

FIELD NOTES
15.797 ACRES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 in Bryan, Brazos County, Texas and being:

- all 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;
- all of Lot 3, Block "H" of the Professional Complex recorded in Volume 1132, Page 573;
- all of Lot 2, Block "H" of the Professional Complex recorded in Volume 1074, Page 81 and
- all of the called 1.21 acre tract conveyed to St. Joseph Hospital and Health Center by H. C. McQuade et al by deed recorded in Volume 1681, Page 304 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a concrete monument found at the northwest corner of Lot 3, Block "H" of said Professional Complex, said monument also being in the southwest right-of-way line of East Twenty-ninth Street and marking the northeast corner of Lot 1, Block One of the Villa Maria Gulf Service as recorded in Volume 901, Page 278 of the Official Records of Brazos County, Texas;

THENCE: S 69° 37' 18" E for a distance of 1030.82 feet to a 1/2-inch iron rod set for corner, said corner also marking the intersection of the southwest line of East Twenty-ninth Street and the west right-of-way line of Memorial Drive (based on a 50-foot width);

THENCE: S 06° 36' 38" W along said Memorial Drive line for a distance of 373.79 feet to a chiseled "X" mark set in a concrete driveway for the Point of Curvature of a curve to the right;

THENCE: 183.39 feet in a clockwise direction along the arc of said curve having a central angle of 28° 33' 00", a radius of 368.03 feet, a tangent of 83.64 feet and a long chord bearing S 20° 53' 08" W, at a distance of 181.50 feet to a P-K Nail set for the Point of Tangency;

THENCE: S 35° 09' 35" W continuing along said right-of-way line for a distance of 187.20 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left;

THENCE: 88.89 feet in a counter-clockwise direction along the arc of said curve having a central angle of 17° 14' 37", a radius of 295.34 feet, a tangent of 44.78 feet and a long chord bearing S 28° 32' 19" W, at a distance of 88.55 feet to a 1/2-inch iron rod set for corner, said iron rod also marking the intersection of the north right-of-way line of Koch Street (based on a 50-foot width) and the said Memorial Drive line;

THENCE: N 78° 59' 40" W along said line for a distance of 26.05 feet to a 1/2-inch iron rod set at the Point of Curvature of a curve to the left;

THENCE: 141.51 feet in a counter-clockwise direction along the arc of said curve having a central angle of 18° 31' 30", a radius of 437.67 feet, a tangent of 71.38 feet and a chord bearing N 86° 15' 25" W at a distance of 140.89 feet to a 1/2-inch iron rod set for the Point of Tangency;

THENCE: S 84° 28' 50" W for a distance of 29.30 feet to a 1/2-inch iron rod set for corner, said iron rod also marking the intersection of the East right-of-way line of De Lee Street (based on a 50-foot width) and the said Koch Street line;

THENCE: N 05° 28' 18" W along said De Lee Street line for a distance of 450.00 feet to a 1/2-inch iron rod set for corner, said iron rod also marking the intersection of the north right-of-way line of Franciscan Drive (based on a 50-foot width) and the said De Lee Street line;

THENCE: S 84° 31' 42" W along said right-of-way line for a distance of 470.00 feet to a 1/2-inch iron rod set for corner, said iron rod also marking the most northeasterly corner of Block "A" of the Professional Complex as recorded in Volume 240, Page 649 of the Deed Records of Brazos County, Texas;

THENCE: S 05° 28' 18" E for a distance of 50.00 feet to a 1/2-inch iron rod set for corner;

THENCE: S 84° 31' 42" W for a distance of 120.00 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the right-of-way line of Villa Maria Road (based on a 100-foot width);

THENCE: N 05° 28' 18" W along said Villa Maria Road line for a distance of 501.98 feet to a 1/2-inch iron rod set for corner, said iron rod also marking the most northeasterly corner of Lot 2, Block "H" of said Professional Complex as recorded in Volume 1074, Page 81 of the Official Records of Brazos County, Texas;

THENCE: N 84° 27' 57" E for a distance of 170.00 feet along the north line of said Lot 2 to a 1/2-inch iron rod set for corner;

THENCE: N 08° 15' 08" W for a distance of 32.31 feet to a 5/8-inch iron rod set for corner, said iron rod also being in the East line of Lot 1, Block "H" of said Professional Complex as recorded in Volume 610, Page 281 of the Official Records of Brazos County, Texas;

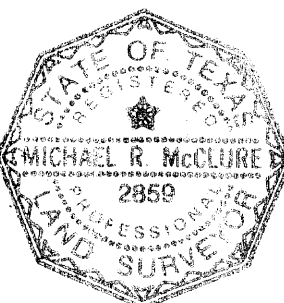
THENCE: N 42° 34' 02" W for a distance of 103.87 feet to a concrete monument found for corner in the aforementioned southeast line of Villa Maria Gulf Service;

THENCE: N 20° 28' 18" E for a distance of 146.48 feet to the POINT OF BEGINNING and containing 15.797 acres of land, more or less.

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Michael R. McClure 9/1/95
Michael R. McClure, R.P.L.S. No. 2859



CERTIFICATION BY THE ENGINEER

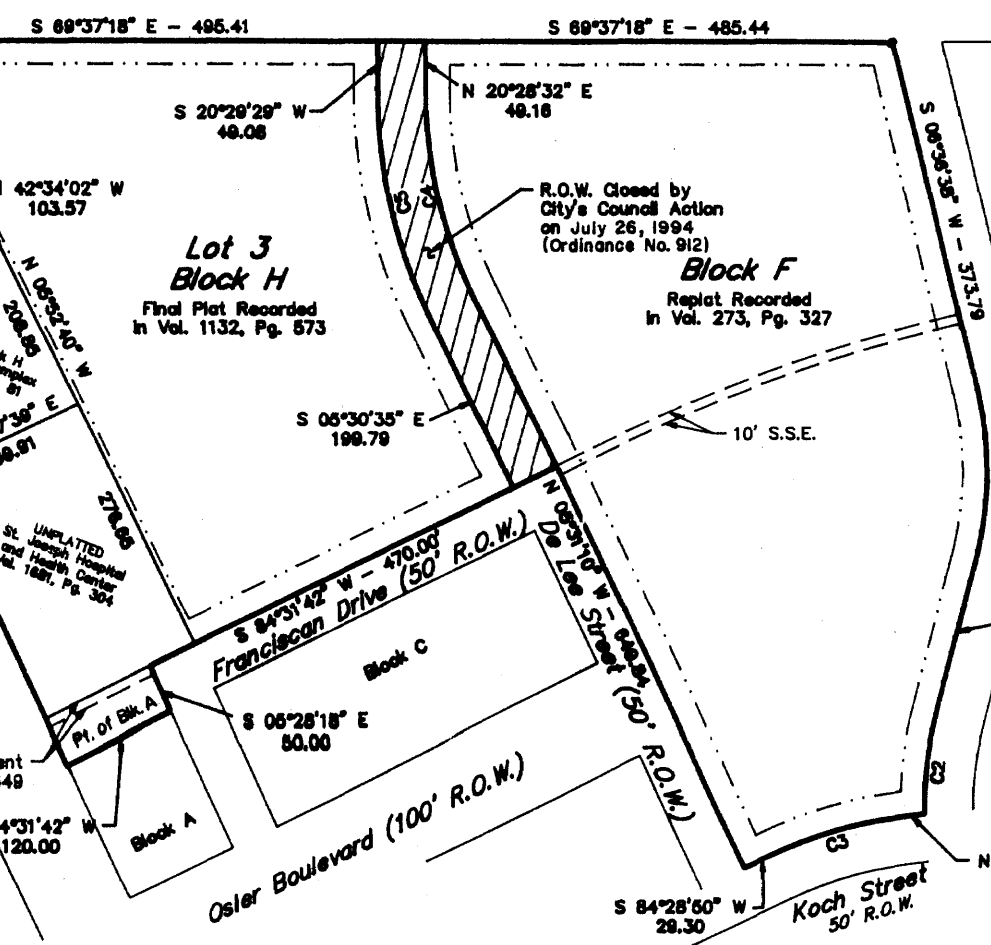
STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

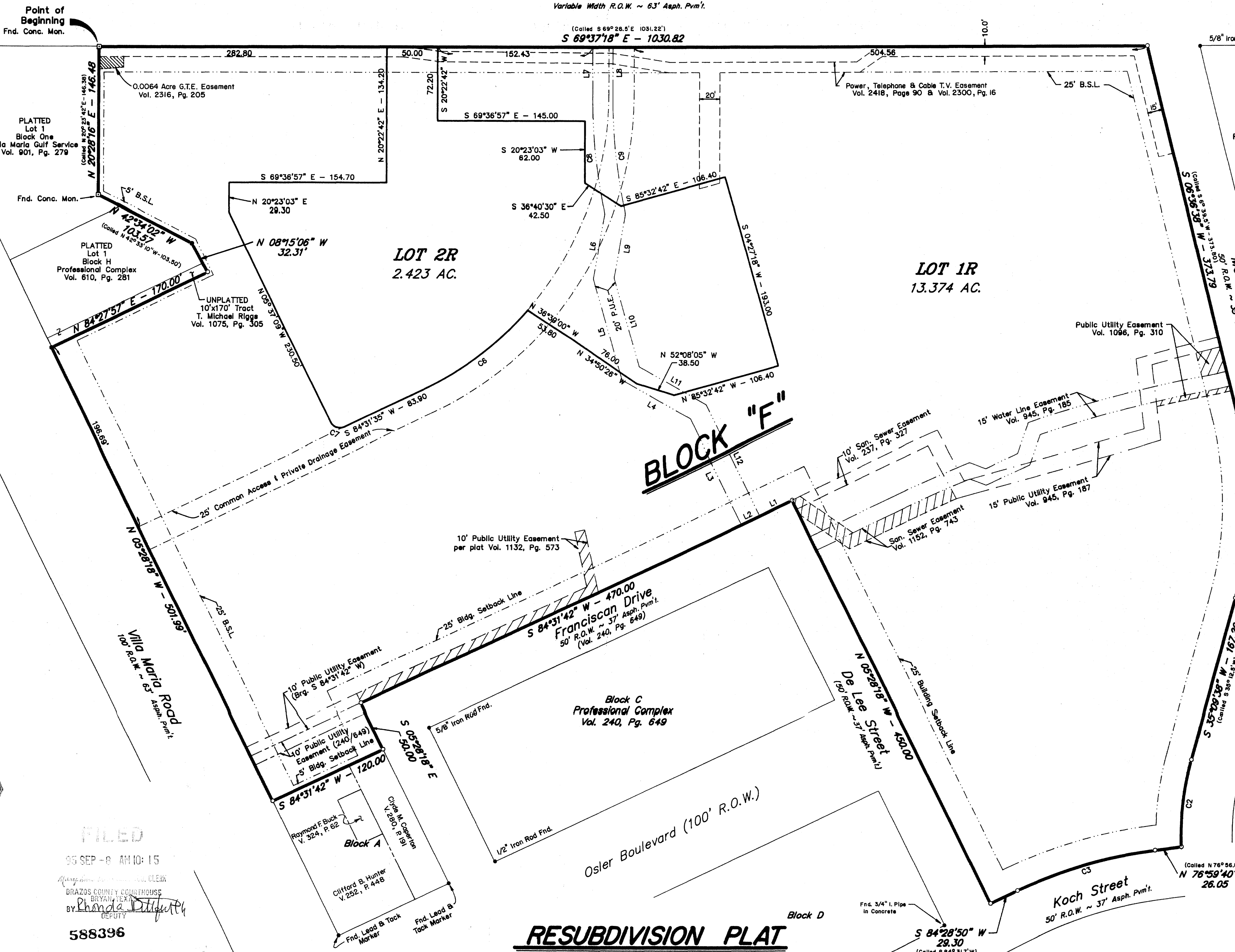
Michael R. McClure 9/1/95
Michael R. McClure, P.E. No. 32740



East 29th Street
Variable Width R.O.W.



ORIGINAL PLAT



RESUBDIVISION PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, St. Joseph Regional Health Center, owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Vol. 279 Pg. 719, Vol. 282 Pg. 533 & Vol. 2289, Page 317, and designated herein as Lot 2R, St. Joseph Regional Health Center in the City of Bryan, 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
ST. JOSEPH REGIONAL HEALTH CENTER
Daniel L. Buche, Sr. Vice President
Notary Public, Brazos County, Texas

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 he executed the same for the purposes and consideration therein stated.

Ann M. Rieggier
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, TAU Enterprises, Inc., owner and developer 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 2248 Page 148, and designated herein as Lot 2R, St. Joseph Regional Health Center in the City of Bryan, 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.

William F. Hyer
TAU ENTERPRISES, INC.
William F. Hyer, President
First American Bank
Lienholder
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared William F. Hyer, 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 consideration therein stated.

Ann M. Rieggier
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, 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.

Bruce Ken
City Engineer
City of Bryan, Texas

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner 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 plan.

Rapeek Shanna
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, JOHN GODFREY, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 31st day of AUGUST, 1995, and same was duly approved on the 31st day of SEPTEMBER, 1995.

John Godfrey
Chairman, Bryan Planning and Zoning Commission

CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office on the 31st day of SEPTEMBER, 1995, in the Official Records of Brazos County, Texas in Volume 2436, Page 241.

Mary Ann Ward
County Clerk
Brazos County, Texas

Curve Data

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	28°33'00"	368.03'	183.39'	83.64'	S 20°53'08" W	181.50'
C2	17°14'37"	295.34'	88.89'	44.78'	S 28°32'19" W	88.55'
C3	18°31'30"	437.67'	141.51'	71.38'	N 86°15'25" W	140.89'
C4	25°59'48"	494.85'	224.52'	114.23'	N 07°28'45" E	222.80'
C5	25°59'48"	544.85'	247.22'	125.77'	S 07°28'43" W	248.10'
C6	23°18'29"	325.00'	132.21'	67.03'	N 72°52'20" E	131.30'
C7	89°46'41"	100.00'	15.87'	9.96'	N 50°37'10" W	14.11'
C8	11°51'07"	556.72'	115.16'	57.79'	N 14°15'52" E	114.95'
C9	12°25'54"	536.72'	116.45'	58.46'	S 14°08'35" W	116.22'

Line Table

LINE	BEARING	DISTANCE
L1	S 84°31'42" W	35.81'
L2	S 84°31'42" W	20.00'
L3	N 05°28'38" W	114.41'
L4	N 39°35'18" W	77.84'
L5	N 04°20'40" E	103.95'
L6	N 30°20'19" E	64.08'
L7	N 20°16'28" E	50.71'
L8	S 20°16'28" W	49.07'
L9	S 30°20'19" W	63.38'
L10	N 04°20'40" W	91.27'
L11	S 39°35'18" E	76.01'
L12	S 05°28'38" E	120.55'

- GENERAL NOTES:
- ZONING: This property is currently Zoned O (Office District) & Zoned R (Retail District).
 - ORIGIN OF BEARING SYSTEM: Measurements found and the record calls for Blocks "C" and "D" of the Professional Complex subdivision plat as recorded in Volume 240, Page 649 of the Deed Records of Brazos County, Texas were used as the Basis of the Bearings shown on this plat.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0142 C, effective July 2, 1992, this property is located in an "Other Area Zone X" determined as being outside the 500-year floodplain.
 - The Building Setback Requirements are established by the City of Bryan Zoning Ordinance No. 756.
 - All distances shown along curves are arc distances.
 - Unless otherwise indicated, all lot corners are marked with 1/2" iron rods.

RESUBDIVISION PLAT

ST. JOSEPH REGIONAL HEALTH CENTER
A RESUBDIVISION OF LOT 2 BLOCK H, LOT 3 BLOCK H, PART OF BLOCK A & ALL OF BLOCK F
PROFESSIONAL COMPLEX
15.797 ACRES
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
AUGUST, 1995
SCALE: 1" = 60'

OWNER:
St. Joseph Regional Health Center
and TAU Enterprises, Inc.
2801 Franciscan Drive
Bryan, TX 77802
774-4087

SUBDIVIDER:
McClure Engineering, Inc.
1722 Broadmoor, Suite 210
Bryan, Texas 77802
(408) 778-8700

on Jan base
3/26/95 DW