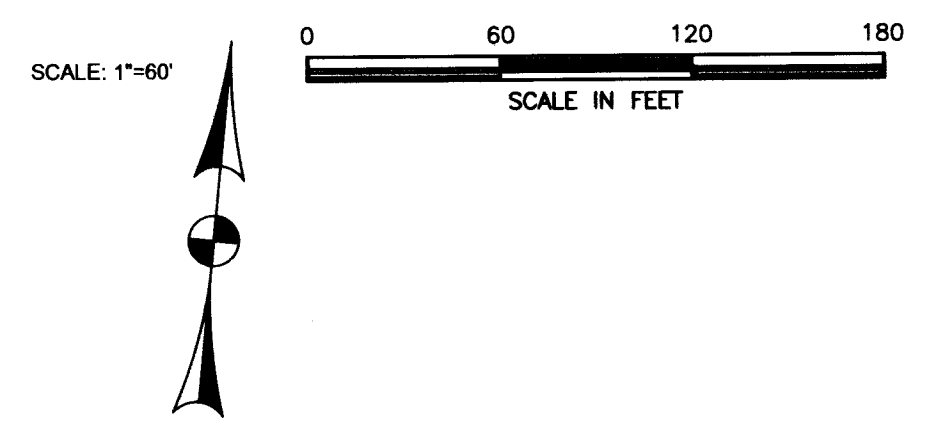
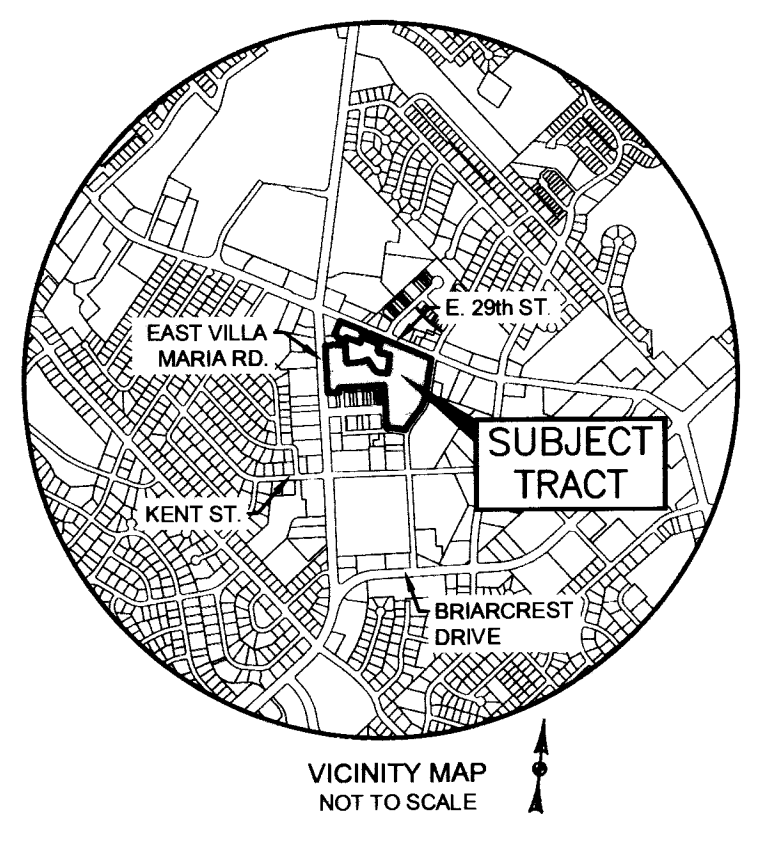


ORIGINAL PLAT
VOL. 6442, PG. 117



- NOTES:**
1. BASIS OF BEARINGS IS THE MONUMENTED LOWER EAST LINE OF LOT 1R, BLOCK "F" ACCORDING TO THE PLAT RECORDED IN VOL. 6442, PG. 117 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 05°28'18"W.
 2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480202, PANEL NO. 0215E, MAP NO. 48041C0215E. EFFECTIVE DATE: MAY 16, 2012.
 3. THE SUBJECT PROPERTY IS A COMBINATION OF OFFICE DISTRICT (C-1) AND RETAIL DISTRICT (C-2). SETBACKS FOR BOTH DISTRICTS ARE AS FOLLOWS:
FRONT: 25'
SIDE: 7.5'
SIDE ADJACENT TO ARTERIAL STREET: 25'
SIDE ADJACENT TO COLLECTOR OR LOCAL STREET: 15'.
REAR: 7.5'

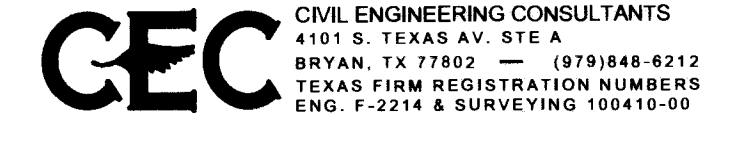
LEGEND

SANITARY SEWER MANHOLE	SS
SANITARY SEWER LINE	SS
STORM SEWER MANHOLE	ST
STORM SEWER LINE	ST
TELEPHONE PEDESTAL	T
TELEPHONE LINE	T
TELEVISION PEDESTAL	TV
TELEVISION CABLE	TV
WATER METER	W
WATER LINE	W
WATER VALVE	WV
FIRE HYDRANT	FH
POWER POLE	P
LIGHT POLE	L
OVERHEAD ELECT. LINE	OE
UNDERGROUND ELECT. LINE	UE
FIBER OPTICS LINE	FO
ATMOS GAS LINE	G
1/2" IRON ROD & CAP SET	O
1/2" IRON ROD & CAP FOUND	O
EXISTING BUILDINGS (TAKEN FROM CITY ELECTRONIC DATA)	[Hatched Box]
EASEMENTS ABANDONED BY THIS PLAT	[Hatched Box]

FINAL PLAT
OF
LOT 1R-1, BLOCK "F"
ST. JOSEPH REGIONAL HEALTH CENTER
A TOTAL OF 13.766 ACRES
BEING A REPLAT OF
LOT 1R, BLOCK "F"
ST. JOSEPH REGIONAL HEALTH CENTER

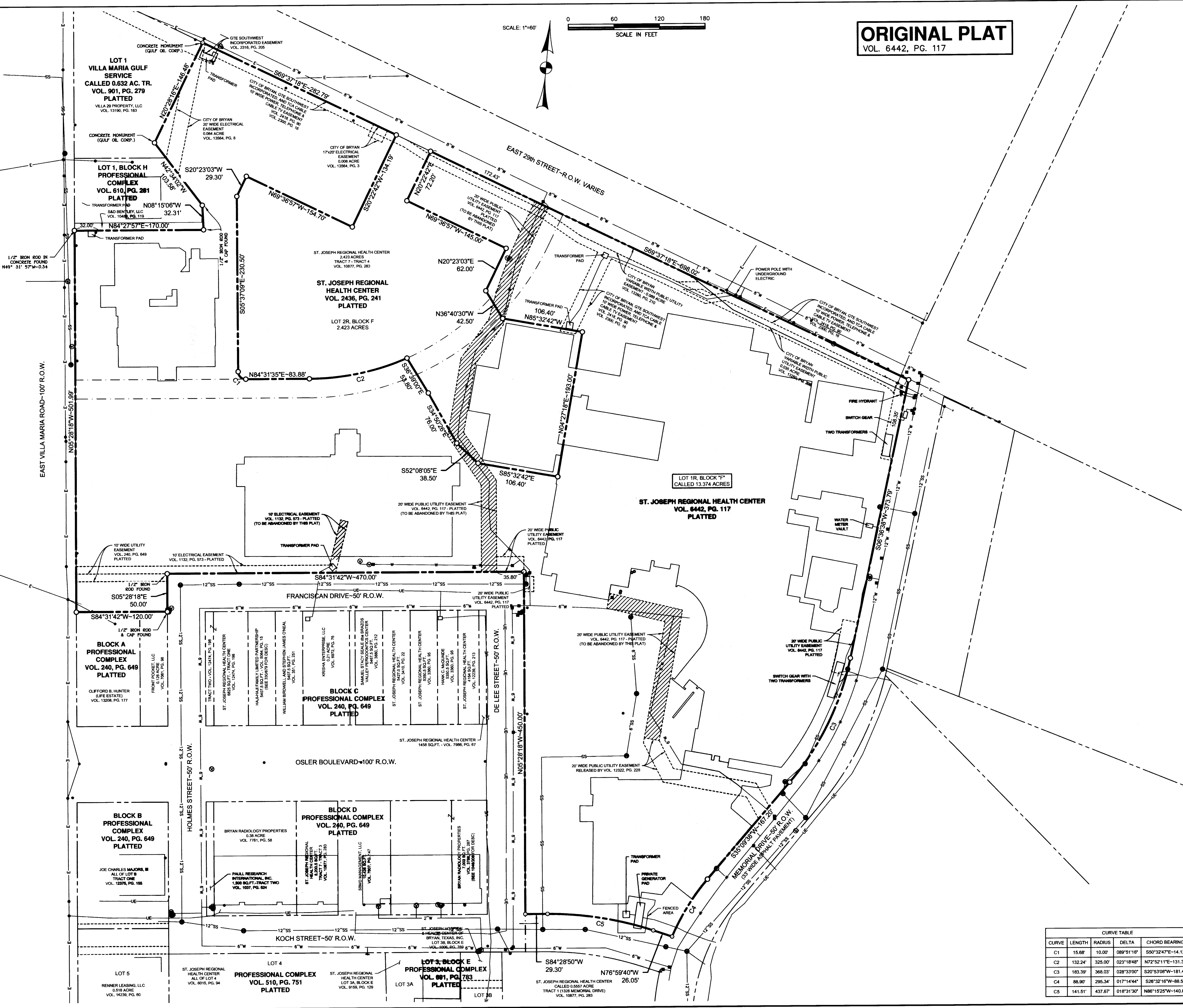
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
ST. JOSEPH REGIONAL HEALTH CENTER
2801 FRANCISCAN DRIVE
BRYAN, TEXAS 77802
(979) 776-2495

SCALE: 1"=60' JULY, 2018

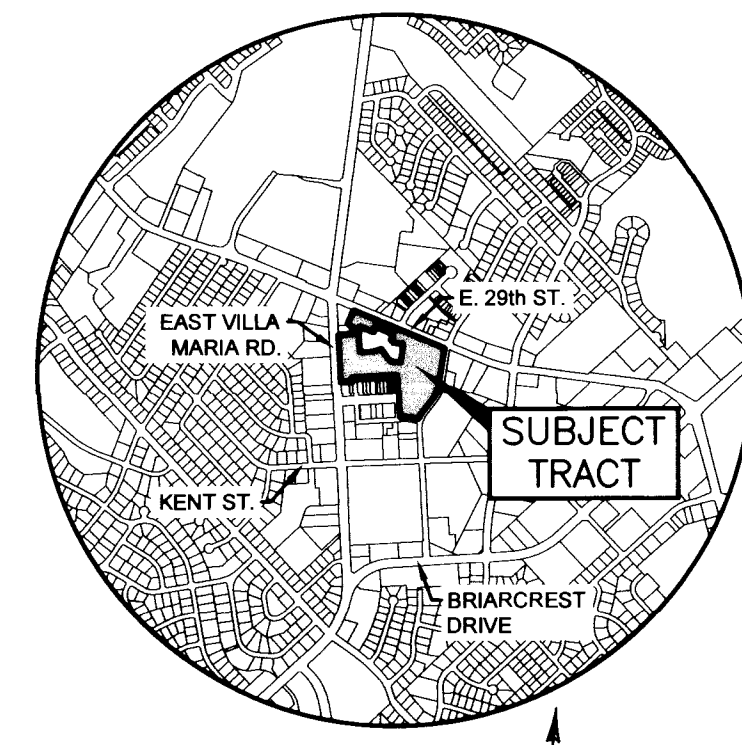


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	15.68'	10.00'	089°51'10"	S50°32'47"E-14.12'
C2	132.24'	325.00'	023°18'48"	N72°52'11"E-131.33'
C3	183.39'	368.03'	028°33'00"	S20°53'08"W-181.49'
C4	88.90'	295.34'	017°14'44"	S28°32'16"W-88.58'
C5	141.51'	437.67'	018°31'30"	N86°15'25"W-140.89'



REPLAT
SCALE: 1"=60'



Field notes of a 13.766 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and consisting of the following tracts:
Part of Block "F", according to the replat of the Professional Complex, recorded in Volume 273, Page 327, of the Deed Records of Brazos County, Texas;
Part of Lot 3, Block "H" of the Professional Complex according to the plan recorded in Volume 1132, Page 573, of the Official Records of Brazos County, Texas;
All of Lot 2 - 30,000 square feet, described in the deed to Brazos Valley Cancer Center, Inc., recorded in Volume 1074, Page 81, of the Official Records of Brazos County, Texas, same being Block 2, Block "H", Professional Complex, according to the plat recorded in Volume 1096, Page 7, of the Official Records of Brazos County, Texas;
All of the 1.21 acre tract described in the deed to St. Joseph Hospital and Health Center of Bryan, Texas, Inc., recorded in Volume 1681, Page 304, of the Official Records of Brazos County, Texas;
Part of Lot 1R - 13.374 acres, Block "F", according to the re-subdivision plat of St. Joseph Regional Health Center, recorded in Volume 2436, Page 241, of the Official Records of Brazos County, Texas;
All of the 0.50 acre tract, comprised of a portion of De Lee Street and a portion of Koch Street, said right-of-way abandonment authorized by City Council on October 28, 2014, by Ordinance No. 2068, said 13.766 acre tract being more particularly described as follows:

BEGINNING at a concrete monument marking the common corner between the aforementioned Lot 1R - 13.374 acre tract, and Lot 1 - 0.632 acre, Block 1, Villa Maria Gulf Service plat, recorded in Volume 901, Page 279, of the Official Records of Brazos County, Texas, said concrete monument also lying in the southwest right-of-way line of East 29th Street;
THENCE S 69° 37' 18" E along the common line between the aforementioned Lot 1R - 13.374 acres, and East 29th Street, for a distance of 282.79 feet to a 1/2" iron rod and cap set at the common corner between the said Lot 1R and Lot 2R, Block "F" - 2.423 acres, as shown on the aforementioned plat of St. Joseph Regional Health Center (2436/241);
THENCE along the common line between the aforementioned Lot 1R, and Lot 2R, Block "F", as follows:
S 20° 22' 42" W for a distance of 134.19 feet to a lead plug and tack set,
N 69° 36' 57" W for a distance of 154.70 feet to a 1/2" iron rod and cap set,
S 20° 23' 03" W for a distance of 23.30 feet to a lead plug and tack set,
S 05° 37' 09" E for a distance of 230.50 feet to an "X" set in concrete at the beginning of a curve, concave to the southwest, having a radius of 10.00 feet,
Southeasterly, along said curve for an arc distance of 15.68 feet to a lead plug and tack set at the end of this curve, the chord bears S 40° 32' 47" E - 14.12 feet,
for a distance of 83.88 feet to a 1/2" iron rod and cap set at the beginning of a curve, concave to the southeast, having a radius of 325.00 feet,
Northeasterly, along said curve for an arc distance of 132.24 feet to an "X" set in concrete at the end of this curve, the chord bears N 72° 52' 11" E - 131.33 feet,
for a distance of 53.80 feet to an "X" set in concrete,
S 34° 50' 26" E for a distance of 76.00 feet to a 1/2" iron rod and cap set,
S 02° 08' 05" E for a distance of 36.50 feet,
S 85° 32' 42" E for a distance of 106.40 feet and corner in a building,
N 04° 27' 18" E for a distance of 193.00 feet to an "X" set in concrete,
N 85° 32' 42" W for a distance of 106.40 feet to a lead plug and tack set,
N 36° 40' 30" W for a distance of 42.50 feet to a 1/2" iron rod and cap set,
N 20° 23' 03" E for a distance of 62.00 feet to an "X" set in concrete,
N 69° 36' 57" W for a distance of 145.00 feet to an "X" set in concrete,
N 20° 22' 42" E for a distance of 72.20 feet to a 1/2" iron rod and cap set in the southeast right-of-way line of East 29th Street;

THENCE S 69° 37' 18" E along the common line between the aforementioned Lot 1R - 13.374 acres, and East 29th Street, for a distance of 379.66 feet to a 1/2" iron rod and cap set at the north corner of a 0.109 acre tract described in the deed to the City of Bryan, recorded in Volume 13260, Page 215, of the Official Records of Brazos County, Texas;
THENCE along the southwest line of the aforementioned 0.109 acre 29th Street right-of-way, as follows:
S 66° 11' 18" E for a distance of 71.89 feet to an "X" set in concrete,
S 69° 37' 18" E for a distance of 252.53 feet to an "X" set in concrete in the common line between the aforementioned Lot 1R - 13.374 acres, and Memorial Drive - 50' wide right-of-way;
THENCE along the common line between the aforementioned Lot 1R - 13.374 acres, and Memorial Drive, as follows:
S 06° 36' 38" W for a distance of 356.59 feet to a 1/2" iron rod and cap set at the beginning of a curve, concave to the northwest, having a radius of 368.03 feet,
Southeasterly, along said curve for an arc distance of 183.39 feet to an "X" set in concrete marking the end of this curve, the chord bears S 20° 53' 08" W - 181.49 feet,
for a distance of 167.20 feet to a 1/2" iron rod and cap set at the beginning of a curve, concave to the southeast, having a radius of 226.34 feet,
Southeasterly, along said curve for an arc distance of 138.17 feet to a 1/2" iron rod and cap set at the end of this curve, the chord bears S 21° 45' 28" W - 136.92 feet, same being the southeast corner of the aforementioned 0.50 acre tract as described in Ordinance No. 2068;
THENCE along the south, west, and north lines of the aforementioned 0.50 acre tract described in Ordinance No. 2068, as follows:
N 77° 36' 17" W for a distance of 27.08 feet to an "X" set in concrete at the beginning of a curve, concave to the south, having a radius of 401.59 feet,
Westerly, along said curve for an arc distance of 125.42 feet to an "X" set in concrete marking the end of this curve, the chord bears N 80° 33' 06" W - 124.91 feet,
for a distance of 78.20 feet to a 1/2" iron rod and cap set at the southwest corner of the said 0.50 acre tract,
for a distance of 249.63 feet to a 1/2" iron rod and cap set at the northwest corner of the said 0.50 acre tract,
for a distance of 50.00 feet to a lead plug and tack set at the northeast corner of the said 0.50 acre tract and in a west line of the aforementioned Lot 1R - 13.374 acres;

THENCE along a west and upper south line of the aforementioned Lot 1R - 13.374 acre tract, as follows:
N 05° 28' 18" W for a distance of 250.18 feet and corner in a tree,
S 84° 31' 42" W for a distance of 470.00 feet to a 1/2" iron rod found,
S 05° 28' 18" E for a distance of 50.00 feet to a 1/2" iron rod and cap found marking the southeast corner of the aforementioned 1.21 acre tract,
S 84° 31' 42" W for a distance of 101.00 feet to an "X" set in concrete in a concrete dumpster pad at the southwest corner of the said Lot 1R, and in the east right-of-way line of East Villa Maria Road - 100' wide right-of-way;
THENCE N 05° 28' 18" W along the common line between the aforementioned Lot 1R - 13.374 acres, and East Villa Maria Road, for a distance of 501.99 feet to a 1/2" iron rod found in concrete marking the common corner between the said Lot 1R, and a 0.04 acre - Tract 2, described in the deed to S & D Bentley, LLC, recorded in Volume 10483, Page 119, of the Official Records of Brazos County, Texas;
THENCE along the common line between the aforementioned Lot 1R - 13.374 acres, and the aforementioned Bentley - 0.04 acre tract, as follows:
N 84° 27' 57" E for a distance of 170.00 feet to a 1/2" iron rod and cap found,
N 08° 12' 06" W for a distance of 32.31 feet to a 1/2" iron rod and cap found;
THENCE N 42° 34' 02" W along the common line between the following two tracts, lying to the southwest: Lot 1, Block "H", Professional Complex, according to the plat recorded in Volume 510, Page 281, of the Official Records of Brazos County, Texas, and the aforementioned Villa Maria Gulf Service - Lot 1 - 0.632 acre, and the aforementioned Lot 1R - 13.374 acres, lying to the northeast, for a distance of 109.58 feet;
THENCE N 20° 28' 16" E along the common line between the aforementioned Lot 1R - 13.374 acres, and the aforementioned Lot 1 - 0.632 acre, for a distance of 146.48 feet to the PLACE OF BEGINNING, containing 13.766 acres of land, more or less;

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, CHI St. Joseph Health - Regional, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County (see Field Note Preamble above for recording information) and whose names are 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 purposes intended.

APPROVAL OF THE CITY PLANNER

I, *Mark Zimmerman*, the undersigned, City Planner 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 14th day of August, 2018.

APPROVAL OF THE CITY ENGINEER

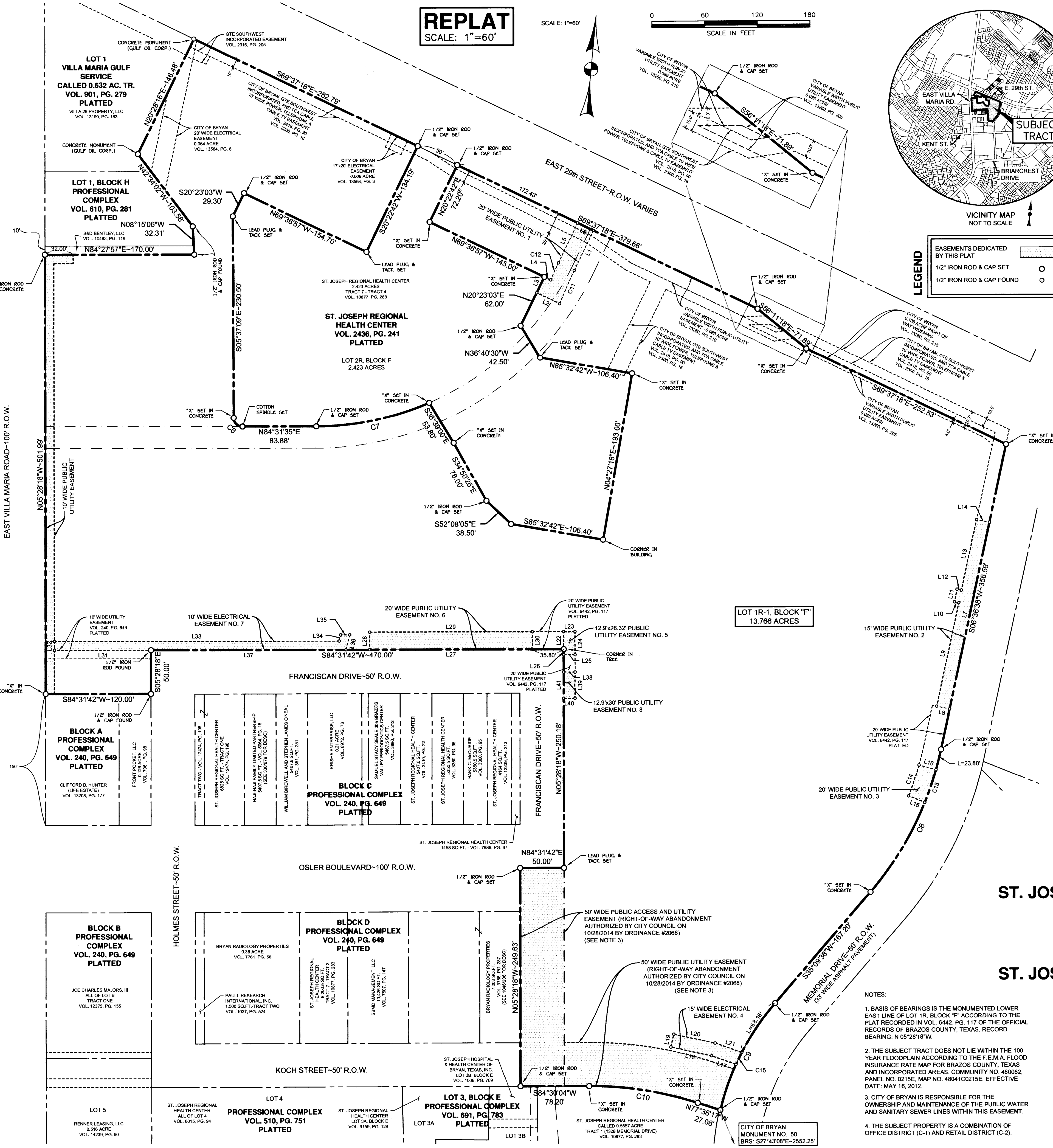
I, *Paul Kruger*, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 15th day of August, 2018.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Bobby Gutierrez*, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 14th day of July, 2018 and same was duly approved on the 2nd day of August, 2018 by said Commission.

Elvin Rayford
Texas Division Market Director
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Elvin Rayford, 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 stated.
Given under my hand and seal of office this 13 day of August, 2018.
Lisa M. Bunker
Notary Public, Brazos County, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/17/2018 2:42:53 PM
In the PLAT Records
Doc Number: 2018 - 1338564
Volume - Page: 14869 - 280
Number of Pages: 2
Amount: \$3.00
Order#: 20180817000132
By: *Michele Oliver*
Karen McClellan, County Clerk,
Brazos County, Texas



20' WIDE PUBLIC UTILITY EASEMENT NO. 1

LINE	BEARING	LENGTH
L1	S20°16'20"W	60.71
L2	N69°36'57"W	29.21
L3	N20°23'03"E	20.00
L4	S69°36'57"E	7.58
L5	N20°16'26"E	50.11
L6	N69°43'4"E	20.00

15' WIDE PUBLIC UTILITY EASEMENT NO. 2

LINE	BEARING	LENGTH
L7	S06°36'38"W	217.90
L8	N85°23'22"W	15.00
L9	N06°36'38"E	120.56
L10	N85°23'22"W	5.00
L11	N06°36'38"E	15.00
L12	S85°23'22"E	5.00
L13	N06°36'38"E	62.37
L14	S85°23'22"E	15.00

10' WIDE ELECTRICAL EASEMENT NO. 7

LINE	BEARING	LENGTH
L15	N06°36'38"E	82.37
L16	S79°41'04"E	20.00

20' WIDE PUBLIC UTILITY EASEMENT NO. 3

LINE	BEARING	LENGTH
L17	N75°44'18"W	29.53
L18	N83°04'06"W	47.22
L19	N06°55'54"E	15.00
L20	S83°04'06"E	48.18
L21	S75°44'18"E	32.12

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C6	15.68	10.00	089°51'14"	S50°32'47"E-14.12
C7	132.24	325.00	023°18'44"	N72°52'11"E-131.33
C8	183.39	368.03	028°30'00"	S20°53'08"W-181.49
C9	138.17	295.34	028°48'21"	S21°45'28"W-136.92
C10	125.42	401.59	017°53'39"	N86°33'06"W-124.91

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C11	41.55	536.72	004°26'09"	S18°03'22"W-41.54
C12	21.48	556.72	002°12'37"	N19°10'08"E-21.47
C13	39.60	368.03	008°09'50"	S13°23'54"W-39.59
C14	37.45	348.03	006°09'50"	N13°23'54"E-37.43
C15	15.09	295.34	002°53'39"	S20°28'13"W-15.09

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.



FINAL PLAT

OF
LOT 1R-1, BLOCK "F"
ST. JOSEPH REGIONAL HEALTH CENTER
A TOTAL OF 13.766 ACRES
BEING A REPLAT OF
LOT 1R, BLOCK "F"
ST. JOSEPH REGIONAL HEALTH CENTER

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
ST. JOSEPH REGIONAL HEALTH CENTER
2801 FRANCISCAN DRIVE
BRYAN, TEXAS 77802
(979) 776-2495

SCALE: 1"=60' JULY, 2018
CIVIL ENGINEERING CONSULTANTS
GEC
4101 S. TEXAS AV. STE A
BRYAN, TX 77802
(979) 818-4213
TEXAS FIRM REGISTRATION NUMBER
ENG. F-2214 & SURVEYING 100410-00