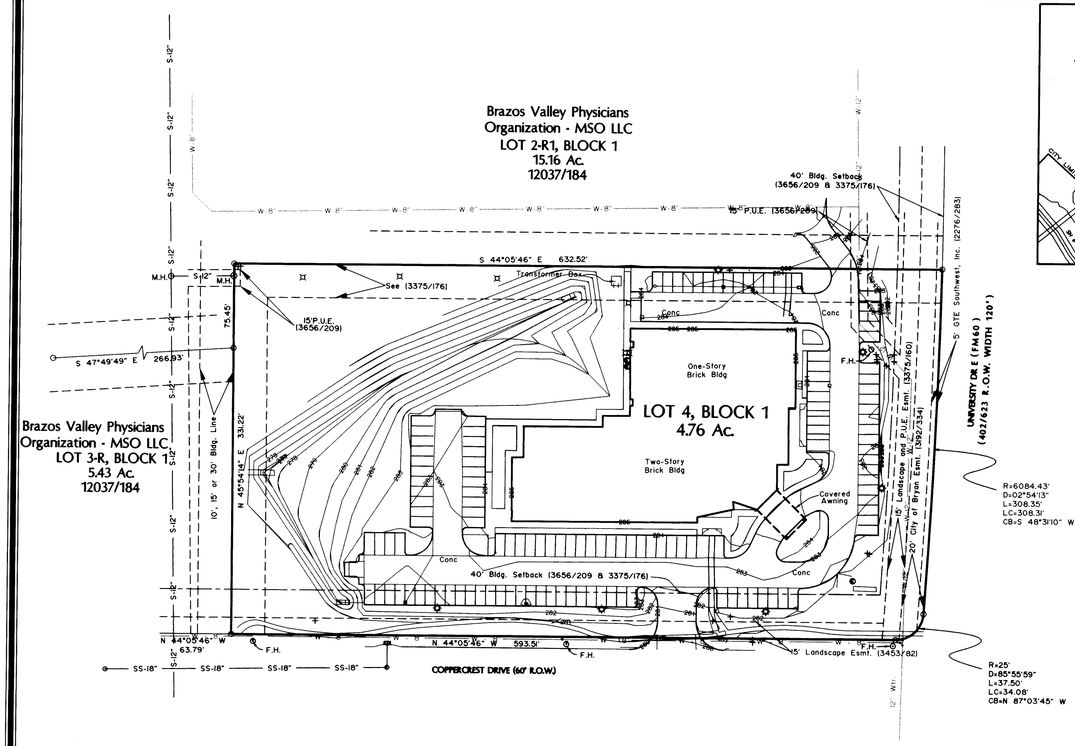
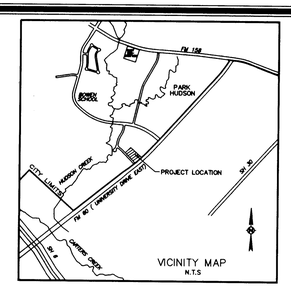
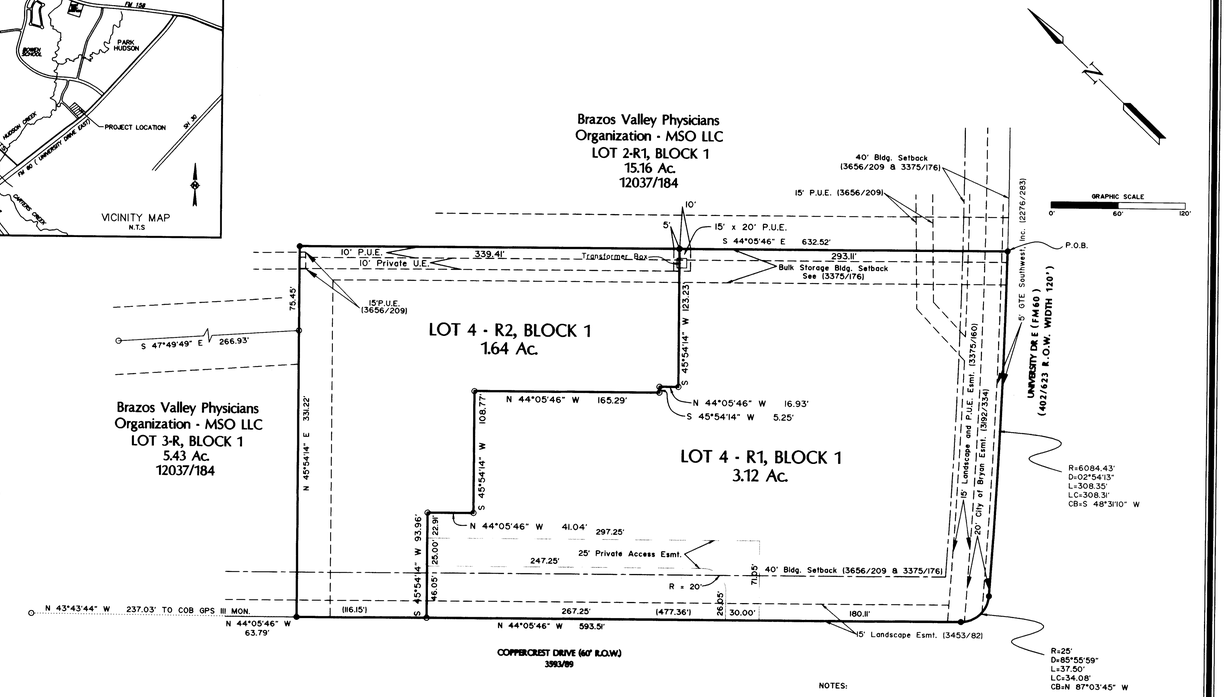



# ORIGINAL




# REPLAT

NOTES:

North Orientation is based on rotating the northeast line to plat calls in 12037/184.

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.

O 1/2" Iron rod with Cap Set.

Park Hudson Protective Covenants (3375/176)
Front Setback and abutting Street - 40 feet
Side Setback Not abutting Street - 15 feet
Rear Setback - 10 feet

ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

THIS PROPERTY IS ZONED PLANNED DEVELOPMENT (PD)

This property does not lie within a 100 - year floodplain per FEMA D - FIRM Panel No. 48041C0220F, effective April 2, 2014.

SITE ADDRESS: 3131 COPPERCREST DR.

STATE OF TEXAS
COUNTY OF BRAZOS

I,(We,The), Brazos Valley HealthRealty II, LLC, the owners and developers of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12042, Page 271, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

Owner: Brazos Valley HealthRealty II, LLC
By: Jeff Brown

By: _____
Jeff Brown

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jeff Brown 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 5th day of February 2018.

Notary Public, Brazos County, Texas Amy Bradley

(NOTARY SEAL)

AMY BRADLEY
My Notary ID # 129440078
Expires May 30, 2021

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.

Mortgage Company - American Momentum Bank
By: Kevin S. Kurtz
Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kevin S. Kurtz 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 5th day of February 2018.

Notary Public, Brazos County, Texas Melissa Edwards

(NOTARY SEAL)

MELISSA EDWARDS
My Notary ID # 7138493
Expires December 18, 2019

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 13th day of February, 2018.

City Engineer, Bryan, Texas _____

Approval of the City Planner

I, Martin Zimmerman 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 8th day of February, 2018.

City Planner, Bryan, Texas: _____

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/27/2018 10:05:21 AM
In the PLAT Records

Doc Number: 2018-1322029
Volume-Page: 14516-167
Number of Pages: 1
Amount: 72.00
Order#: 20180227000041
By: KG

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ County clerk, do hereby certify that this plat together with its certificate of authority was filed for record in my office the _____ day of _____ A.D. 20_____ at _____ o'clock _____ M. and duly recorded in the Plat Records of Brazos County, Texas, in Volume _____ Page _____

County Clerk Brazos County, Texas: Karen McQueen
By Lynn Green
Deputy Clerk

(SEAL)

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:
H. Curtis Strong

Dated: November 21, 2017 Signed by H. Curtis Strong, RPLS 4961

STATE OF TEXAS
REGISTERED
HORACE CURTIS STRONG
4961
PROFESSIONAL LAND SURVEYOR

FIELD NOTES
4.76 ACRES
LOT 4, BLOCK 1, PARK HUDSON
PLAT VOLUME 12037, PAGE 184
DEED VOLUME 12042, PAGE 271
RICHARD CARTER League, A - 8
BRYAN, BRAZOS COUNTY, TEXAS

All that certain lot, tract or parcel of land being 4.76 acres situated in the Richard Carter League, Abstract No. 8, Brazos county, Texas, and being all of that certain Lot 4, Block 1, Park Hudson, Phase I as described in deed from the Brazos Valley Physician's Organization - MSO, LLC to Brazos Valley HealthRealty II, LLC of record in Volume 12042, Page 271, Official Records of Brazos county, Texas, said 4.76 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with Cap found for in the northwest right-of-way line of F. M. Highway 60 as described in Volume 402, Page 623 for the most easterly corner, said corner being the most southerly corner of Lot 2-R1, Block 1, Park Hudson, Phase I as described in Volume 12037, page 184;

THENCE along the northwest right-of-way line of said F.M. Highway 60 around a curve in a clockwise direction having a delta angle of 02 ° 54 ' 13 ", an arc distance of 308.35 feet, a radius of 6084.43 feet, and a chord of S 48 ° 31 ' 10 " W, a distance of 308.31 feet to a 1/2" Iron Rod with Cap found for the point of tangency of said curve and the beginning point of a curve;

THENCE around a curve in a clockwise direction having a delta angle of 85 ° 55 ' 59 ", an arc distance of 37.50 feet, a radius of 25.00 feet, and a chord of N 87 ° 03 ' 45 " W, a distance of 34.08 feet to a 1/2" Iron Rod with Cap found in the northeast right-of-way line of Corporate Center Drive as described in Volume 3593, Page 89 for the point of tangency of said curve;

THENCE N 44 ° 05 ' 46 " W, along the northeast right-of-way line of said Corporate Center Drive and the southwest line of said Lot 4 a distance of 593.51 feet to a 1/2" Iron Rod with Cap found for the most westerly corner, said corner being the most westerly corner of said Lot 4 and also being the most southerly corner of Lot 3-R, block 1, Park Hudson, Phase I as described in Volume 12037, Page 184;

THENCE N 45 ° 54 ' 14 " E, a distance of 331.22 feet to a 1/2" Iron Rod with Cap found for the most northerly corner, said corner being the most northerly corner of said Lot 4 and an angle point of said Lot 2 -R1;

THENCE S 44 ° 05 ' 46 " E, along the northeast line of said Lot 4 and the southwest line of said Lot 2 - R1 a distance of 632.52 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 4.76 ACRES MORE OR LESS.

# FINAL PLAT
# LOT 4 - R2 AND LOT 4 - R1
# BLOCK 1
# BEING A REPLAT OF
# LOT 4
# BLOCK 1
# PARK HUDSON SUBDIVISION - PHASE ONE
# 4.76 ACRES
# VOLUME 12037, PAGE 184

RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS

OWNER OF LOT 2-R & LOT 3
Brazos Valley HealthRealty II, LLC
318 N Bryan Ave.
Bryan, Tx. 77803
Ph: (979) 823 - 8525

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