



EXISTING CONDITIONS PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS

SHERWOOD HEALTH CARE, INC., WILLIAM T. MOORE, MACILLE G. MOORE, AND JOHN C. CULPEPPER, III, THE OWNERS OF THE VARIOUS LOTS OF THE LAND TRACT SHOWN ON THIS PLAT, BEING THE TRACTS OF LAND CONVEYED TO, CULPEPPER & MOORE, RECORDED IN VOLUME 226, PAGE 264, TO CULPEPPER AND MOORE, ANNOTATED IN 230, PAGE 331, AND TO MOORE & CULPEPPER, RECORDED IN VOLUME 226, PAGE 264, OF THE BRAZOS COUNTY DEED RECORDS, DO HEREBY AUTHORIZE AMENDMENT OF PLAT AND BY MY SIGNATURE AFFIXED HERETO, DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES HEREOF SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

<p>SHERWOOD HEALTH CARE, INC. AUTHORIZED SIGNATURE: <i>[Signature]</i> PRINTED NAME AND TITLE: EP Sulak, JR. PRESIDENT STATE OF TEXAS COUNTY OF BRAZOS</p>	<p>WILLIAM T. MOORE AUTHORIZED SIGNATURE: <i>[Signature]</i> PRINTED NAME AND TITLE: William T. Moore STATE OF TEXAS COUNTY OF BRAZOS</p>	<p>MACILLE G. MOORE AUTHORIZED SIGNATURE: <i>[Signature]</i> PRINTED NAME AND TITLE: Macille G. Moore STATE OF TEXAS COUNTY OF BRAZOS</p>	<p>JOHN C. CULPEPPER, III AUTHORIZED SIGNATURE: <i>[Signature]</i> PRINTED NAME AND TITLE: John C. Culpepper III STATE OF TEXAS COUNTY OF BRAZOS</p>
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<p>BEFORE ME, ON THIS DAY PERSONALLY APPEARED EP Sulak, JR. 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 PURPOSE AND CONSIDERATION THEREIN STATED.</p> <p>GIVEN UNDER MY HAND AND SEAL ON THIS 11th DAY OF DECEMBER, 1995. NOTARY PUBLIC, BRAZOS COUNTY, TEXAS</p>	<p>BEFORE ME, ON THIS DAY PERSONALLY APPEARED William T. Moore 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 PURPOSE AND CONSIDERATION THEREIN STATED.</p> <p>GIVEN UNDER MY HAND AND SEAL ON THIS 11th DAY OF DECEMBER, 1995. NOTARY PUBLIC, BRAZOS COUNTY, TEXAS</p>	<p>BEFORE ME, ON THIS DAY PERSONALLY APPEARED Macille G. Moore 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 PURPOSE AND CONSIDERATION THEREIN STATED.</p> <p>GIVEN UNDER MY HAND AND SEAL ON THIS 11th DAY OF DECEMBER, 1995. NOTARY PUBLIC, BRAZOS COUNTY, TEXAS</p>	<p>BEFORE ME, ON THIS DAY PERSONALLY APPEARED John C. Culpepper, III 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 PURPOSE AND CONSIDERATION THEREIN STATED.</p> <p>GIVEN UNDER MY HAND AND SEAL ON THIS 11th DAY OF DECEMBER, 1995. NOTARY PUBLIC, BRAZOS COUNTY, TEXAS</p>
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(SEAL) **TERA CAMILLE ANDREWS** MY COMMISSION EXPIRES **December 30, 1997**

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FIELD NOTES DESCRIPTION
 OF A 6.7812 ACRE TRACT
 OUT OF THE JOHN AUSTIN SURVEY, A-2
 BRAZOS COUNTY, TEXAS

ALL CORNERS ARE 5/8" IRON RODS FOUND UNLESS OTHERWISE NOTED.
 BEARINGS ARE BASED ON PREVIOUS DEEDS.

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the John Austin Survey, A-2, and being the same tract of land conveyed to Sherwood Health Care, Inc., recorded in Volume 958, Page 261, of the Brazos County Deed Records, and more particularly described as follows:

BEGINNING at a 3/4" iron rod found at the north corner of this tract, also being on the southeast right-of-way line of Memorial Drive;

THENCE along the common line between this tract and the following tracts of land for the following calls:
 Nathan Cook, Volume 483, Page 474,
 Brink, Volume 2345, Page 1,
 Coffman Family Partners, Volume 1938, Page 118
 Durwood Spanghts, Volume 264, Page 448,
 Tom Borriske, Volume 280, Page 264,
 Lavan L. Hart, Volume 420, Page 608, of the Brazos County Deed Records;

South 73 degrees 32 minutes 26 seconds East, a distance of 102.30 feet to a 5/8" iron rod found;

South 73 degrees 45 minutes 40 seconds East, a distance of 76.84 feet to a 1/2" iron rod found;

South 73 degrees 46 minutes 10 seconds East, a distance of 126.76 feet to a 1/2" iron rod found;

South 73 degrees 21 minutes 14 seconds East, a distance of 124.87 feet to a 1-1/2" iron pipe found;

THENCE South 73 degrees 12 minutes 05 seconds East, a distance of 55.29 feet to a 3/4" iron pipe found at the east corner of this tract, also being on the northeast line of the WSC Apartments, L.P. tract, recorded in Volume 2223, Page 243, of the Brazos County Deed Records;

THENCE along the common line between this tract and the said WSC Apartments tract for the following calls:

South 44 degrees 57 minutes 45 seconds West, a distance of 168.23 feet to a 5/8" iron rod found;

South 29 degrees 32 minutes 14 seconds West, a distance of 39.27 feet to a 5/8" iron rod found;

South 29 degrees 37 minutes 23 seconds West, a distance of 194.67 feet to a 1/2" iron rod found, also being at the north corner of the William T. Moore 1.1140 acre tract, recorded in Volume 226, Page 264, of the Brazos County Deed Records;

THENCE South 29 degrees 24 minutes 58 seconds West, a distance of 142.89 feet along the common line between this tract and the said Moore 1.1140 acre tract;

THENCE South 29 degrees 32 minutes 32 seconds West, a distance of 119.38 feet to a 5/8" iron rod found;

South 29 degrees 32 minutes 14 seconds West, a distance of 84.56 feet to a 5/8" iron rod found;

South 29 degrees 35 minutes 24 seconds West, a distance of 35.90 feet to a 1/2" iron rod found, also being in the center of Kent Street;

THENCE South 85 degrees 53 minutes 20 seconds West, a distance of 226.78 feet along said right-of-way line of Kent Street to a 5/8" iron rod found at the southwest corner of this tract, also being on the said right-of-way line of Memorial Drive;

THENCE along said right-of-way line of Memorial Drive for the following calls:

North 5 degrees 23 minutes 35 seconds West, a distance of 30.01 feet to a 5/8" iron rod found;

North 5 degrees 23 minutes 35 seconds West, a distance of 70.39 feet to a 5/8" iron rod found;

North 5 degrees 23 minutes 35 seconds West, a distance of 220.64 feet to a 5/8" iron rod found;

Around a curve in a clockwise direction having a delta angle of 40 degrees 35 minutes 50 seconds, an arc distance of 173.84 feet, a radius of 245.35 feet, and a chord of North 14 degrees 21 minutes 22 seconds East, a distance of 170.23 feet to a 5/8" iron rod found;

North 35 degrees 12 minutes 19 seconds East, a distance of 187.20 feet to a 5/8" iron rod found;

THENCE around a curve in a counterclockwise direction having a delta angle of 28 degrees 01 minutes 21 seconds, an arc distance of 204.45 feet, a radius of 418.03 feet, and a chord of North 21 degrees 11 minutes 39 seconds East, a distance of 202.42 feet, to the PLACE OF BEGINNING, containing 286,380.07 square feet or 6.7812 acres, as surveyed on the ground, under my supervision.

Dante Carlemagno

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, DANTE CARLEMAGNO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1562, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT DRAWING IS TRUE AND CORRECT AND CONFORMS TO AN ACTUAL SURVEY OF THE PROPERTY, MADE UNDER MY SUPERVISION, ON THE GROUND AND THAT THE METES AND BOUNDS DESCRIBING THIS SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM.

[Signature]
 DANTE CARLEMAGNO
 REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF CITY ENGINEER

I, BRUCE KARR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

[Signature]
 BRUCE KARR
 CITY ENGINEER
 CITY OF BRYAN, TEXAS

CERTIFICATE OF CITY PLANNER

I, ROSELY STANCO, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE APPLICABLE ORDINANCES.

[Signature]
 ROSELY STANCO
 CITY PLANNER
 CITY OF BRYAN, TEXAS

APPROVAL OF PLANNING AND ZONING COMMISSION

I, **RICHARD FELLIN**, CHAIRMAN OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, ON THE **11th** DAY OF **DECEMBER**, 1995, AND SAME WAS DULY APPROVED ON THE **11th** DAY OF **DECEMBER**, 1995 BY SAID COMMISSION.

[Signature]
 RICHARD FELLIN
 CHAIRMAN OF THE PLANNING & ZONING COMMISSION
 BRYAN, TEXAS.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

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 **11th** DAY OF **DECEMBER**, 1995 IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME **2223** PAGE **243**.

[Signature]
 MARY ANN WARD
 COUNTY CLERK
 BRAZOS COUNTY, TEXAS

**SHERWOOD #1
 LOT 1
 BLOCK 1**

SHERWOOD NURSING HOME, INC.
 JOHN AUSTIN SURVEY, A-2
 BRYAN, BRAZOS COUNTY, TEXAS

CARTOMAGNO Surveying Inc.
 2714 Finetooth Road, Bryan, Texas 77801

REV. 12-08-95
 REV. 12-06-95
 REV. 11-29-95
 10-31-95

DRAWN BY: CINDY JACKSON
 CHECKED BY: DANTE CARLEMAGNO

DRAWING NO. 9545R
 SHEET 1 OF 1