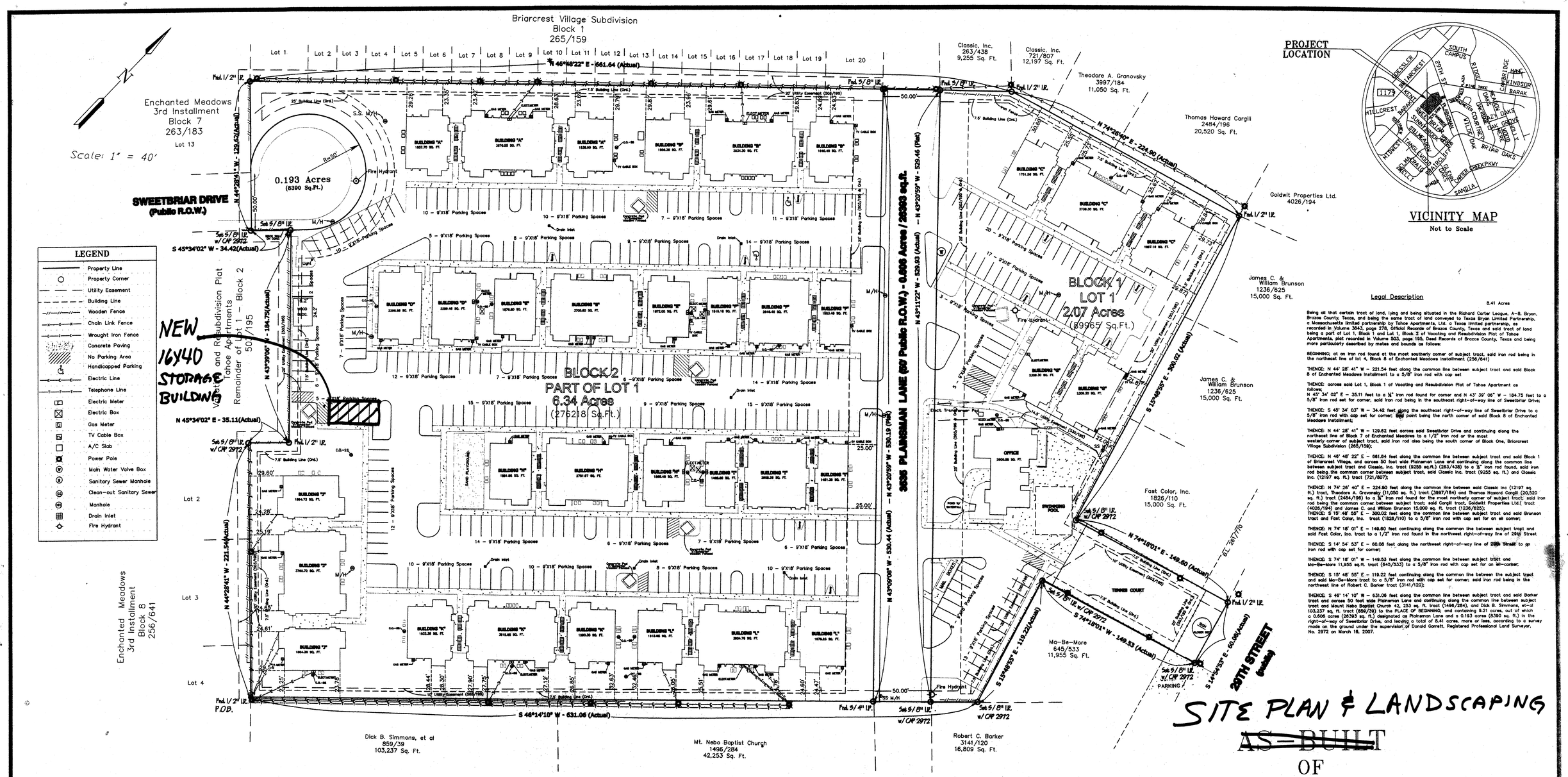
MAX. 16X40 STORAGE BUILDING

TOTAL 48-60 RED TIP SHRUBS



VICINITY MAP
Not to Scale

Legal Description

8.41 Acres

Being all that certain tract of land, lying and being situated in the Richard Carter League, A-8, Bryan, Brazos County, Texas, and being the same tract of land conveyed to Texas Bryan Limited Partnership, a Massachusetts limited partnership by Tahoe Apartments, Ltd. a Texas limited partnership, as recorded in Volume 3643, page 278, Official Records of Brazos County, Texas and said tract of land being a part of Lot 1, Block 1 and Lot 1, Block 2 of Vacating and Resubdivision Plat of Tahoe Apartments, plat recorded in Volume 503, page 195, Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING; at an iron rod found at the most southerly corner of subject tract, said iron rod being in the northeast line of lot 4, Block 8 of Enchanted Meadows installment (256/641)

THENCE: N 44° 28' 41" W – 221.54 feet along the common line between subject tract and said Block 8 of Enchanted Meadows installment to a 5/8" iron rod with cap set

THENCE: across said Lot 1, Block 1 of Vacating and Resubdivision Plat of Tahoe Apartment as follows;
N 45° 34' 02" E – 35.11 feet to a ½" iron rod found for corner and N 43° 39' 06" W – 184.75 feet to a 5/8" iron rod set for corner, said iron rod being in the southeast right-of-way line of Sweetbriar Drive;

THENCE: S 45° 34' 03" W – 34.42 feet along the southeast right-of-way line of Sweetbriar Drive to a 5/8" iron rod with cap set for corner; said point being the north corner of said Block 8 of Enchanted Meadows installment;

THENCE: N 44° 28' 41" W – 129.62 feet across said Sweetbriar Drive and continuing along the northeast line of Block 7 of Enchanted Meadows to a 1/2" iron rod or the most westerly corner of subject tract, said iron rod also being the south corner of Block One, Briarcrest Village Subdivision (265/159);

THENCE: N 46° 48' 22" E – 561.84 feet along the common line between subject tract and said Block 1 of Briarcrest Village, and across 50 foot wide Plainsman Lane and continuing along the common line between subject tract and Classic, Inc. tract (9255 sq.ft.) (263/438) to a ½" iron rod found, said iron rod being the common corner between subject tract, said Classic Inc. tract (9255 sq. ft.) and Classic Inc. (12197 sq. ft.) tract (721/807);

THENCE: N 74° 26' 40" E – 224.90 feet along the common line between said Classic Inc (12197 sq. ft.) tract, Theodore A. Granovsky (11,050 sq. ft.) tract (3997/184) and Thomas Howard Cargill (20,520 sq. ft.) tract (2484/196) to a ½" iron rod found for the most northerly corner of subject tract; said iron rod being the common corner between subject tract, said Cargill tract, Goldwitt Properties Ltd.(tract (4026/194) and James C. and William Brunson 15,000 sq. ft. tract (1236/625);
THENCE: S 15° 46' 55" E – 300.02 feet along the common line between subject tract and said Brunson tract and Fast Color, Inc. tract (1826/110) to a 5/8" iron rod with cap set for an ell corner;

THENCE: N 74° 18' 01" E – 149.60 feet continuing along the common line between subject tract and said Fast Color, Inc. tract to a 1/2" iron rod found in the northwest right-of-way line of 29th Street

THENCE: S 14° 54' 53" E – 60.08 feet along the northwest right-of-way line of 29th Street to an iron rod with cap set for corner;

THENCE: S 74° 18' 01" W – 149.53 feet along the common line between subject tract and Ma-Be-More tract to a 5/8" iron rod with cap set for an ell-corner;

THENCE: S 15° 46' 55" E – 119.22 feet continuing along the common line between the subject tract and said Ma-Be-More tract to a 5/8" iron rod with cap set for corner; said iron rod being in the northwest line of Robert C. Barker tract (3141/120);

THENCE: S 46° 14' 10" W – 631.06 feet along the common line between subject tract and said Barker tract and across 50 foot wide Plainsman Lane and continuing along the common line between subject tract and Mount Nebo Baptist Church 42, 253 sq. ft. tract (1496/254), and Dick B. Simmons, et-al 103,237 sq. ft. tract (859/39) to the PLACE OF BEGINNING; and containing 9.21 acres, out of which a 0.606 acres (26393 sq. ft.) designated as Plainsman Lane and a 0.193 acres (8390 sq. ft.) in the right-of-way of Sweetbriar Drive, and leaving a total of 8.41 acres, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on March 18, 2007.

SITE PLAN & LANDSCAPING

~~AS-BUILT~~

OF

QUAIL HOLLOW APARTMENTS

Part of LOT 1 BLOCK 1 - 2.07 Acres

LOT 1 BLOCK 2 - 6.34 Acres

Vacating and Resubdivision Plat of Tahoe Apartments

Volume 503, Page 195

RICHARD CARTER LEAGUE A-8

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 40' APRIL 2007

TEXAS BRYAN LIMITED PARTNERSHIP,
A MASSACHUSETTS LIMITED PARTNERSHIP

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of Texas certifies to CWCapital LLC, a Massachusetts limited liability company, Fannie Mae, their successors and/or assigns, First American Title Insurance Company and JoLenn Quail Hollow LLC as follows:

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and The American Congress on Surveying and Mapping in 1997 and this survey meets the requirements for an Urban Survey as defined therein.

2. The survey was made on the ground March 16, 2007 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.

3. Except as shown on the survey there are no visible easements or rights of way of which the undersigned has not been advised.

4. There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, or alleys, or (b) by the improvements on adjoining properties, streets, or alleys upon the subject property, except as shown.

5. The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated February 25, 2007 issued by First American Title Company with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in the title commitment. The location of all improvements on the subject property is in accord with the minimum setback provisions and restrictions of record referenced in such title commitment.

6. The subject property has access to and from a duly dedicated and accepted public street or highway.

7. Subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

8. The record description of the subject property forms a mathematically closed figure.

9. No portion of this property lies within a Special Flood Hazard Area, as established by the Federal Emergency management Agency, Map Number 48041C0142C, effective date July 2, 1992. (Flood zone designated as "x other areas".)

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Donald D. Garrett
Registered Professional Land Surveyor
Registration No. 2972

Dated: _____

GENERAL NOTES

1. *Bearings based on the Deed Bearings
2. Existing Water Lines are 6" in diameter.
3. Existing sanitary sewer lineas are 6" in diameter.
4. All property corners are Found 1/2" Iron Rods unless otherwise noted.
5. Height of Apartment buildings is 26.00 ft. from the ground level. (25.00 ft. from the finished floor level.)
6. Height of Office building is 20.00 ft. from the ground level. (19.50 ft. from the finished floor level.)
7. Street Address of the property is 3535 Plainsman Lane, Bryan, TX 77802.
8. Total Regular Parking Spaces = 327
9. Total Handicap Parking Spaces = 2
10. This survey was prepared with the help of First American Title Insurance Company, Title Committment No. 1-07R08017
11. Total square footage of property = 366,339.60.

EASEMENTS

1. Easements and Buildings Lines as shown on plat recorded in Volume 503, Page 195 of the Deed Records of Brazos County, Texas. (Shown)

2. Easement dated March 30, 1982, executed by Tahoe Apartments Ltd. to Enserch Corporation, and recorded in Volume 524, Page 353 of the Deed Records of Brazos County, Texas. (Blanket)

3. Right of Entry Easement dated November 18, 2002, executed by Texas Bryan Limited Partnership to TCA Holdings II, L.P., and recorded in Volume 5068, Page 19 of the Official Records of Brazos County, Texas, (Blanket)

4. Building lines along East 29th Street, Vol. 261, Pg. 770 of Deed Records of Brazos County, Texas (Shown)

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