

SCALE: 1"=60'

Cedar Hill Subdivision - Phase One
17.97 Acre Tract
S. F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of a 17.97 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being all of the 17.97 acre tract described in the deed from Keith Chunn, Jr., Successor Trustee to St. Joseph Regional Health Center recorded in Volume 3541, Page 90, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod set at the east corner of the beforementioned 17.97 acre tract, same being in the southwest right-of-way line of State Highway No. 6 - East Bypass;

THENCE S 45° 36' 42" W along the common line between the beforementioned 17.97 acre tract and a Yellow Fever Cemetery (owned by the City of Bryan), adjacent to a chain link fence, at a distance of 468.38 feet pass the north corner of East Park Addition - 1st Installation according to the plat recorded in Volume 273, Page 329, of the Deed Records of Brazos County, Texas, continue along the common line between the 17.97 acre tract and East Park Addition, at a distance of 1131.34 feet pass a west corner of East Park Addition, continue on for a total distance of 1173.12 feet to a 1/2" iron rod found at the common corner between the said 17.97 acre tract and a 2-1/2 acre tract described in the deed to Louis J. Reicher, Bishop of the Catholic Diocese of Austin Texas, (for the benefit of Saint Joseph's Parish, Bryan, Texas), recorded in Volume 147, Page 461 of the Deed Records of Brazos County, Texas;

THENCE N 44° 58' 36" W along the common line between the beforementioned 17.97 acre tract and the 2-1/2 acre cemetery tract adjacent to a chain link fence, for a distance of 449.39 feet to a chain link fence post found marking the common corner between the 17.97 acre tract and the 2-1/2 acre tract, said chain link fence corner also being the south corner of a 10 acre tract described in the deed to Susie Mary Scott, recorded in Volume 80, Page 510, of the Deed Records of Brazos County, Texas;

THENCE along the common line between the beforementioned 17.97 acre tract and the 10 acre tract as follows:

N 45° 11' 28" E 499.70 feet, adjacent to a barbed wire fence to a 1" iron pipe found at 6" creosote post fence corner,

N 45° 57' 19" W 377.42 feet to a 1/2" iron rod found at a west corner of the said 17.97 acre tract, and in the southeast line of the Redden & Thomas Subdivision according to the plat recorded in Volume 133, Page 147, of the Deed Records of Brazos County, Texas;

THENCE along the common line between the beforementioned 17.97 acre tract and the Redden & Thomas Subdivision as follows:

N 43° 26' 53" E 501.26 feet to a 1/2" iron rod found,

N 41° 54' 18" E 98.00 feet to a 1/2" iron rod set at the east corner of Lot 16, Block 3, Redden & Thomas Subdivision;

THENCE N 44° 01' 35" E along the northwest line of the beforementioned 17.97 acre tract for a distance of 49.65 feet to a 1/2" iron rod set in the southwest right-of-way line of State Highway No. 6 (East By-Pass);

THENCE S 46° 37' 25" E along the southwest line of State Highway No. 6 (East By-Pass) for a distance of 857.72 feet to the PLACE OF BEGINNING, containing 17.97 acres of land, more or less.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, Daniel L. Buche, Executive Vice-President / COO of St. Joseph Regional Health Center, Owner and Developer of 17.97 Acres, shown on this plat, as conveyed in Volume 3541, Page 90, of the Official Records of Brazos County, Texas, and designated herein as CEDAR HILL SUBDIVISION PHASE ONE, in Bryan, Brazos County, 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 thereto shown for the purpose and consideration therein expressed.

Daniel L. Buche
Daniel L. Buche, Executive Vice-President / COO

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4844 92

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Daniel L. Buche, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 12th day of March, 2001.

Sadie M. Holligan
Notary Public in and for the State of Texas
Printed Name: Sadie M. Holligan
My Commission Expires: 9-1-02



CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary 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 13th day of September, 2001, in the Official Records of Brazos County, Texas, in Volume 4844 Page 92.

Witness my hand and official seal, at my office in Bryan, Texas.

Karen McQueen
Mary Ward, County Clerk, Brazos County
By: *Susie L. Cohen* Deputy

CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.

S.M. Kling
S. M. Kling, R.P.L.S. No. 2003



Filed for Record in:
BRAZOS COUNTY

On: Sep 13, 2002 at 09:28A

As a
Plats

Document Number: 00789071

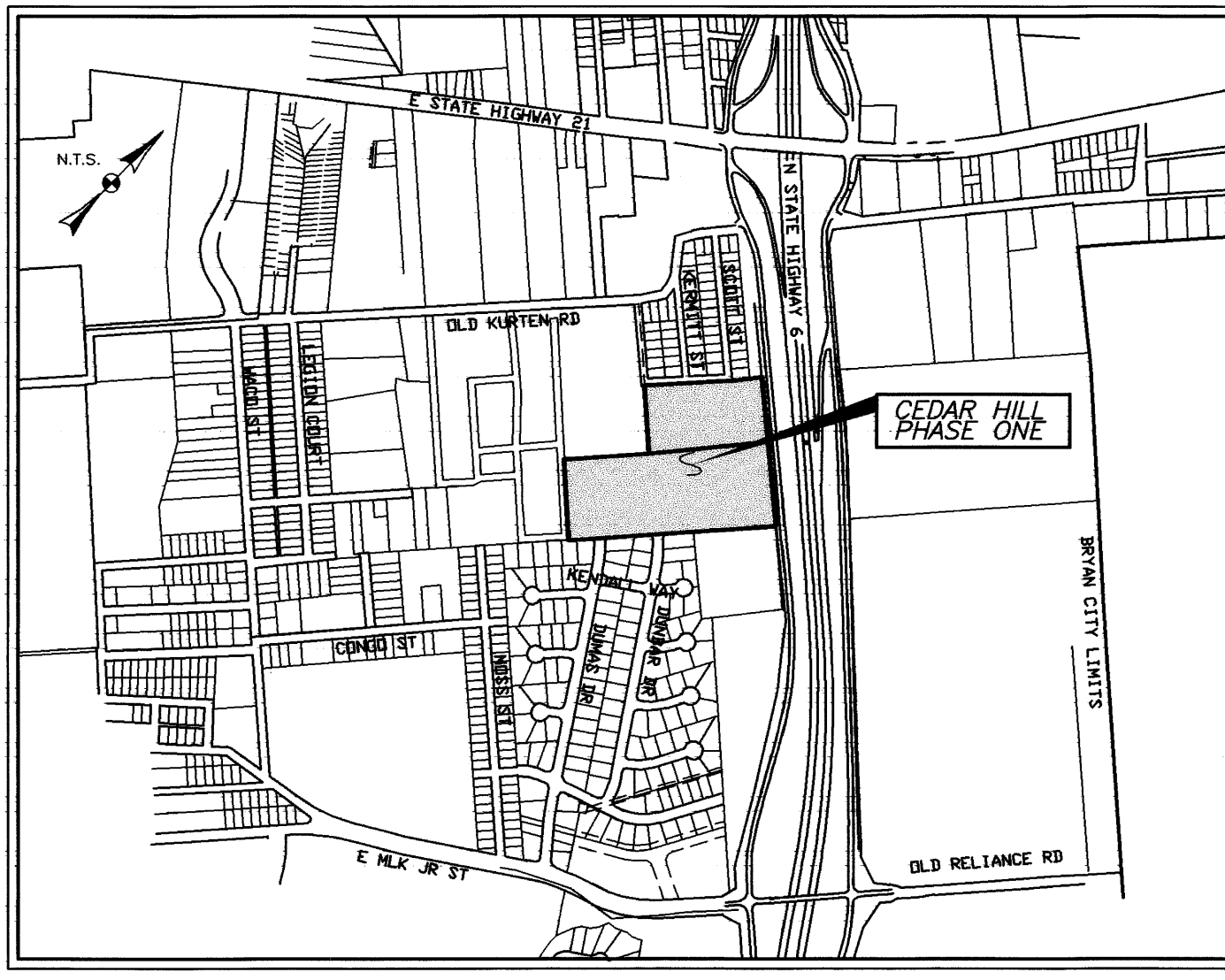
Amount: 55.00

Receipt Number - 202579
By:
Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:
BRAZOS COUNTY
as stamped hereon by me.
Sep 13, 2002

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

1/2" IRON ROD SET
CHAIN LINK FENCE CORNER
BRS. S. 03°57'W-1.3'



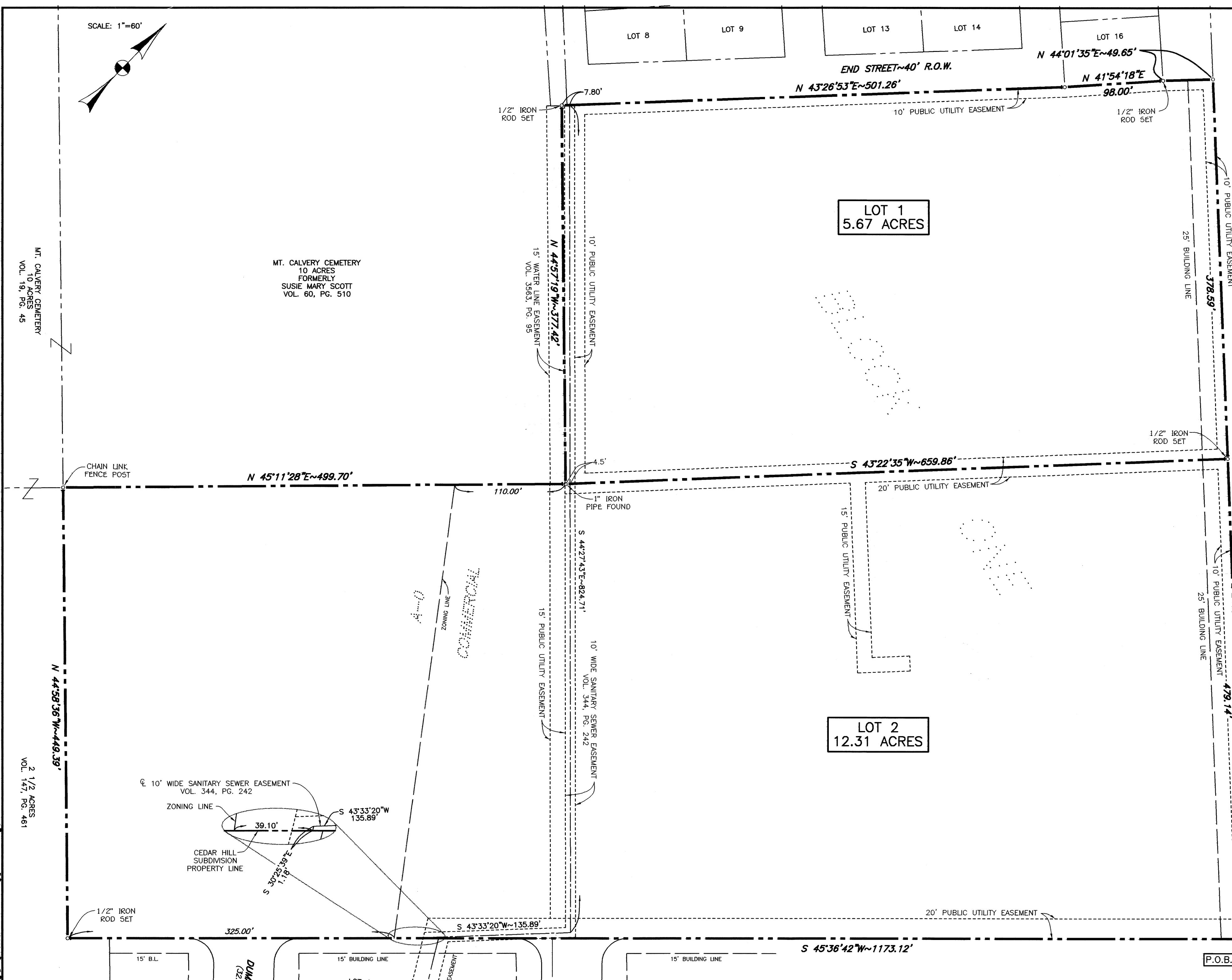
FINAL PLAT
OF
CEDAR HILL SUBDIVISION
LOT 1 and LOT 2
17.97 ACRES

S. F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
ST. JOSEPH REGIONAL HEALTH CENTER
280 FRANCISCAN DRIVE
BRYAN, TEXAS 77802
(713) 355-5355

SCALE: 1"=60' JANUARY, 2001
PREPARED BY:

KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212



LOT 1
5.67 ACRES

LOT 2
12.31 ACRES

APPROVAL OF THE DEVELOPMENT ENGINEER

I, *Paul Kaspar*, Development 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.
Paul Kaspar
Paul Kaspar, P.E. Interim City Engineer
City of Bryan, Texas

CERTIFICATE OF PLANNING ADMINISTRATOR

I, *Josy Dunn*, 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.
Josy Dunn
Planning Administrator, City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *N/A*, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the ___ day of ___, 2001.
N/A
Chairman of the Planning and Zoning Commission
City of Bryan, Texas

- NOTES:
1. BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST LINE OF EAST PARK ADDITION, 1st INSTALLMENT, RECORDED IN VOL. 273, PG. 329, WITH A RECORD BEARING OF N 45°01'42"W.
 2. NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 490082, PANEL NO. 0133C, MAP NO. 480410133C, EFFECTIVE DATE: JULY 2, 1992.
 3. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY BRAZOS COUNTY ABSTRACT CO. OF #131410, EFFECTIVE DATE: AUGUST 24, 1998, TO WIT THE FOLLOWING COMMENTS:
 - a.) 10' WIDE SANITARY SEWER EASEMENT - CITY OF BRYAN - VOL. 344, PG. 242. THIS EASEMENT GOES THROUGH THE MIDDLE OF THE SUBJECT TRACT AND IS SHOWN HEREON.
 - b.) 30' WIDE FERGUSON CROSSING PIPELINE CO. EASEMENT - VOL. 508, PG. 202. THIS EASEMENT IS LOCATED NEAR THE EAST CORNER OF THE PARENT TRACT (28.96 ACRES). THIS EASEMENT IS SHOWN HEREON AND DOES NOT AFFECT THE SUBJECT TRACT.
 4. TITLE APPEARS TO BE VESTED IN KEITH CHUNN JR., SUCCESSOR TRUSTEE BY VIRTUE OF DECLARATION OF TRUST CAPACITY VOL. 3029, PG. 129. FOR DESCRIPTION OF SUBJECT TRACT SEE VOL. 743, PG. 176.
 5. 7.5' SIDELINE AND REAR SETBACKS PER CITY ORDINANCE #756.

see page 10 of plat