



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	40.04'	35.90'	N 49°53'51" E	91°46'07"
C2	1950.00'	261.55'	261.35'	S 80°22'33" E	74°10'6"
C3	1950.00'	306.19'	305.88'	S 72°02'05" E	8°59'48"
C4	1950.00'	670.69'	667.39'	S 57°41'00" E	19°42'23"
C5	570.00'	203.77'	202.68'	N 21°07'11" E	20°28'57"
C6	630.00'	218.62'	218.56'	N 21°22'18" E	19°58'42"
C7	630.00'	81.03'	80.98'	N 07°41'52" E	7°22'11"
C8	25.68'	16.98'	16.68'	N 19°05'06" E	37°53'18"
C9	31.91'	16.14'	15.97'	S 65°06'08" W	28°59'27"

LINE	BEARING	DISTANCE
L1	S 47°49'48" E	69.48'
L2	S 02°49'48" E	35.36'
L3	N 44°05'46" W	63.79'
L4	N 10°52'43" E	118.38'
L5	N 10°52'43" E	24.59'
L6	N 31°21'40" E	86.86'
L7	N 31°21'40" E	13.14'
L8	N 04°00'47" E	24.09'
L9	N 45°00'00" E	151.00'
L10	S 45°00'00" E	302.59'
L11	S 45°00'00" W	151.00'
L12	N 45°00'00" W	87.46'
L13	N 45°00'00" W	44.47'
L14	N 45°00'00" W	157.88'
L15	S 23°17'30" W	134.98'
L16	S 45°11'45" W	119.79'
L17	N 49°17'04" W	234.05'
L18	N 14°15'18" E	187.06'
L19	N 71°40'54" W	100.06'
L20	N 67°06'25" W	170.01'
L21	S 15°18'17" W	220.88'
L22	S 26°10'31" W	41.33'
L23	N 58°38'20" W	195.07'
L24	S 26°10'31" W	68.06'
L25	S 35°10'30" W	74.37'
L26	S 79°21'10" W	126.88'
L27	S 65°11'24" W	100.43'

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, [Name], Brazos Valley Physicians Organization - MSO, LLC the owner and developer of the land shown on this plat, being (part of) the tract of land conveyed to us in the Deed Records of Brazos County in Volume 3375, Page 193, and Volume 3453, Page 65 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 purposes identified.

**ORIGINAL**

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.

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.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(SEAL)

Notary Public, Brazos County, Texas:  
 (NOTARY SEAL) \_\_\_\_\_

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\_\_\_\_.

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.

City Engineer, Bryan, Texas

Registered Professional Land Surveyor:  
 Dated: March 9, 2022 Signed by H. Curtis Strong, RPLS 4961

METES AND BOUNDS DESCRIPTION  
 OF  
 20.60 ACRE TRACT  
 LOTS 2A, 3A, 4, 5 & 6, BLOCK 1  
 PARK HUDSON SUBDIVISION, PHASE ONE  
 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 520.10 feet, a radius of 6084.43 feet, with a delta angle of 04°53'51", a chord bearing of S 44°37'08" W and a chord length of 69.94 feet to a 1/2" Iron Rod with Cap Found for the east corner of Lot 4-R1;

THENCE N 44°05'46" W along the northeast line of Lot 4-R1 a distance of 632.52 feet to a 1/2" Iron Rod with Cap Found for the most northerly corner of Lot 4-R2;

THENCE S 45°54'14" W along the northwest line of Lot 4-R1 a distance of 331.22 feet to a 1/2" Iron Rod with Cap Found in the northeast line of Corporate Center Drive and the most northerly corner of Lot 4-R2;

THENCE N 44°05'46" W along the northeast line of Corporate Center Drive and the southwest line of Lot 3-R a distance of 63.79 feet to a 1/2" Iron Rod with Cap Found for the beginning of a curve;

THENCE along the northeast right-of-way line of Corporate Center Drive around a curve in a counterclockwise direction having an arc length of 187.62 feet, a radius of 630.00 feet, with a delta angle of 17°03'45", 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 for the point of tangency of said curve and the beginning of a curve for transition to Coppercrest Drive;

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 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 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°02'27" E and a chord length of 1217.72 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 21.63 ACRES, MORE OR LESS; SAVE AND EXCEPT THE 1.03 ACRE TRACT BEING ALL OF LOT 1, BLOCK 1, PARK HUDSON SUBDIVISION, PHASE ONE, LEAVING AN AREA OF 20.60 ACRES OF LAND 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. ATH15029279.  
 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.  
 No Development or Filling/grading of the detention pond area is to occur.  
 O 1/2" Iron rod with Cap Found.  
 ● 1/2" Iron rod with Cap Set.

**FINAL PLAT**  
 OF  
**LOTS 2A, 3A, 4, 5 AND 6, BLOCK 1**  
**PARK HUDSON SUBDIVISION - PHASE ONE**  
 BEING THE REPLAT OF  
**LOT 2-R1 & LOT 3-R, BLOCK 1**  
**PARK HUDSON SUBDIVISION - PHASE ONE**  
 20.60 ACRES  
**VOLUME 12037, PAGE 184**  
**RICHARD CARTER SURVEY A-8**  
**AND THE J.W. SCOTT SURVEY A-9**  
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

OWNER: Brazos Valley Physicians Organization - MSO, LLC  
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 Bryan, Tx. 77802  
 Phone No: 979-220-0727  
 email: Lee.Speakmon@thephysiciancentre.com

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