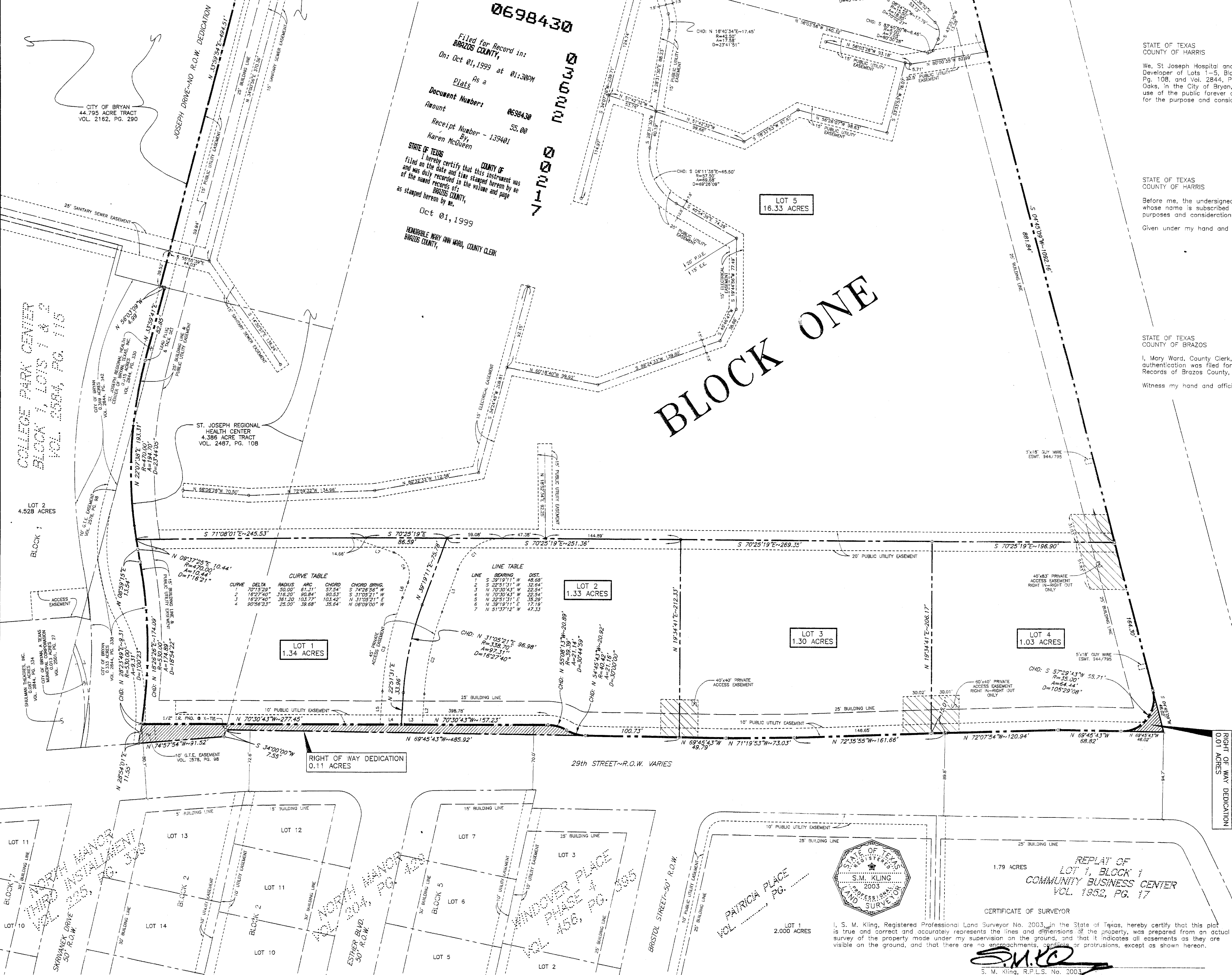


NOTES:

- 1) TITLE IS CURRENTLY VESTED IN ST. JOSEPH REGIONAL HEALTH CENTER, VOL. 2088, PG. 330, VOL. 2487, PG. 108, AND VOL. 2844, PG. 330.
- 2) 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.
- 3) THIS TRACT OF LAND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NO. 4804100141 C, COMMUNITY NO. 480082, PANEL NO. 141, EFFECTIVE DATE: JULY 2, 1992.
- 4) THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE OF #940331 EFFECTIVE DATE JANUARY 24, 1994 FROM UNIVERSITY TITLE COMPANY TO WIT THE FOLLOWING COMMENT:  
 a) 10' WIDE CITY OF BRYAN WATERLINE EASEMENT VOL. 227, PG. 3 - SHOWN ON SURVEY PLAT AMBIGUITY IS CREATED BY THE WORDING "BEING 10 FEET IN WIDTH AND LYING FIFTEEN FEET TO THE SOUTH OF THE FOLLOWING DESCRIBED CENTERLINE" THE LOCATION SHOWN ON THIS PLAT PLACES THE NORTH CENTERLINE LINE 15' SOUTH OF THE DESCRIBED LINE. RECOMMEND THAT BRYAN UTILITIES BE CONTACTED TO MARK SAID LINE AND AMEND/REVISE THE DESCRIPTION BASED ON THE "AS-BUILT" LOCATION, TO REMOVE THE AMBIGUITY.  
 b) THREE 4' WIDE CITY WIRE AND ANCHOR EASEMENTS CITY OF BRYAN - VOL. 944, PG. 795 - AS SHOWN ON SURVEY PLAT EASEMENT NOS. 2 AND 3 ARE SHOWN ON THE SURVEY PLAT AS CENTERED ON THE EXISTING CITY WIRE. EASEMENT NO. 2 IS LOCATED 87' FROM THE CALLED SOUTHWEST CORNER (CALL IS 93') AND EASEMENT NO. 3 IS LOCATED 310' FROM THE CALLED SOUTHWEST CORNER (CALL IS 384').  
 c) ROADWAY EASEMENT TO CITY OF BRYAN FOR A PORTION OF 29th STREET VOL. 1224, PG. 733, VOL. 1224, PG. 789, VOL. 1224, PG. 792, AT THE SOUTHWEST CORNER OF THE 1.0 ACRE TRACT, THIS SURVEY HAS EXCLUDED THIS EASEMENT FROM THE DESCRIPTION.  
 d) ROADWAY EASEMENT TO CITY OF BRYAN FOR A PORTION OF 29th STREET VOL. 1224, PG. 742, VOL. 1224, PG. 750, VOL. 1224, PG. 796, AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT, THIS SURVEY HAS EXCLUDED THIS EASEMENT FROM THE DESCRIPTION.  
 e) 10' WIDE C.T.E. EASEMENT, VOL. 2578, PG. 98 THIS EASEMENT IS ADJOINING THE NORTHWEST PROPERTY LINE AND IS AMBIGUOUS IN ITS DESCRIPTION, IT IS RECOMMENDED THAT THIS AMBIGUITY BE ELIMINATED.  
 NO SUBSEQUENT DEED RESEARCH HAS BEEN CONDUCTED FROM JANUARY, 1994 TO THE PRESENT.
- 5) 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 6) THE EXISTING ZONING FOR LOTS 1-5 IS RETAIL.
- 7) ST. JOSEPH HOSPITAL WILL SUBMIT A WRITTEN REQUEST TO ABANDON THAT PORTION OF THE 12' WATERLINE EASEMENT, VOL. 227, PG. 3, THAT IS NO LONGER IN SERVICE.
- 8) 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 FRONT WILL NOT BE ISSUED ON LOTS 1 THRU 4, BLOCK 1, UNTIL EITHER THE SIDEWALK HAS BEEN CONSTRUCTED ACROSS OR MONIES HAVE BEEN DEPOSITED WITH THE CITY FOR THE COST OF CONSTRUCTION OF THE SIDEWALK.



SCALE: 1"=50'

APPROVAL OF THE DEVELOPMENT ENGINEER

I, Linda Huff, 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.

*Linda Huff*  
Linda Huff - Development Engineer  
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Richard Perkins*, 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 18<sup>th</sup> day of JUNE 1999.

*Richard Perkins*  
Chairman of the Planning and Zoning Commission  
City of Bryan, Texas

CERTIFICATE OF PLANNING ADMINISTRATOR

I, *Joey 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.

*Joey Dunn*  
Planning Administrator  
City of Bryan, Texas

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS  
COUNTY OF HARRIS

We, St. Joseph Hospital and Health Center of Bryan, Texas, Inc., N/K/A St. Joseph Regional Health Center, Owner and Developer of Lots 1-5, Block 1, St. Joseph Oaks, shown on this plat, as conveyed in Vol. 2088, Pg. 330, Vol. 2487, Pg. 108, and Vol. 2844, Pg. 330, of the Official Records of Brazos County, Texas, and designated herein as St. Joseph Oaks, in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

*Daniel L. Buche*  
Daniel L. Buche, Senior Vice-President

STATE OF TEXAS  
COUNTY OF HARRIS

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 18 day of October 1999.

*Marie M. Garcia*  
Notary Public in and for the State of Texas  
Printed Name: Marie M. Garcia  
My Commission Expires: 2-12-00



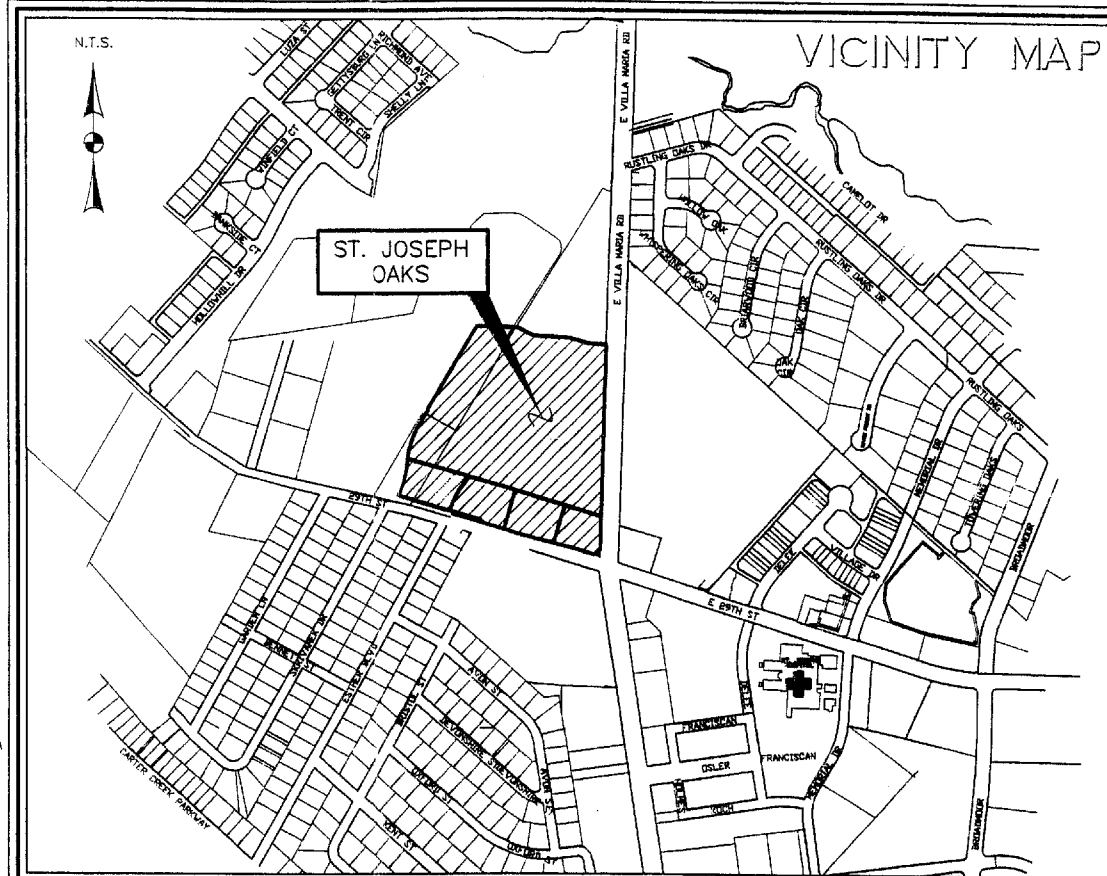
CERTIFICATE OF COUNTY CLERK

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 18 day of October, 1999, in the Official Records of Brazos County, Texas, in Volume          Page         .

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

Mary Ward, County Clerk, Brazos County



FINAL PLAT

ST. JOSEPH OAKS  
LOTS 1-5, BLOCK ONE  
21.33 ACRES

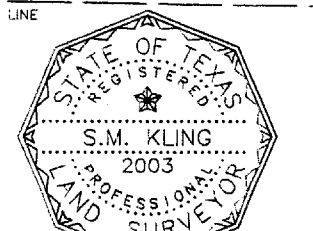
JOHN AUSTIN SURVEY, A-2  
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
ST. JOSEPH REGIONAL HEALTH CENTER  
2801 FRANCISCAN DRIVE  
BRYAN, TEXAS 77802  
(409) 776-2495

SCALE: 1"=50' JUNE, 1999  
PREPARED BY:  
KLING ENGINEERING & SURVEYING

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

SHEET 1 OF 1



REPLAY OF LOT 1, BLOCK 1 COMMUNITY BUSINESS CENTER VOL. 1852, PG. 17

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, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, squatters, or intrusions, except as shown hereon.

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

ON (A) DAY 1999