A DISTANCE OF 32.36 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 29' 40" FOR AN ARC LENGTH OF 40.57 FEET (CHORD BEARS: N 25° 35' 20" E - 39.47 FEET) TO A 5/8 INCH IRON ROD SET;

THENCE: N 55° 18' 41" E FOR A DISTANCE OF 281.94 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF SAID PARK HUDSON SUBDIVISION. FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: N 38° 31' 18" W FOR A DISTANCE OF 352.82 FEET;

THENCE: S 38° 31' 18" E ALONG THE SOUTHWEST LINE OF SAID PARK HUDSON SUBDIVISION, AT 9.96 FEET PASS THE NORTH CORNER OF SAID 1.88 ACRE TRACT, CONTINUE FOR A TOTAL DISTANCE OF 424.96 FEET TO THE POINT OF BEGINNING CONTAINING 3.474 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND SEPTEMBER, 2007. SEE PLAT PREPARED SEPTEMBER, 2007, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS HONORING THE PLAT CALL BEARINGS OF PARK HUDSON SUBDIVISION (3752/33).



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. 48041C 0142C, JULY 2, 1992.

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 ½" 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 G/ No. 523871.

8. TOPOGRAPHICAL & UTILITY INFORMATION ILLUSTRATED WAS OBTAINED FROM AN ON-THE-GROUND SURVEY, PERFORMED BY RABON METCALF ENGINEERING.

9. CONTINUED MAINTENANCE OF COMMON MAINTENANCE AREAS OF THE SUBDIVISION KNOWN AS HUDSON AT UNIVERSITY, WHICH INCLUDES THE 3.474 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.

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 form.

_____
BRAD KERR, RPLS No. 4502

FINAL PLAT OF HUDSON at UNIVERSITY PHASE ONE

LOT 1 & 2, BLOCK ONE

3.474 ACRES
BEING 1.88 ACRES OUT OF A CALLED 115.245 ACRE TRACT (VOLUME 3938, PAGE 226) AND 1.594 ACRES OUT OF AN 11.32 ACRE TRACT (VOLUME 4643, PAGE 123)

RICHARD CARTER LEAGUE, A-6
BRYAN, BRAZOS COUNTY TEXAS
JULY 2007

KSC

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 DAWS
4002 ASPEN DR.
BRYAN, TX 77801
OFF: (979) 846-3420
FAX: (979) 846-7300
AND
HOSSEIN EKLILI
2001 DUAL SUN
COLLEGE STATION, TX 77845

FILENAME: 0119FPA	SCALE: 1"=30'
SUBMITTED DATE:	
DRAWN BY: R.A.M.	
CHECKED BY: R.A.M.	
FIELD BOOK: N/A	PAGES: N/A

RABON METCALF ENGINEERING
CLIENT NO. PROJECT NO.
111-0119