



Certificate of Ownership and Dedication

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), Brazos Valley Physicians Organization - MSO, LLC, the owner(s) and developer(s) of the land shown on this plat, being part of the tract of land as conveyed to me (us, it) in the Official Records of Brazos County in Volume 3375, Page 193, and Volume 3453, Page 85, 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.

Owner: _____

Notary Public, Brazos County, Texas _____

Approval of the City Engineer _____

Approval of the Planning and Zoning Commission _____

ORIGINAL

Certification by the County Clerk

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 _____.

Approval of the City Planner

I, _____, 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 _____ day of _____, 20____.

Certification of the Surveyor

STATE OF TEXAS
COUNTY OF BRAZOS

I, H. Curtis Strong, Registered Professional Land 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 or found under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

H. Curtis Strong RPLS No. 4961

METES AND BOUNDS DESCRIPTION

OF A
20.60 ACRE TRACT
LOTS 2A, 3A, 4, 5 & 6, BLOCK 1
PARK HUDSON SUBDIVISION, PHASE ONE
BRYAN, BRAZOS COUNTY, TEXAS

Beginning of 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 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 520.00 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 519.94 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°03'46", 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 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 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°41'12" 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 35°23'17", a chord bearing of S 65°10'27" 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.

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.

No development or filling/grading of the detention pond area is to occur.

○ 1/2" Iron rod with Cap Found.

● 1/2" Iron rod with Cap Set.

The current zoning is Planned Development - Mixed Use District (PD-M) approved by the Bryan City Council on December 16, 1999 with Ordinance No. 153.

All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.

Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enforce, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on properly adjacent to the PUE to access electric facilities.

A property owner's association (POA) shall be established with direct responsibility to, a controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.

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	142.97'
L5	N 31°21'40" E	100.00'
L6	N 31°21'40" E	13.14'
L7	N 04°00'47" E	24.09'
L8	S 81°02'18" E	214.89'
L9	N 45°00'00" E	151.00'
L10	N 45°00'00" W	151.00'
L11	S 45°00'00" E	302.59'
L12	S 45°00'00" W	151.00'
L13	N 45°00'00" W	87.46'
L14	N 45°00'00" W	44.47'
L15	N 45°00'00" W	157.88'
L16	S 23°17'30" W	134.96'
L17	S 45°11'45" W	119.75'
L18	N 52°11'39" W	228.57'
L19	N 14°15'18" E	200.02'
L20	N 81°02'18" W	54.58'
L21	N 81°02'18" W	269.45'
L22	S 20°40'43" W	118.63'
L23	S 00°15'48" W	55.37'
L24	S 35°47'24" W	79.20'
L25	N 58°38'20" W	224.19'
L26	S 39°31'59" W	142.30'
L27	S 80°27'42" W	222.18'
L28	S 32°54'21" W	30.99'
L29	S 45°24'52" W	107.60'
L30	S 45°00'00" E	10.00'
L31	S 45°24'52" W	112.60'
L32	S 45°00'00" E	96.84'
L33	N 45°00'00" W	10.00'
L34	N 45°24'52" E	112.60'
L35	S 44°59'26" E	16.84'
L36	S 44°13'20" W	101.92'
L37	N 44°59'26" W	11.95'

REPLAT

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-49

CITY OF BRYAN, BRAZOS COUNTY, TEXAS

SUBMITTED MARCH 15, 2022

REVISED FEBRUARY 22, 2023

OWNER: Brazos Valley Physicians Organization - MSO, LLC
3131 University Dr. E.
Bryan, Tx. 77802
Phone No: 979-220-0727
email: Lee.Speakman@thephysiciancentre.com

