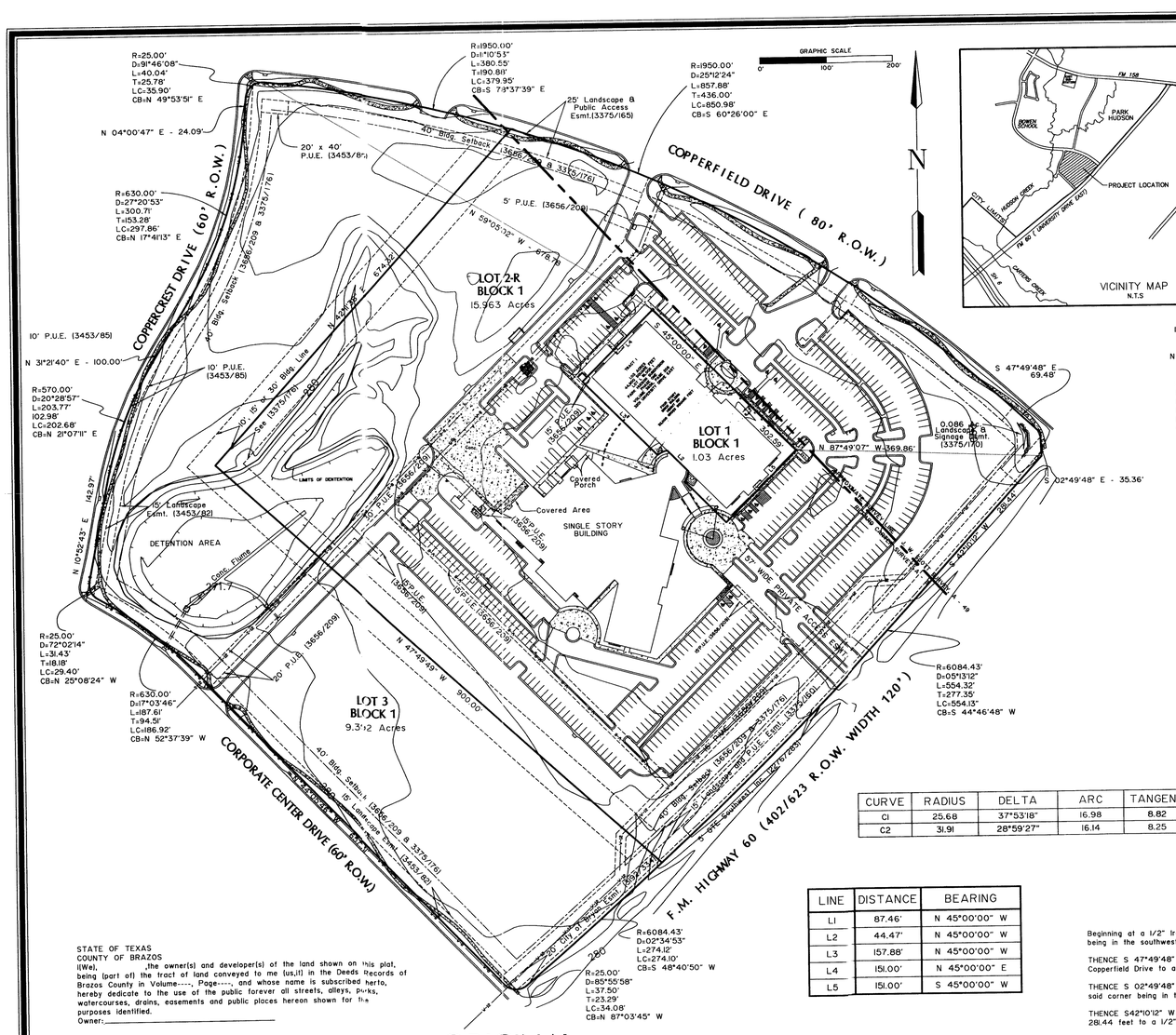
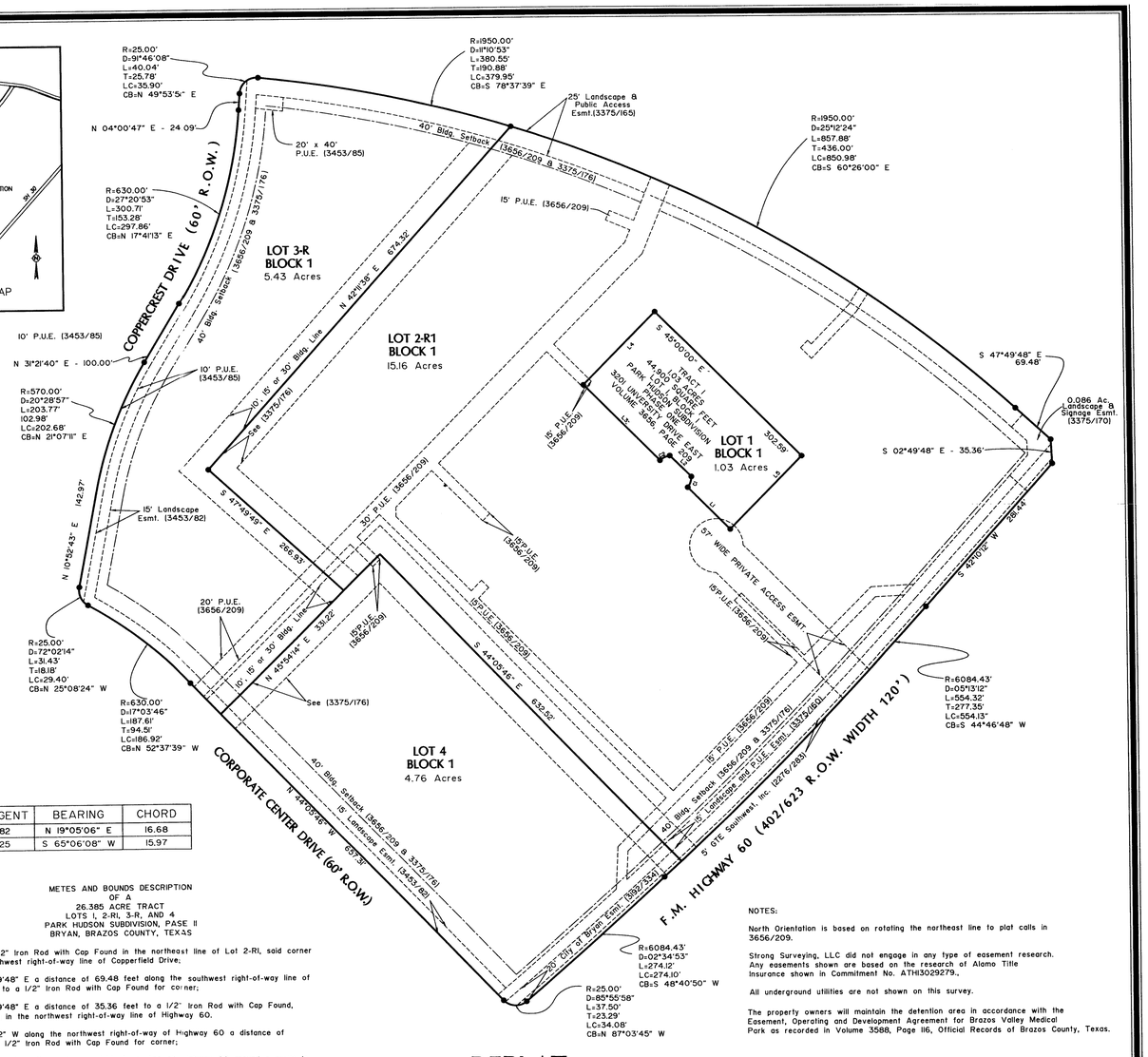


ORIGINAL



REPLAT

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.68	37°53'18"	16.98	8.82	N 19°05'06" E	16.68
C2	31.91	28°59'27"	16.14	8.25	S 65°06'08" W	15.97

LINE	DISTANCE	BEARING
L1	87.46'	N 45°00'00" W
L2	44.47'	N 45°00'00" W
L3	157.88'	N 45°00'00" W
L4	151.00'	N 45°00'00" E
L5	151.00'	S 45°00'00" W

METES AND BOUNDS DESCRIPTION
OF A
26.385 ACRE TRACT
LOTS 1, 2-R1, 3-R, AND 4
PARK HUDSON SUBDIVISION, PASE II
BRYAN, BRAZOS COUNTY, TEXAS

Beginning at a 1/2" Iron Rod with Cap Found in the northeast line of Lot 2-R1, said corner being in the southwest right-of-way line of Copperfield Drive;

THENCE S 47°49'48" E a distance of 69.48 feet along the southwest right-of-way line of Copperfield Drive to a 1/2" Iron Rod with Cap Found for corner;

THENCE S 02°49'48" E a distance of 35.36 feet to a 1/2" Iron Rod with Cap Found, said corner being in the northwest right-of-way line of Highway 60.

THENCE S42°10'12" W along the northwest right-of-way of Highway 60 a distance of 281.44 feet to a 1/2" Iron Rod with Cap Found for corner;

THENCE continuing along the northwest right-of-way line of Highway 60 around a curve in a clockwise direction having an arc length of 828.44 feet, a radius of 6084.43 feet, with a delta angle of 07°48'05", a chord bearing of S 46°04'14" W and a chord length of 827.80 feet to a 1/2" Iron Rod with Cap Found;

THENCE around a curve in a clockwise direction having an arc length of 37.50 feet, a radius of 25.00 feet, with a delta angle of 85°55'58", a chord bearing of N 87°03'45" W, and a chord length of 34.08 feet to a 1/2" Iron Rod with Cap Found, said corner being in the northeast Right-of-Way of Corporate Center Drive;

THENCE N 44°05'46" W along the northeast right-of-way of Corporate Center Drive a distance of 657.31 feet to a 1/2" Iron Rod with Cap Found;

THENCE continuing along the northeast right-of-way of Corporate Center Drive around a curve in a counterclockwise direction having an arc length of 187.61 feet, a radius of 630.00 feet, with a delta angle of 17°03'46", a chord bearing of N 52°37'39" W, and a chord length of 186.92 feet to a 1/2" Iron Rod with Cap Found;

THENCE around a curve in a clockwise direction having an arc length of 31.43 feet, a radius of 25.00 feet, with a delta angle of 72°02'14", a chord bearing of N 25°08'24" W, and a chord length of 29.40 feet to a 1/2" Iron Rod Found with Cap, said corner being in the southeast right-of-way of Coppercrest Drive;

THENCE N 10°52'43" E along the southeast line of Coppercrest Drive 142.97 feet to a 1/2" Iron Rod with Cap Found;

THENCE continuing along right-of-way of said Coppercrest Drive around a curve in a clockwise direction having an arc length of 203.77 feet, a radius of 570.00 feet, with a delta angle of 20°28'57", a chord bearing of N 21°07'11" E, and a chord length of 202.68 feet;

THENCE N 31°21'40" E continuing along right-of-way of said Coppercrest Drive 100.00 feet to a 1/2" Iron Rod with Cap Found;

THENCE continuing along right-of-way of said Copperstone Drive around a curve in a counterclockwise direction having an arc length of 300.71 feet, a radius of 630.00 feet, with a delta angle of 27°20'53", a chord bearing of N 17°41'13" E, and a chord length of 297.86 feet;

THENCE N 04°00'47" E continuing along right-of-way of said Coppercrest Drive 24.09 feet to a 1/2" Iron Rod with Cap Found;

THENCE around a curve in a clockwise direction having an arc length of 40.04 feet, a radius of 25.00 feet, with a delta angle of 91°46'08", a chord bearing of N 49°53'51" E and a chord length of 35.90 feet to a 1/2" Iron Rod with Cap Found, said corner being in the southwest right-of-way Copperfield Drive;

THENCE along right-of-way of said Copperfield Drive arounc a curve in a clockwise direction having an arc length of 1238.43 feet, a radius of 1950.00 feet, with a delta angle of 36°23'17", a chord bearing of S 66°01'27" E and a chord length of 1217.72 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 26.385 ACRES, MORE OR LESS.

NOTES:

North Orientation is based on rotating the northeast line to plat calls in 3656/209.

Strong Surveying, LLC did not engage in any type of easement research. Any easements shown are based on the research of Alamo Title Insurance shown in Commitment No. ATH3029279.,

All underground utilities are not shown on this survey.

The property owners will maintain the detention area in accordance with the Easement, Operating and Development Agreement for Brazos Valley Medical Park as recorded in Volume 3588, Page 116, Official Records of Brazos County, Texas.

STATE OF TEXAS
COUNTY OF BRAZOS
I(We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land conveyed to me (us,it) in the Deeds Records of Brazos County in Volume-----, Page-----, and whose name is subscribed herto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.
Owner:_____

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day and 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 or she executed the same for the purpose stated.
Given under my hand and seal of office this _____, day of _____, 20__.

Notary Public, Brazos County, Texas: _____

(NOTARY SEAL) _____

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 in Volume-----, Page-----,
County Clerk Brazos County, Texas:_____

(SEAL)

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filled for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20__ and sane was duly approved on the _____ day of _____, 20__ by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas:_____

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

STATE OF TEXAS
COUNTY OF BRAZOS
I, H. Curtis Strong, Registered Professional Surveyor No. 4961 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.

Registered Professional Land Surveyor:

Dated: March 19, 2013 Signed by H. Curtis Strong, RPLS 4961 _____

STATE OF TEXAS
REGISTERED
HORACE CURTIS STRONG
4961
PROFESSIONAL
LAND SURVEYOR

REPLAT OF THE REPLAT OF LOT 2-R1 & LOT 3, BLOCK 1 PARK HUDSON SUBDIVISION - PHASE ONE 15.963 ACRES & 9.392 ACRES VOLUME 3656, PAGE 209

RICHARD CARTER SURVEY A-8
AND THE J.W. SCOTT SURVEY A-49
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

NOV 13 2013

OWNER: Brazos Valley Physicians Organization - MSO, LLC
3131 University Dr. E.
Bryan, Tx. 77802
Ph: 731-3250

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