

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-R, 3-R, AND 4 PARK HUDSON SUBDIVISION, PHASE II BRYAN, BRAZOS COUNTY, TEXAS

Beginning at a 1/2" Iron Rod with Cap Found in the northeast line of Lot 2-R, 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 28.44 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°55'59", 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 with Cap Found, 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 2°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 9°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 of Copperfield Drive;

THENCE along right-of-way of said Copperfield Drive around 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.

REPLAT

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.
 1/2" Iron rod with Cap Found.
 0 1/2" Iron rod with Cap Set.

REPLAT OF THE REPLAT OF LOT 2-R & 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

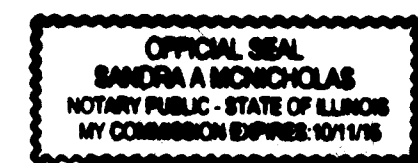
OWNER OF LOT 2-R & LOT 3 Brazos Valley Physicians Organization - MSO, LLC 3131 University Dr. E Bryan, Tx. 77802 Ph: 731-3250

STRONG SURVEYING FIRM No. 10093500 email: curtis@strongsurveying.com 1722 Broadmoor, Suite 105 Bryan, Texas 77802 Phone: (979) 776-9836 Fax: (979) 731-0096

STATE OF TEXAS COUNTY OF BRAZOS (We, The), Brazos Valley Physicians Organization-MSO, L.L.C. owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 3375, Pg. 193, & Volume 3453, Pg. 85, and designated herein as Lot 2-R, Lot 3-R & Lot 4, Block 1, PARK HUDSON SUBDIVISION-Phase 1, in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.
 Brazos Valley Physicians Organization - MSO, LLC
 By: NSH Bryan Hospital, Inc., Manager
 By: *[Signature]*
 Bryan Fisher, President

ORIGINAL

Before me, the undersigned authority, on this day and personally appeared *[Signature]* 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 22nd day of May, 2014.
 Notary Public, *[Signature]*
 INOTARY SEAL)



CERTIFICATE OF MORTGAGEE
 The undersigned, holder of a deed of trust, lien or other incumbrance against the property subdivided herein, hereby joins in the dedication of all streets, alleys, parks, and utility easements to the public as set forth in the Owner's Certificate hereon.
 NSH Texas, *[Signature]*
 Bryan Fisher, PRESIDENT

I, Paul Kaspar, 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 28th day of May, 2014.
 City Engineer, Bryan, Texas, *[Signature]*

Filed for Record in: BRAZOS COUNTY
 On: May 28, 2014 at 03:00P
 As a Plat
 Document Number: 01195331
 Amount: 67.00
 Receipt Number: 510642
 By: Kala Brunner
 Kala Brunner

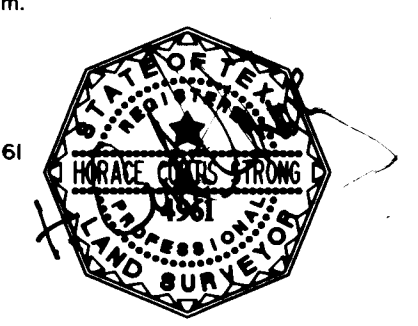
STATE OF TEXAS COUNTY OF BRAZOS I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY as stamped hereon by me.
 May 28, 2014.
 Karon McQueen, Brazos County Clerk
 BRAZOS COUNTY

I, *[Signature]*, the undersigned, City Planner and/or designated Secretary of the Planning and 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 28th day of May, 2014.
 City Planner, Bryan, Texas: *[Signature]*

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

Doc Br Vol Pg 01195331 BR 12037 184



STATE OF TEXAS COUNTY OF BRAZOS I, *[Signature]* 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 28th day of May, 2014 in the Official Records of Brazos County in Volume 3656, Page 209.
 County Clerk, Brazos County, Texas: *[Signature]*
 (SEAL)