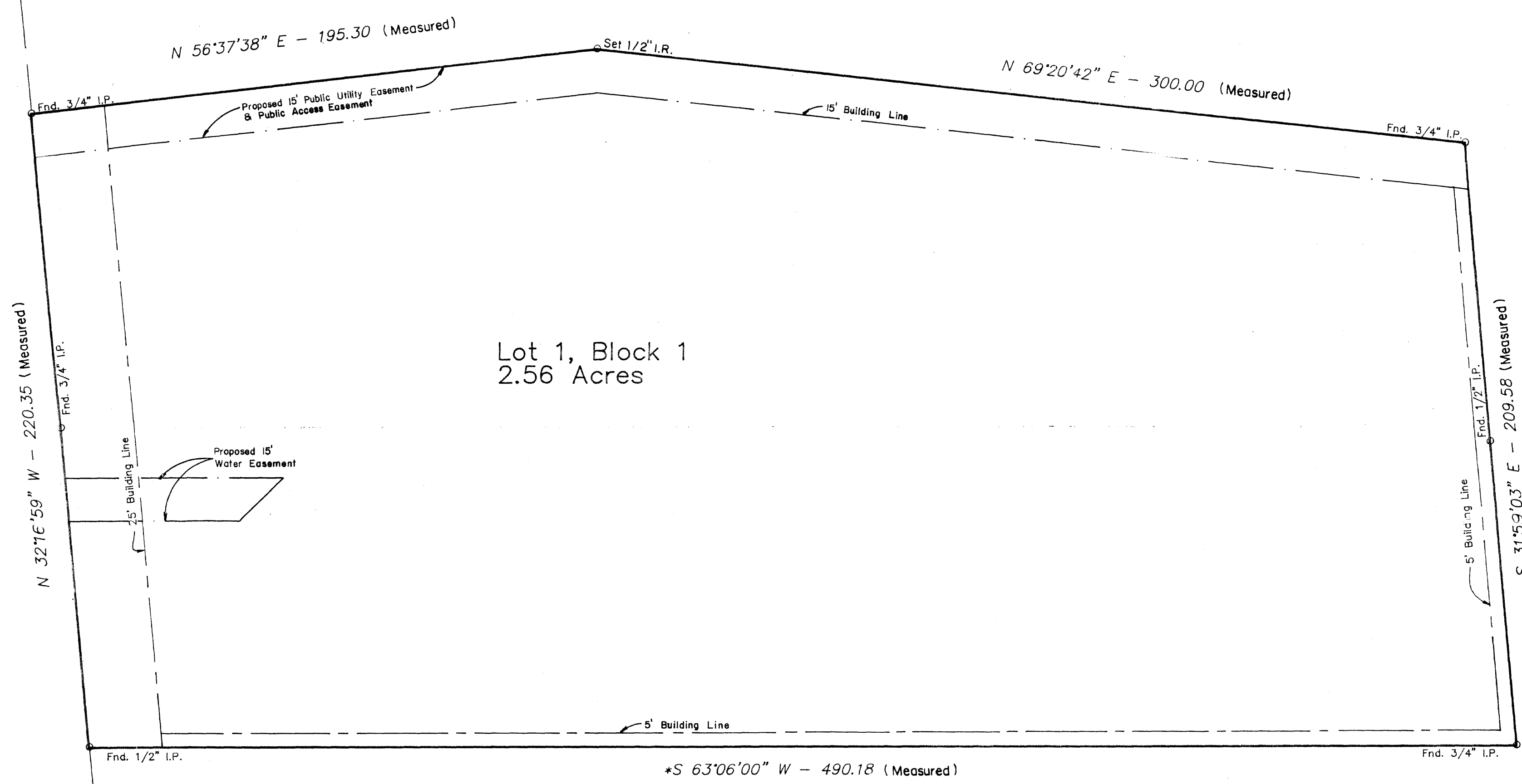


Entero base 3/21/2000

Jeffrey N. Chapman and Ann Yager  
11.27 Acres  
1866/329



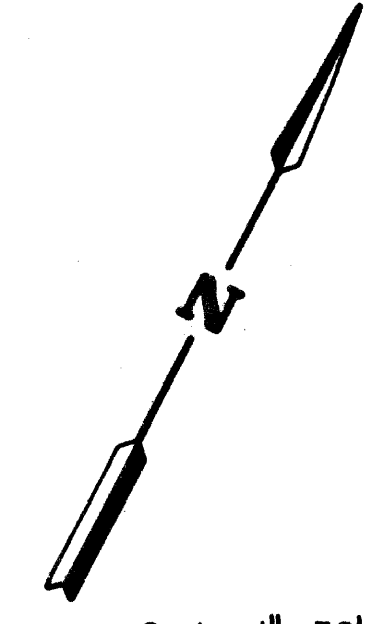
Lot 1, Block 1  
2.56 Acres

Jeffrey N. Chapman and Ann Yager  
11.27 Acres  
1866/329

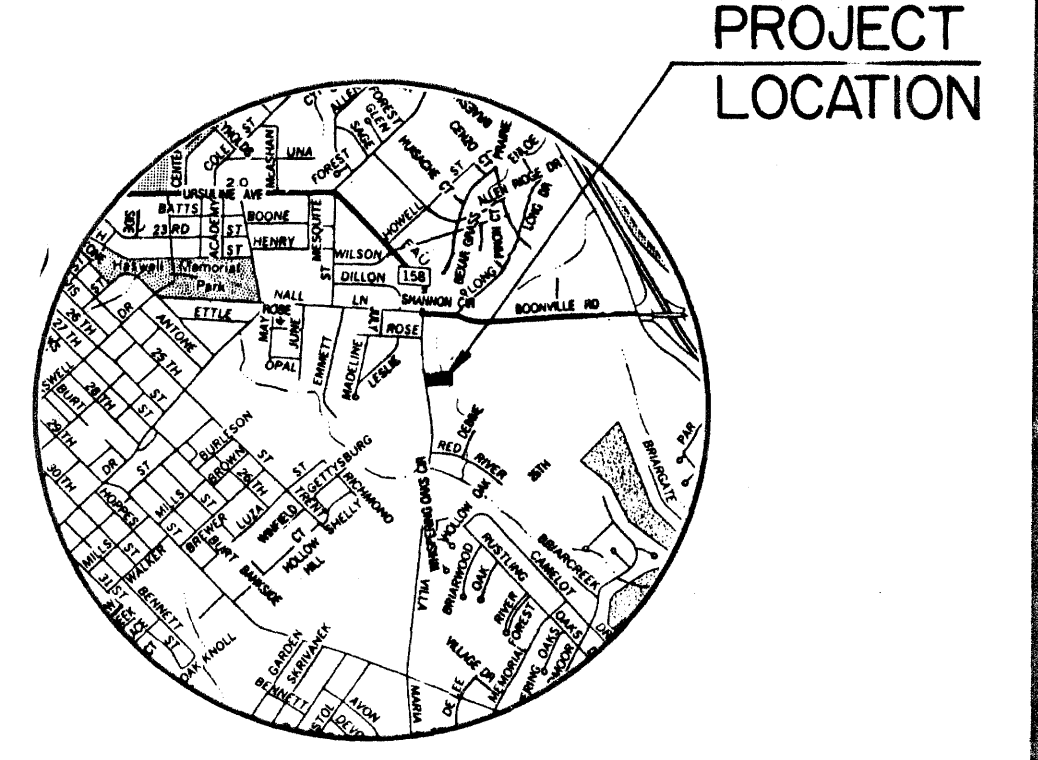
Field Notes  
2.56 Acres

Being all of that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, A-2, Bryan, Brazos County, Texas and being all of those two tracts of land conveyed to William J. Barnhouse by Doris E. Barnhouse, recorded in Volume 2241 page 239, Official Records of Brazos County, Texas and being described as follows:

BEGINNING: at a 1/2" iron pipe found at the south corner of said 2.56 acre tract; same being an ell corner of the Jeffrey N. Chapman and Ann Yager 11.27 acre tract (1866/329); also being in the northeast right-of-way line of Villa Maria;  
THENCE: N 32°16'59" W - 220.35 feet along said Villa Maria line to a 3/4" iron pipe found at the west corner of said 2.56 acre tract; same being another ell corner of said Chapman and Yager tract;  
THENCE: N 56°37'38" E - 195.30 feet along the common line between said 2.56 acre tract and said Chapman and Yager tract to a 1/2" iron rod set at an angle point;  
THENCE: N 69°20'42" E - 300.00 feet continuing along said common line to a 3/4" iron pipe found at the north corner of said 2.56 acre tract; same being an ell corner of said Chapman and Yager tract;  
THENCE: S 31°59'03" E - 209.58 feet continuing along said common line to a 3/4" iron pipe found at the east corner of said 2.56 acre tract; same being an ell corner of said Chapman and Yager tract;  
THENCE: S 63°06'00" W - 490.18 feet continuing along the common line to the PLACE OF BEGINNING; and containing 2.56 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on October 3, 1995.



Scale: 1" = 30'



VICINITY MAP n.t.s.

Jeffrey N. Chapman and Ann Yager  
11.27 Acres  
1866/329

General Notes:

- 1. Basis of bearing northeast property line rotated to deed call recorded in Volume 2241, Page 239 of the Official Records, Brazos County, Texas.
- 2. This property does not lie within the 100-year flood plain as per FEMA Map No. 48041C0134 C, Effective Date: July 2, 1992.
- 3. There exists a Lone Star Gas Company blanket easement recorded in Volume 71, Page 390 Deed Records, Brazos County, Texas.
- 4. There exists a City of Bryan blanket easement recorded in Volume 981, Page 27 Official Records, Brazos County, Texas.
- 5. There exists a blanket gas line right-of-way easement to J. H. Nash recorded in Volume 109, Page 552 Deed Records, Brazos County, Texas.
- 6. The benchmark is an iron stake in the power pole 20' west of the northwest corner of the property. Elevation: 323.34

598272

FILED

56 FEB -5 AM 11:08

Signature of County Clerk

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, ASSISTED LIVING CONCEPTS, INC.  
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 Official Records of Brazos County in Volume 1866/329, Page 239, and designated herein as the ASSISTED LIVING CONCEPTS 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.

CERTIFICATION OF THE CITY PLANNER  
I, the undersigned, City Planner 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.  
Richard Perkins  
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION  
Richard Perkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 17th day of December, 1995, and same was duly approved on the 17th day of December, 1995 by said commission.  
Richard Perkins  
Chairman of the Planning & Zoning Commission  
Bryan, Texas

APPROVAL OF THE 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.  
Bruce Taylor  
City Engineer, Bryan, Texas

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 certificates of authentication was filed for record in my office the 17th day of December, 1995, in the Deed / Official Records of Brazos County, Texas, in Volume 1866/329, Page 239.

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared ASSISTED LIVING CONCEPTS, INC., 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.  
Gave and made my hand and seal on this 17th day of December, 1995.

CERTIFICATE OF SURVEYOR  
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, 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 describe a closed geometric form.  
Donald D. Garrett  
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER  
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.  
Donald D. Garrett  
Donald D. Garrett, P.E. No. 22790

Signature of Notary Public  
G. E. PEARSON  
NOTARY PUBLIC  
COMMISSION EXPIRES MAY 23, 1996

OWNER/DEVELOPER:  
DR. KEREN BROWN WILSON  
ASSISTED LIVING CONCEPTS, INC.  
10570 S. E. WASHINGTON, STE. 213  
PORTLAND, OR 97216  
(503) 252-6233

GARRETT ENGINEERING  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 108  
Bryan, Texas 77802  
Phone: 409 / 846 - 2688

# FINAL PLAT OF ASSISTED LIVING CONCEPTS 2.56 ACRE TRACT

JOHN AUSTIN SURVEY, ABSTRACT NO. 2  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 30' NOVEMBER 1995

0.3101