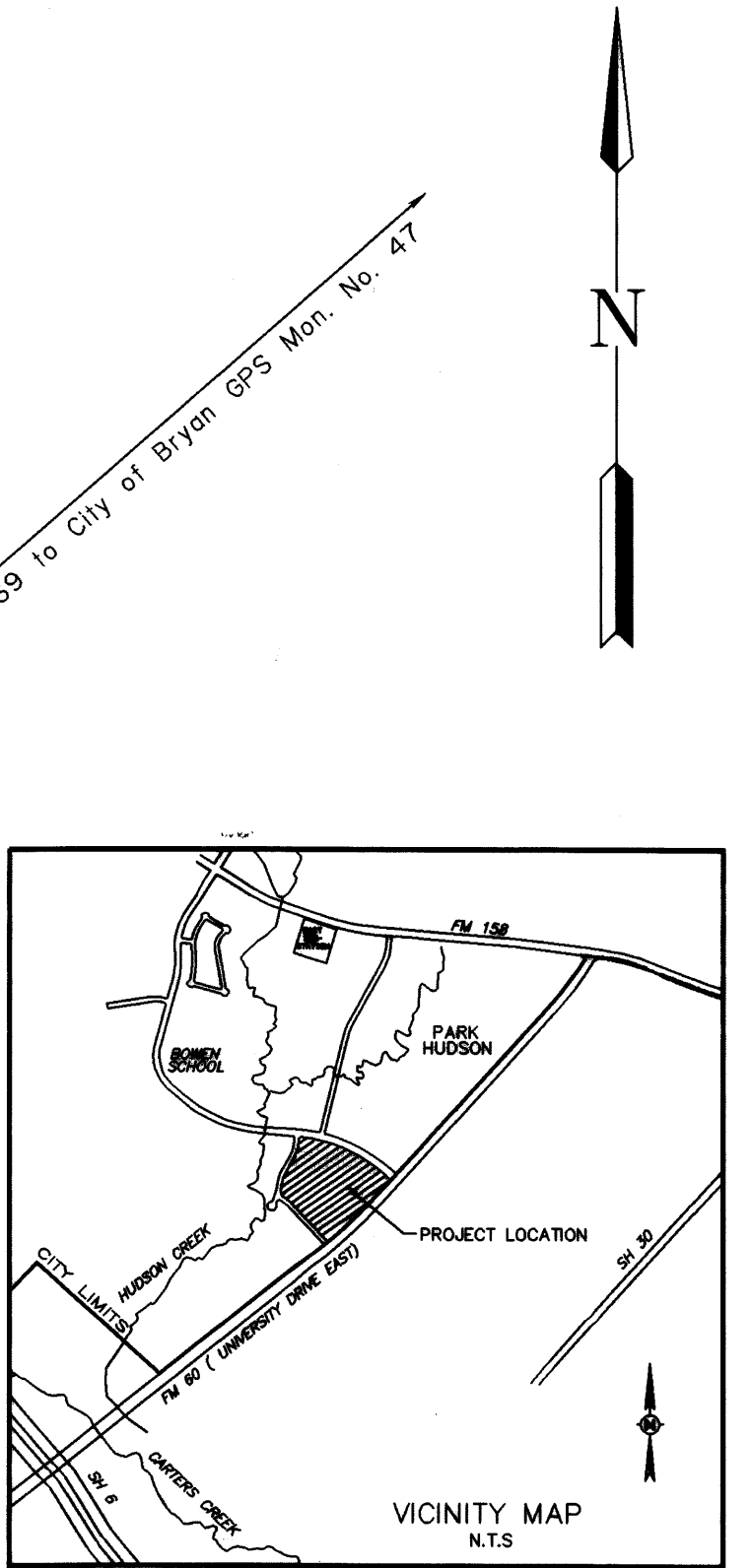
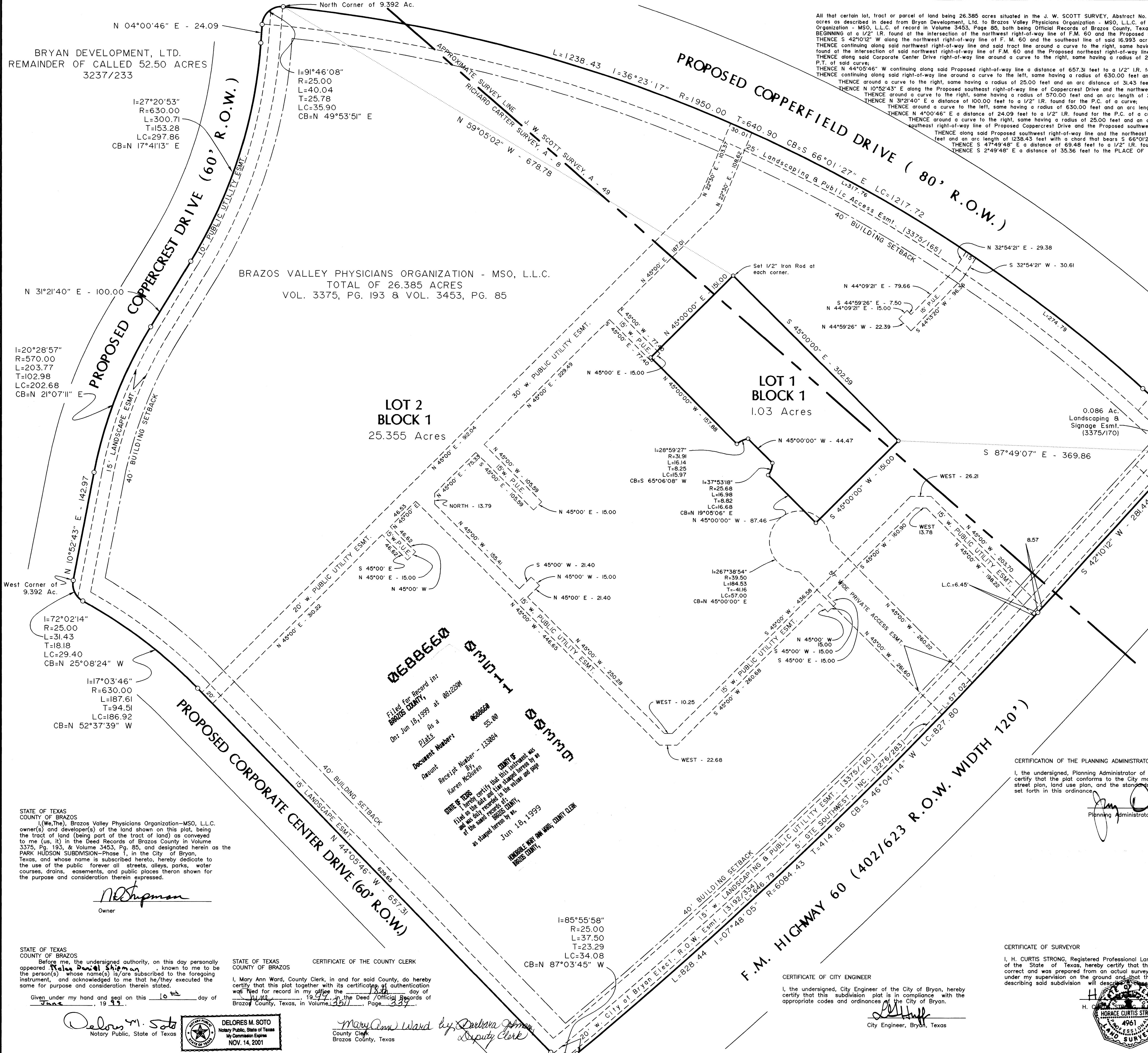


FIELD NOTES

All that certain lot, tract or parcel of land being 26.385 acres situated in the J. W. SCOTT SURVEY, Abstract No. 49, and the RICHARD CARTER SURVEY, Abstract No. 6, Brazos County, Texas, and being all of the following described tracts: (1) Being 16.993 acres as described in deed from Bryan Development, Ltd. to Brazos Valley Physicians Organization - MSO, L.L.C. of record in Volume 3375, Page 193, and 2) Being 9.392 acres as described in deed from Bryan Development, Ltd. to Brazos Valley Physicians Organization - MSO, L.L.C. of record in Volume 3453, Page 85, both being Official Records of Brazos County, Texas, said 26.385 acre tract being more particularly described by metes and bounds as follows: BEGINNING at a 1/2" I.R. found at the intersection of the northwest right-of-way line of F.M. 60 and the Proposed southwest right-of-way line of Copperfield Drive for the most easterly corner, same being the most easterly corner of said 16.993 acre tract; THENCE S 42°10'12" W along the northwest right-of-way line of F.M. 60 and the Proposed southwest right-of-way line of Copperfield Drive for the most easterly corner, a distance of 28.44 feet to a 1/2" I.R. found for the P.C. of said right-of-way line; THENCE continuing along said northwest right-of-way line and said tract line around a curve to the right, same having a radius of 6084.43 and an arc length of 828.44 feet with a chord that bears S 46°04'14" W a distance of 827.80 feet to a 1/2" I.R. found at the intersection of said northwest right-of-way line of F.M. 60 and the Proposed northeast right-of-way line of Corporate Center Drive for corner; THENCE along said Corporate Center Drive right-of-way line around a curve to the right, same having a radius of 25.00 feet and an arc length of 37.50 feet with a chord that bears N 87°03'45" W a distance of 34.08 feet to a 1/2" I.R. found for the P.T. of said curve; THENCE N 44°05'46" W continuing along said Proposed right-of-way line a distance of 657.31 feet to a 1/2" I.R. found for the P.C. of said right-of-way line; THENCE continuing along said right-of-way line around a curve to the left, same having a radius of 187.61 feet with a chord that bears N 52°37'39" W a distance of 186.92 feet to a 1/2" I.R. found for the P.C. of curve; THENCE around a curve to the right, same having a radius of 25.00 feet and an arc distance of 34.43 feet with a chord of N 25°08'24" W a distance of 29.40 feet to a 1/2" I.R. found for the most westerly corner of said 9.392 acre tract; THENCE N 10°52'43" E along the Proposed southeast right-of-way line of Coppercrest Drive and the northwest line of said 9.392 acre tract a distance of 142.97 feet to a 1/2" I.R. found for the P.C. of said curve; THENCE around a curve to the right, same having a radius of 570.00 feet and an arc length of 203.77 feet that bears a chord of N 21°07'11" E a distance of 202.68 feet to a 1/2" I.R. found for the P.T. of said curve; THENCE along said Proposed southwest right-of-way line and the northeast line of said 9.392 acre tract and said 16.993 acre tract respectively, around a curve to the right, same having a radius of 1950.00 feet and an arc length of 1238.43 feet with a chord that bears S 66°01'27" E a distance of 1217.72 feet to a 1/2" I.R. found for the P.T. of said curve; THENCE S 2°49'48" E a distance of 35.36 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 26.385 acres of land more or less.



NOTES:

- 1. FOUND A 1/2" IRON ROD WITH CAP AT ALL CORNERS UNLESS OTHERWISE SHOWN.
2. ALL BEARINGS AND DISTANCES ARE CALL & ACTUAL AS PER DEED CALLS.
3. NORTH ORIENTATION IS BASED ON ROTATING THE NORTHEAST LINE TO DEED CALLS AS DESCRIBED IN VOLUME 3375, PG. 193 & VOLUME 3453, PG. 85.
4. THE CURRENT ZONING OF THE TRACT IS PD (PLANNED DEVELOPMENT).
5. THE CURRENT USE OF THE PROPERTY IS "VACANT".
6. THE PROPOSED USE OF THE PROPERTY IS FOR A HOSPITAL AND MEDICAL OFFICE BUILDING. THE HOSPITAL WILL BE A SINGLE STORY BUILDING WITH A PLAN AREA OF APPROXIMATELY 46,000 SF. FUTURE VERTICAL EXPANSION OF THE PATIENT WING IS CONSIDERED. THE MEDICAL OFFICE BUILDING IS A 4 STORY BUILDING WITH A PLAN AREA OF APPROXIMATELY 33,250 SF. THE HEIGHT OF THE BUILDING IS PROPOSED TO BE 59 FEET. PARKING, ACCESS DRIVEWAYS, UTILITIES AND LANDSCAPING ARE ALSO PROPOSED FOR THE SITE.
7. THE FINISHED FLOOR ELEVATION PROPOSED FOR THE BUILDINGS IS 288.5.
8. THE SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48041C0142 C EFFECTIVE DATE: JULY 2, 1992.
9. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
10. THE ADDRESS FOR THE SITE IS 3201 UNIVERSITY DRIVE EAST.

CERTIFICATION OF THE PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

CERTIFICATE OF SURVEYOR
I, H. CURTIS STRONG, Registered Professional Land Surveyor No. 4961, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe the same in geometric form.

CERTIFICATE OF CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

FINAL PLAT of PARK HUDSON SUBDIVISION PHASE ONE LOT 1 & 2, BLOCK 1

26.385 ACRES
VOLUME 3375, PAGE 193 & VOLUME 3453, PAGE 85
J. W. SCOTT SURVEY, A - 49 & RICHARD CARTER SURVEY, A - 8
SCALE: 1" = 60' SURVEYED APRIL 22, 1999
OWNER: BRAZOS VALLEY PHYSICIANS ORGANIZATION - MSO, L.L.C.
2700 EAST BYPASS, SUITE 1800
COLLEGE STATION, TEXAS 77845
CONTACT: Steve Randall
PHONE: 680-1888

PREPARED BY: H. Curtis Strong, R.P.L.S.
STRONG SURVEYING
1673 Briarcrest Dr. Ste. A102
Bryan, Texas 77802
Phone: (409) 776-9836
Fax: (409) 731-0096
email: cstrong@cy-net.net

STATE OF TEXAS
COUNTY OF BRAZOS
I, (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 the 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.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Delores M. Soto, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.
Given under my hand and seal on this 10th day of June, 1999.

STATE OF TEXAS
COUNTY OF BRAZOS
CERTIFICATE OF THE COUNTY CLERK
I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office on the 10th day of June, 1999, in the Deed/Official Records of Brazos County, Texas, in Volume 3375, Page 193.

Notary Public, State of Texas
DELORES M. SOTO
Notary Public, State of Texas
My Commission Expires NOV. 14, 2001

Mary Ann Ward by Barbara Johnson
County Clerk, Brazos County, Texas
Deputy Clerk

