

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAZ01) EPOCH 2010 MULTI-YEAR CORE SOLUTION 2 (MVC52).
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000123953625 (CALCULATED USING GEOID12B).
3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
4. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, 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 PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
5. EXISTING STRUCTURES SHOWN ON PLAT ARE INTENDED TO REMAIN.
6. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES AND AVAILABLE MAPS. UNDERGROUND UTILITY LINES SHOWN ARE NOT INTENDED TO BE USED AS PRECISE LOCATIONS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
7. THIS TRACT LOT WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FRM) PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.
8. CONTOURS SHOWN HEREON ARE FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM BRAZOS, FRESTONE, & ROBERTSON COUNTIES HYDROGRAPHIC 14R0530945.shp.
9. DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
10. THERE IS TO BE A BLANKET PRIVATE UTILITY EASEMENT ACROSS LOT 5R-1 IN FAVOR OF LOT 5R-2 FOR SERVICE TO LOT 5R-2.
11. VARIANCE PV24-04 WAS APPROVED 3/7/2024 ALLOWING VARIANCE TO 5' SETBACK.

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 3-14-2024, THIS TRACT IS ZONED C-2 (RETAIL) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK	25 FEET
SIDE SETBACK (INTERIOR)	5 FEET
SIDE SETBACK (STREET)	15 FEET
SIDE SETBACK (ARTERIAL STREET)	25 FEET
REAR SETBACK	5 FEET

TITLE COMMITMENT NOTES

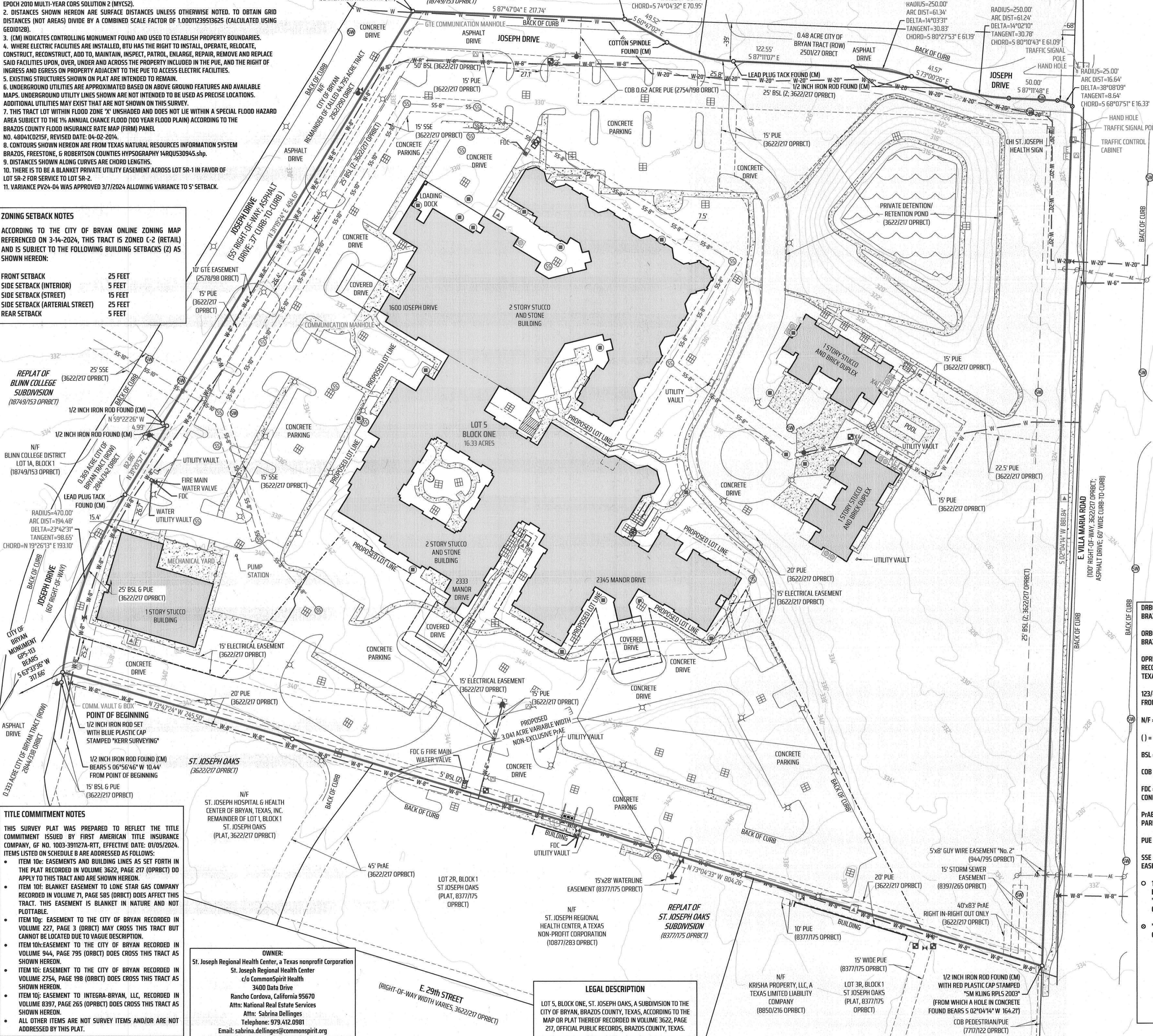
THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 1003-391127A-RTT, EFFECTIVE DATE: 01/05/2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10c: EASEMENTS AND BUILDING LINES AS SET FORTH IN THE PLAT RECORDED IN VOLUME 3622, PAGE 217 (OPRBC) DO APPLY TO THIS TRACT AND ARE SHOWN HEREON.
- ITEM 10f: BLANKET EASEMENT TO LONE STAR GAS COMPANY RECORDED IN VOLUME 71, PAGE 585 (OPRBC) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ITEM 10g: EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 227, PAGE 3 (OPRBC) MAY CROSS THIS TRACT BUT CANNOT BE LOCATED DUE TO VAGUE DESCRIPTION.
- ITEM 10h: EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 344, PAGE 795 (OPRBC) DOES CROSS THIS TRACT AS SHOWN HEREON.
- ITEM 10i: EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 2754, PAGE 198 (OPRBC) DOES CROSS THIS TRACT AS SHOWN HEREON.
- ITEM 10j: EASEMENT TO INTEGRA-BRYAN, LLC, RECORDED IN VOLUME 8397, PAGE 265 (OPRBC) DOES CROSS THIS TRACT AS SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

OWNER:
 St. Joseph Regional Health Center, a Texas nonprofit Corporation
 St. Joseph Regional Health Center
 c/o CommonSpirit Health
 3400 Data Drive
 Rancho Cordova, California 95670
 Attn: National Real Estate Services
 Attn: Sabrina Dellenges
 Telephone: 979.412.0981
 Email: sabrina.dellenges@commonspirit.org

LEGAL DESCRIPTION
 LOT 5, BLOCK ONE, ST. JOSEPH OAKS, A SUBDIVISION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3622, PAGE 217, OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS.

ORIGINAL PLAT



CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, 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 BOUNDINGS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

Michael Konetski, RPLS No. 6531

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Kimberly Shaw, CEO of ST. JOSEPH REGIONAL HEALTH CENTER (f/k/a ST. JOSEPH HOSPITAL AND HEALTH CENTER OF BRYAN, TEXAS, INC.), THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 2088, PAGE 330, VOLUME 2487, PAGE 108, AND VOLUME 2844, 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 FOR THE PURPOSES IDENTIFIED.

APPROVAL OF THE CITY PLANNER

I, Madeline Zimmerman, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & 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 21st DAY OF March, 2024.

APPROVAL OF THE CITY ENGINEER

I, Jayson Baerhulst, 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 21st DAY OF March, 2024.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY Kimberly Shaw APPEARED Kimberly Shaw KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF March, 2024.

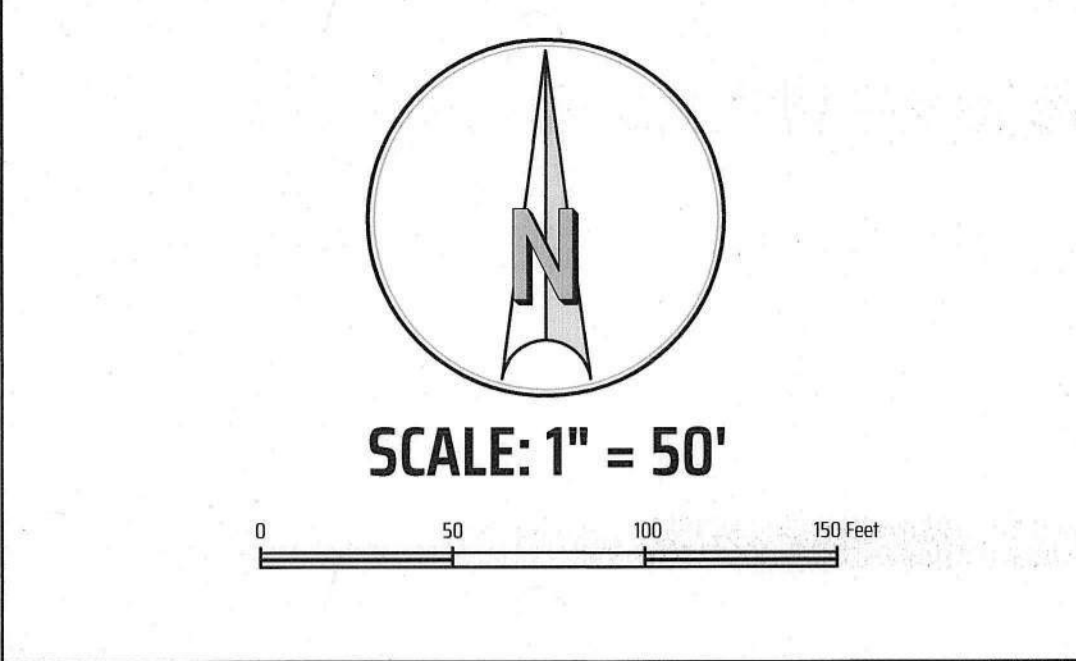
Shayla Miller
 My Commission Expires 4/14/2028
 Notary ID 132437665

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

- LEGEND:**
- OPRBC = DEED RECORDS OF BRAZOS COUNTY, TEXAS
 - OPRBT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 - OPRBC = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 - 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N/F = NOW OR FORMERLY
 - () = RECORD INFORMATION
 - BSL = BUILDING SETBACK LINE
 - FDC = FIRE DEPARTMENT CONNECTION
 - PAE = PRIVATE ACCESS AND PARKING EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED
 - "X" SET IN CONCRETE UNLESS OTHERWISE NOTED
 - WATER VALVE
 - WATER TEST STATION
 - WATER METER
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - STORM SEWER MANHOLE
 - GRATE INLET
 - UTILITY POLE
 - LIGHT POLE/STANDARD
 - GUY WIRE
 - A/C UNIT
 - GAS METER
 - PIPE LINE MARKER
 - ELECTRIC SERVICE
 - TRANSFORMER
 - ELECTRIC BOX
 - ELECTRIC BOX
 - BOLLARD
 - TELEPHONE PEDESTAL
 - FIBER OPTIC MARKER
 - GREASE INTERCEPTOR
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - DECK
 - CONCRETE

FINAL PLAT
 OF
 ST. JOSEPH OAKS
 BLOCK ONE, LOTS 5R-1 AND 5R-2
 BEING A REPLAT OF
 ST. JOSEPH OAKS
 BLOCK ONE, LOT 5
 VOLUME 3622, PAGE 217 OPRBC
 16.33 ACRES
 JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
 SURVEY DATE: 10-26-2023 | PLAT DATE: 3-18-2024
 JOB NUMBER: 23-995 | CAD NAME: 23-995-5 (replat)
 POINT FILE: MARIA-GTG (cont); 23-995-ALL (job)
 DRAWN BY: TJF CHECKED BY: MK
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



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CERTIFICATION OF THE COUNTY CLERK

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 3/26/2024 10:39:27 AM
 Number of Pages: 3
 Amount: 72.00
 Order#: 20240320000504
 By: JS

Doc Number: 2024-1524755
 Volume - Page: 19115-228
 Number of Pages: 3
 Amount: 72.00
 Order#: 20240320000504
 By: JS

Karen McQueen
 By: J. Shaw

COUNTY CLERK BRAZOS COUNTY, TEXAS

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 OF
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 BLOCK ONE, LOTS 5R-1 AND 5R-2
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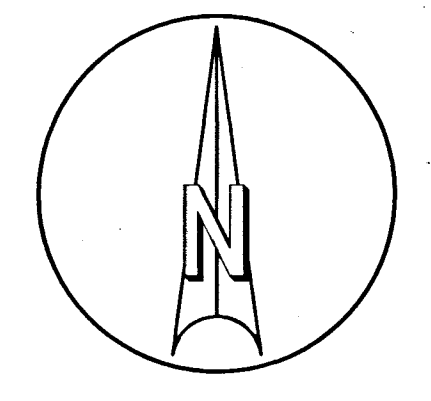
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KERR SURVEYING

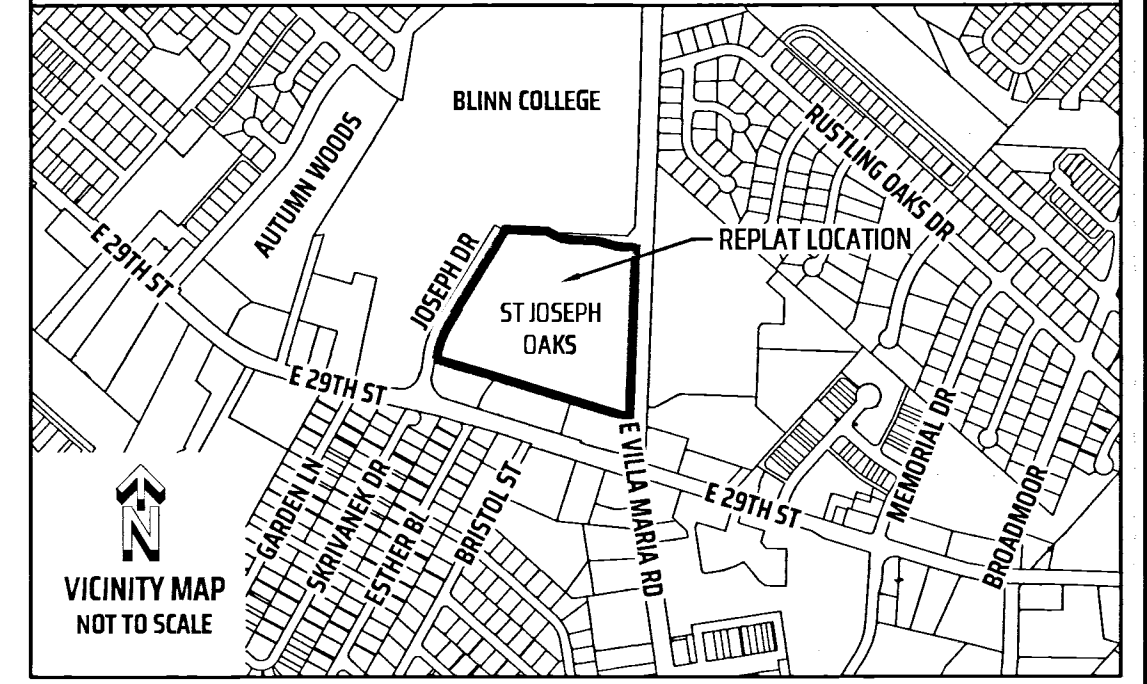
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 ○ 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED
 ○ "X" SET IN CONCRETE UNLESS OTHERWISE NOTED

REPLAT



SCALE: 1" = 50'



FIELD NOTES DESCRIPTION OF A 16.33 ACRE TRACT
 JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 16.33 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 5, BLOCK ONE, ST. JOSEPH OAKS AS SHOWN ON PLAT FILED IN VOLUME 3622, PAGE 217 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 16.33 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 inch iron rod set (all 1/2 inch iron rods set with blue plastic caps stamped "KERR SURVEYING") on the east right-of-way of Joseph Drive (60 foot right-of-way, 2844/338, 2844/342 OPRBCT) marking the north corner of the remainder of Lot 1, Block One, St. Joseph Oaks (3622/217 OPRBCT) and the southwest corner of said Lot 5, Block One; for reference a 1/2 inch iron rod found bears S 06° 56' 46" W a distance of 10.44 feet; also for reference from said Point of Beginning, the City of Bryan monument GPS-113 bears S 63° 33' 36" W a distance of 317.66 feet;

THENCE, with said east right-of-way of Joseph Drive (2844/338, 2844/342, 2162/290 OPRBCT) for the following four (4) courses and distances:

- 1) With a curve to the right having a radius of 470.00 feet, an arc length of 194.48 feet, a delta angle of 23° 42' 31", and a chord which bears N 19° 26' 13" E a distance of 193.10 feet to a lead plug tack found in concrete where said right-of-way is 60 feet wide (2844/342 OPRBCT);
- 2) N 31° 20' 57" E a distance of 82.86 feet to a 1/2 inch iron rod found for corner where said right-of-way is 60 feet wide (2844/342 OPRBCT);
- 3) N 59° 22' 26" W a distance of 4.99 feet to a 1/2 inch iron rod found for corner where said right-of-way is 55 feet wide (said right-of-way being remainder of called 44.795 acre City of Bryan tract, 2162/290 OPRBCT);
- 4) N 31° 19' 24" E a distance of 494.61 feet to a 1/2 inch iron rod found where said right-of-way is 55 feet wide, said rod found marking an angle point in Lot 1A, Block 1 as depicted on the replat of Blinn College Subdivision filed in Volume 18749, Page 153 (OPRBCT) and marking the northwest corner of said Lot 5;

THENCE, with the common line of said Lot 1A, Block 1, Blinn College Subdivision and said Lot 5, Block One, St. Joseph Oaks, S 87° 47' 04" E a distance of 217.74 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "GOODWIN LASITER" on a south line of said Lot 1A, marking the west corner of a called 0.48 acre right-of-way tract (Joseph Drive) described in a deed to the City of Bryan in Volume 2501, Page 27 (OPRBCT) and an angle point in the north boundary of said Lot 5;

THENCE, with the south right-of-way of said Joseph Drive (variable width right-of-way) and the north boundary of said Lot 5 for the following eight (8) courses and distances:

- 1) 5 60° 47' 02" E through said drive being a transition from private to public drive a distance of 49.52 feet to a cotton spindle found in asphalt road;
- 2) With a non-tangent curve to the left continuing through said drive and transition from private to public drive having a radius of 155.00 feet, an arc length of 71.59 feet, a delta angle of 26° 27' 44", and a chord which bears S 74° 04' 32" E a distance of 70.95 feet to a lead plug tack found in concrete;
- 3) S 87° 11' 07" E with the south line of said drive a distance of 122.55 feet to a 1/2 inch iron rod found;
- 4) With a non-tangent curve to the right having a radius of 250.00 feet, an arc length of 61.34 feet, a delta angle of 14° 03' 31", and a chord which bears S 80° 27' 53" E a distance of 61.19 feet to a 1/2 inch iron rod found;
- 5) S 73° 00' 26" E a distance of 41.57 feet to a 1/2 inch iron rod found;
- 6) With a non-tangent curve to the left having a radius of 250.00 feet, an arc length of 61.24 feet, a delta angle of 14° 02' 10", and a chord which bears S 80° 10' 43" E a distance of 61.09 feet to an "X" set in concrete marking a point of tangency;
- 7) S 87° 11' 48" E a distance of 50.00 feet to an "X" set in concrete;
- 8) With a non-tangent curve to the right having a radius of 25.00 feet, an arc length of 16.64 feet, a delta angle of 38° 08' 09", and a chord which bears S 68° 07' 51" E a distance of 16.33 feet to an "X" set in concrete on the west right-of-way of E. Villa Maria Road (100 foot right-of-way, 3622/217 OPRBCT) marking the east common corner of said Lot 1A, Block One, Blinn College Subdivision and said Lot 5, Block One, St. Joseph Oaks;

THENCE, with said west right-of-way of E. Villa Maria Road, S 02° 04' 14" W a distance of 881.84 feet to a 1/2 inch iron rod found with red plastic cap stamped "SM KLING RPLS 2003" on said west right-of-way of E. Villa Maria Road marking the northeast corner of Lot 3R, Block 1, St. Joseph Oaks Subdivision (8377/175 OPRBCT) and the southeast corner of said Lot 5;

THENCE, with the north lines of said Lot 3R, Lot 2R, and said Lot 1, Block 1, St. Joseph Oaks, N 73° 04' 33" W a distance of 804.26 feet to a 1/2 inch iron rod set for angle point;

THENCE, continuing with said north line of the remainder of Lot 1, Block 1, St. Joseph Oaks, N 73° 47' 24" W a distance of 245.50 feet to the POINT OF BEGINNING hereof, and containing 16.33 acres of land, more or less. Surveyed on the ground October 2023 under my supervision.

LINE	BEARING	DISTANCE
L1	N 31° 31' 26" E	23.64
L2	N 56° 56' 23" W	2.82
L3	N 31° 14' 33" E	7.28
L4	N 57° 38' 35" W	3.24
L5	N 31° 00' 37" E	54.67
L6	N 58° 45' 41" W	9.77
L7	N 31° 09' 53" E	18.29
L8	N 58° 38' 18" W	83.97
L9	N 31° 23' 34" E	62.97
L10	S 58° 44' 33" E	28.93
L11	N 31° 17' 29" E	19.47
L12	S 58° 36' 14" E	20.16
L13	N 30° 58' 13" E	19.15
L14	S 58° 54' 48" E	60.50
L15	S 31° 13' 39" W	19.47
L16	S 58° 36' 18" W	55.04
L17	N 31° 18' 20" E	25.03
L18	S 58° 45' 39" E	74.76
L19	N 77° 14' 06" E	7.01
L20	S 58° 44' 39" E	25.09
L21	N 76° 09' 32" E	11.92
L22	S 58° 56' 33" E	19.56
L23	S 13° 34' 44" E	21.28
L24	S 31° 10' 39" W	19.66
L25	S 76° 54' 58" W	11.98
L26	S 31° 15' 11" W	30.23
L27	S 58° 45' 41" E	13.78

L28	N 31° 57' 33" E	23.95
L29	S 58° 59' 34" E	16.45
L30	S 31° 56' 27" W	45.14
L31	N 58° 59' 26" W	1.83
L32	S 31° 28' 05" W	40.10
L33	N 58° 40' 23" W	73.40
L34	S 13° 51' 20" E	57.47
L35	S 76° 08' 10" W	52.23
L36	N 13° 12' 01" W	70.48
L37	S 31° 18' 16" W	62.10
L38	N 58° 52' 13" W	84.57
L39	N 30° 22' 57" E	77.57
L40	N 58° 43' 49" W	7.83
L41	N 31° 13' 38" E	11.74
L42	N 58° 52' 22" W	6.50
L43	S 58° 47' 54" W	89.09
L44	N 60° 02' 24" W	2.80
L45	S 31° 18' 42" W	68.74
L46	N 58° 47' 32" W	52.66
L47	N 31° 18' 42" E	54.42
L48	N 58° 40' 44" W	27.20
L49	N 32° 25' 42" E	8.05
L50	N 59° 08' 35" W	47.69
L51	N 30° 15' 12" E	2.66
L52	S 31° 15' 37" W	7.93
L53	N 31° 25' 15" E	3.74
L54	N 58° 39' 30" W	51.28

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