

Management Certificate for
Park Hudson Property Owners Association, Inc.

STATE OF TEXAS

COUNTY OF BRAZOS

Date of Certificate: June 15, 2011
Name of Association: Park Hudson Property Owners Association, Inc.
Mailing Address of Association: PO Box 3462
Bryan, Texas 77805
Recording Data for Declaration: Volume 3375, Page 176, Official Records of Brazos County, Texas

Recording Data for Association:

Park Hudson Subdivision, Phase 1
Volume 3511, Page 339 & Volume 3650 Page 209

Park Hudson Subdivision, Phase 2
Volume 3752, Page 33

Park Hudson Subdivision, Phase 3
Volume 4570, Page 203

Park Hudson Subdivision, Phase 4
Volume 6169, Page 63

Park Hudson Subdivision, Phase 5
Volume 6622, Page 53

Park Hudson Subdivision, Phase 6
Volume 6966, Page 25

Park Hudson Subdivision, Phase 7
Volume 9134, Page 124

Park Hudson Subdivision, Phase 8
Volume 8230, Page 243

Park Hudson Subdivision, Future Phase 9

Park Hudson Subdivision, Phase 10 & 11
Volume 8317, Page 41

Park Hudson Subdivision, Phase 12
Volume 8860, Page 125

Park Meadow Subdivision
Volume 3972, Page 15

Park Village Subdivision
Volume 7303, Page 198

Brazos County Land – described by meets & bounds on Exhibit "A" attached hereto and made a part hereof.

Management Location:

Association Services
427 Dellwood
Bryan, Texas 77801-2524
Phone: 979-822-4443 fax: 979-822-4447

PARK HUDSON PROPERTY OWNERS ASSOCIATION, INC.

By: 
M. Jack Gressetti, Manager of Services

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledge before me on the 15th day of June, 2011 by
M. Jack Gressetti, manager of services for Park Hudson Property Owners Association, Inc. on behalf
of said corporation and in the capacity therein stated.

My Commission expires


Notary Public, State of Texas



EXHIBIT "A"

TRACT ONE:

Being a 19.8479-acre tract or parcel of land lying and being situated in the J. W. SCOTT SURVEY, Abstract No. 49, Bryan, Brazos County, Texas and being part of the 30.00-acre tract of land described in the Partial Release deed recorded in Volume 7067, page 29, Official Records of Brazos County, Texas, and said 19.8479-acre tract being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod found marking the northeastern corner of Signature Park Apartments, an addition to the City of Bryan, Texas, platted and recorded in Volume 4782, page 132, Official Records of Brazos County, Texas, said rod also being located on the western right-of-way line of Pendleton Drive, a 60'-wide public right-of-way also platted and recorded in Volume 4782, page 132, Official Records of Brazos County, Texas;

THENCE N 72° 41' 18" W, along the northern boundary line of said Signature Park Apartments, for a distance of 428.15', to a 1/2" iron rod set;

THENCE through the said 30.00-acre tract for the following calls:

N 19° 45' 28" W for a distance of 610.81' to a fence post;

N 70° 49' 16" E for a distance of 220.29' to a fence post;

S 21° 33' 52" E for a distance of 250.98' to a fence post;

N 27° 01' 29" E for a distance of 154.12' to a 1/2" iron rod set;

N 18° 01' 47" E for a distance of 668.37' to a 1/2" iron rod set on the southern right of way line of FM 158;

THENCE S 75° 31' 05" E, continuing along the southern right of way line of FM 158, for a distance of 134.40' to a 1/2" iron rod set;

THENCE S 80° 14' 55" E, continuing along the southern right of way line of FM 158, for a distance of 201.47' to a 1/2" iron rod set;

THENCE S 83° 52' 47" E, continuing along the southern right of way line of FM 158, for a distance of 179.65' to a Brass TXDOT Marker found;

THENCE S 85° 35' 14" E, continuing along the southern right of way line of FM 158, for a distance of 109.13' to a 1/2" iron rod set, said rod marking the intersection of the southern right of way line of FM 158 and the western right of way line of said Pendleton Drive;

THENCE along the western right of way line of Pendleton Drive which is a curve to the right with the following data: Chord 35.36', Chord Bearing S 40° 35' 10" E, Radius 25.00', Arc 39.28', Delta 90° 00' 08", to a 1/2" iron rod set in the western right of way line of Pendleton Drive;

THENCE S 04° 24' 54" W, continuing along the western right of way line of Pendleton Drive, for a distance of 84.47' to a 1/2" iron rod set;

THENCE continuing along the western right of way line of Pendleton Drive which is a curve to the right with the following data: Chord 545.14', Chord Bearing S 20° 44' 06" W, Radius 970.00', Arc 552.58', Delta 32° 38' 24", to a 1/2" iron rod set in the western right of way line of Pendleton Drive;

THENCE S 37° 03' 18" W, continuing along the western right of way line of Pendleton Drive, for a distance of 435.69' to a 1/2" capped iron rod found;

THENCE continuing along the western right of way line of Pendleton Drive which is a curve to the left with the following data: Chord 286.21', Chord Bearing S 29° 40' 07" W, Radius 1,030.00', Arc 287.14', Delta 15° 58' 22", to the POINT OF BEGINNING, containing 19.8479- acre of land, more or less.

Filed for Record in:
BRAZOS COUNTY

On: Jun 15, 2011 at 11:40A

As a
Recordings

Document Number: 01093778

Amount 28.00

Receipt Number - 415291

By,
Jaime Hines

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.

Jun 15, 2011

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY