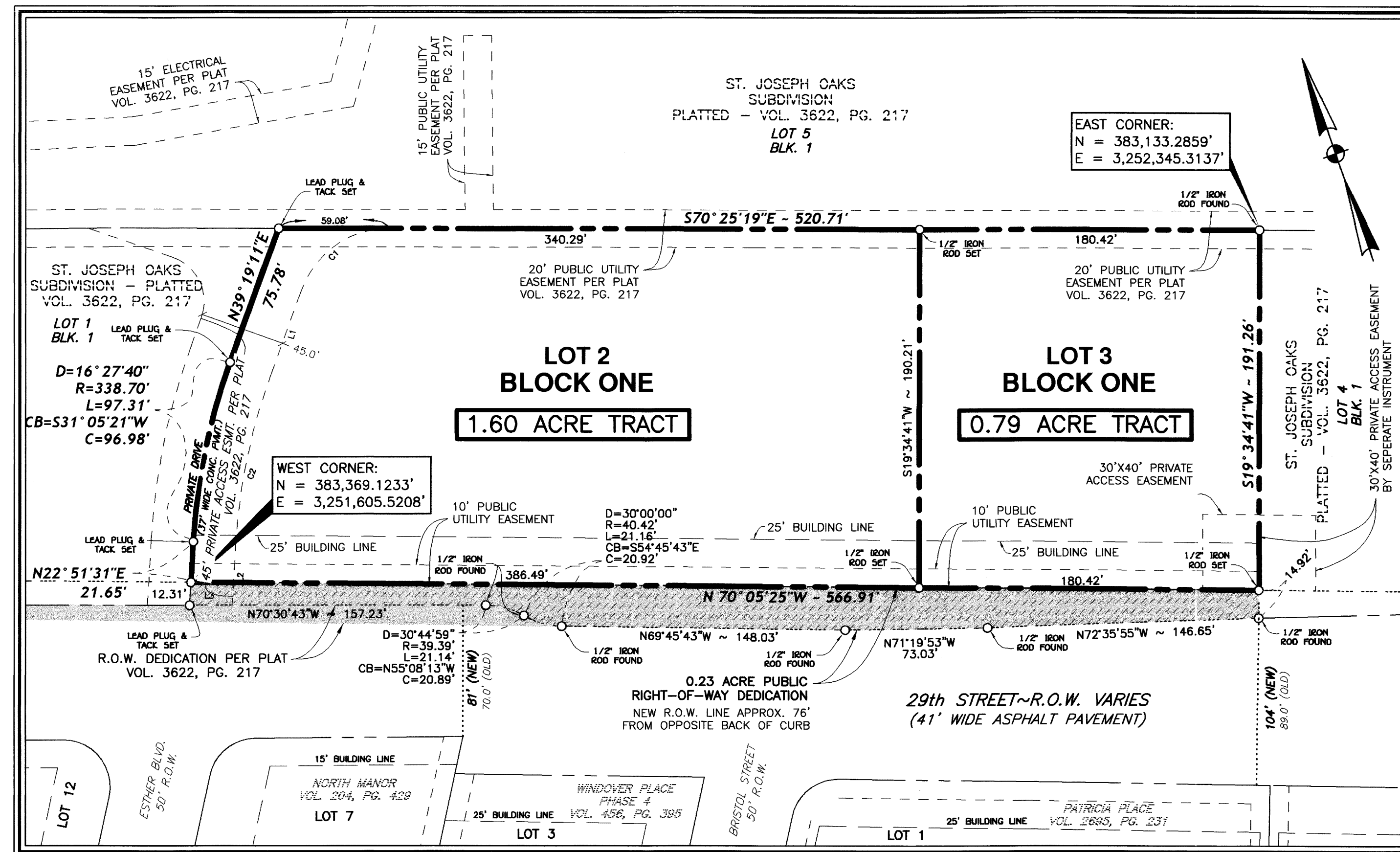


EXISTING CONDITIONS

VOL. 3622, PG. 217 SCALE: 1"=50'

LEGEND

1/2" IRON ROD FOUND ●
1/2" IRON ROD SET ○



REPLAT

SCALE: 1"=50'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

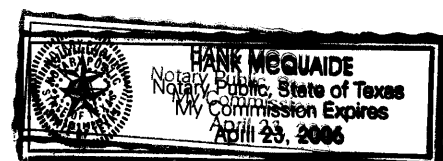
We, St. Joseph Hospital and Health Center of Bryan, Texas, inc., A/K/A St. Joseph Regional Health Center, Owner and Developer of Lots 2 & 3, Block 1 - St. Joseph Oaks shown on this plat, being a portion of the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 2088, Page 330, 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 shown hereon for the purpose identified.

Daniel L. Buche
Daniel L. Buche
C.E.O.

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 they executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 10th day of MARCH, 2003.



Hank McQuade
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, 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 17 day of MARCH, 2003, in the Official Records of Brazos County, Texas, in Volume 5172, Page 16.

Karen McQueen
Karen McQueen, County Clerk, Brazos County, Texas
Rep: Sylvia Palomares Deputy

APPROVAL OF THE CITY ENGINEER

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 17 day of MARCH, 2003.

[Signature]
City Engineer, Bryan, Texas

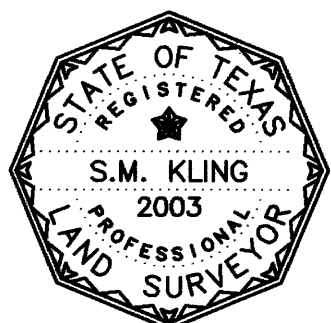
APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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 17 day of MARCH, 2003.

[Signature]
Planning Administrator, City of Bryan, Texas.

CERTIFICATION OF THE 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 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.

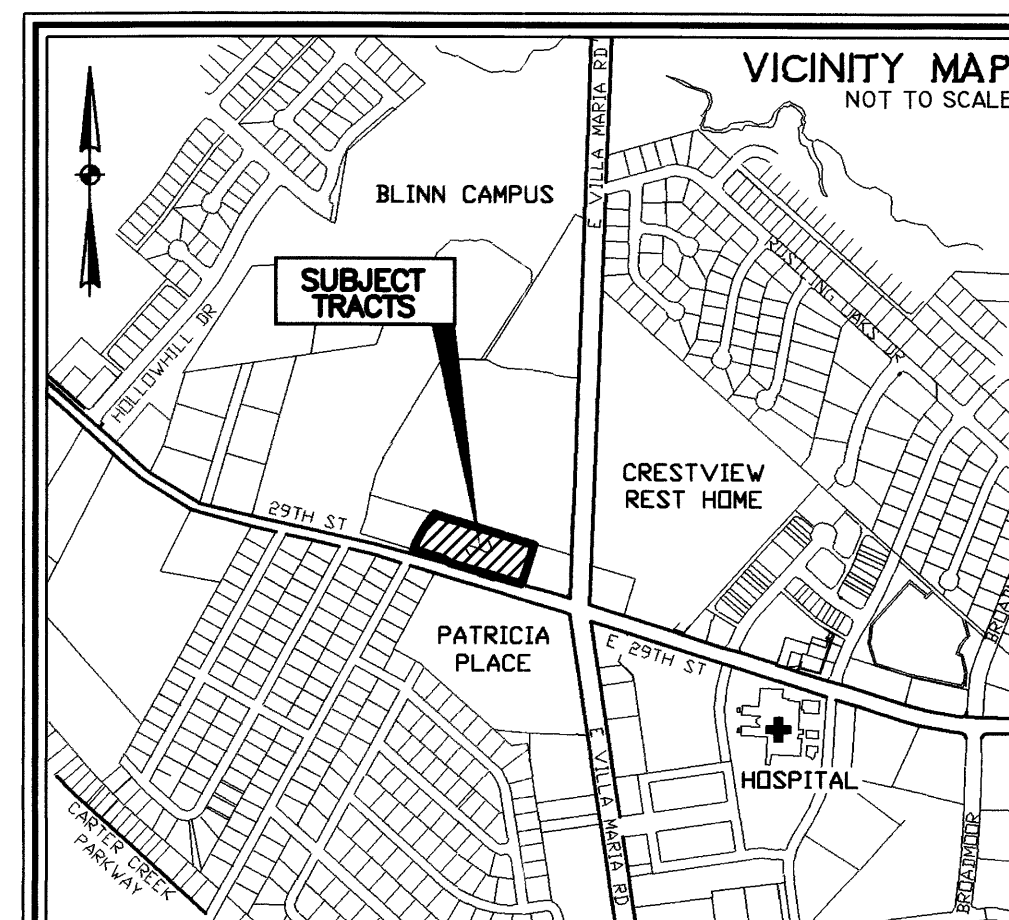


[Signature]
S. M. Kling, R.P.L.S. No. 2003

NOTES:

- TITLE IS CURRENTLY VESTED IN ST. JOSEPH REGIONAL HEALTH CENTER, VOL. 2088, PG. 330, VOL. 2487, PG. 108, AND VOL. 2844, PG. 330.
- THE BASIS OF BEARING IN THE MONUMENTED NORTHWEST LINE OF THE 21.30 ACRE TRACT VOL. 2088, PG. 330, WITH A RECORD BEARING OF N 34°00'00" E.
- THIS TRACT OF LAND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0141 C, COMMUNITY NO. 480082, PANEL NO. 141, EFFECTIVE DATE: JULY 2, 1992.
- 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- FRONT, SIDE & REAR BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN DIVISION 2, SECTION 20-77 OF THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 819, EFFECTIVE MAY 22, 2001.
- THE EXISTING ZONING FOR LOT 2 AND LOT 3 IS RETAIL.
- ALL UNDERGROUND UTILITIES ARE TAKEN FROM CITY OF BRYAN UTILITY MAPS; EXACT LOCATION MUST BE FIELD VERIFIED.
- ACCESS TO LOT 3 WILL BE LIMITED TO THE 60' X 40' PRIVATE ACCESS EASEMENT LOCATED AT THE COMMON CORNER BETWEEN LOTS 3 AND 4.
- THE SUBJECT TRACT IS TIED TO CITY OF BRYAN NAD-27 STATE PLANE COORDINATES, TEXAS CENTRAL ZONE BASED ON 2 CITY OF BRYAN G.P.S. MONUMENTS, GPS-50 WHICH WAS SET IN 1997 BY STRONG SURVEYING. STATE PLANE COORDINATES FOR THE NORTH AND SOUTHEAST CORNERS OF THE SUBJECT TRACT ARE AS FOLLOWS:
WEST CORNER OF LOT 2: N = 383,369.1233
E = 3,251,605.5208
EAST CORNER OF LOT 3: N = 383,133.2859
E = 3,252,345.3137
- A SIDEWALK IS REQUIRED TO BE CONSTRUCTED ACROSS THE FRONTAGE OF LOTS 1 THRU 4, BLOCK 1, ON 29th STREET.

- THE CONSTRUCTION OF THIS SIDEWALK HAS BEEN DEFERRED UNTIL THE DEVELOPMENT OF EACH LOT FRONTING 29th STREET.
- A BUILDING PERMIT WILL NOT BE ISSUED ON LOTS 1 THRU 4, BLOCK 1, UNTIL EITHER THE SIDEWALK HAS BEEN CONSTRUCTED ACROSS THE LOT OR MONEYS HAVE BEEN ESCROWED WITH THE CITY FOR THE COST OF CONSTRUCTION OF THE SIDEWALK.



REPLAT OF LOTS 2 & 3 BLOCK ONE ST. JOSEPH OAKS SUBDIVISION

VOL. 3622, PG. 217
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
ST. JOSEPH REGIONAL HEALTH CENTER
2801 FRANCISCAN DRIVE
BRYAN TX 77802-2544
(979) 776-2495

SCALE: 1"=50' FEBRUARY, 2003
PAGE 1 OF 1

PREPARED BY:
KING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

LAND DEVELOPMENT PROJECT NAME		
XREF DRAWING NUMBER	LAYOUT TAB	DRAWING NUMBER
0020204E.DWG	Replat_Lots_2-3	Replat_Lots_2-3.dwg

on bushes 4/16/03

H:\Land Projects\Brazos\Replat\St. Joseph Oaks\Replat_Lots_2-3.dwg 02/04/2003 06:41:32 PM CST