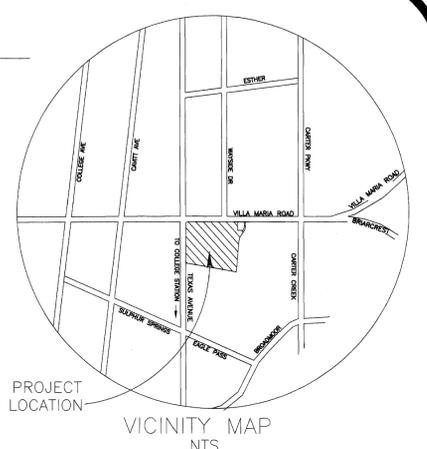
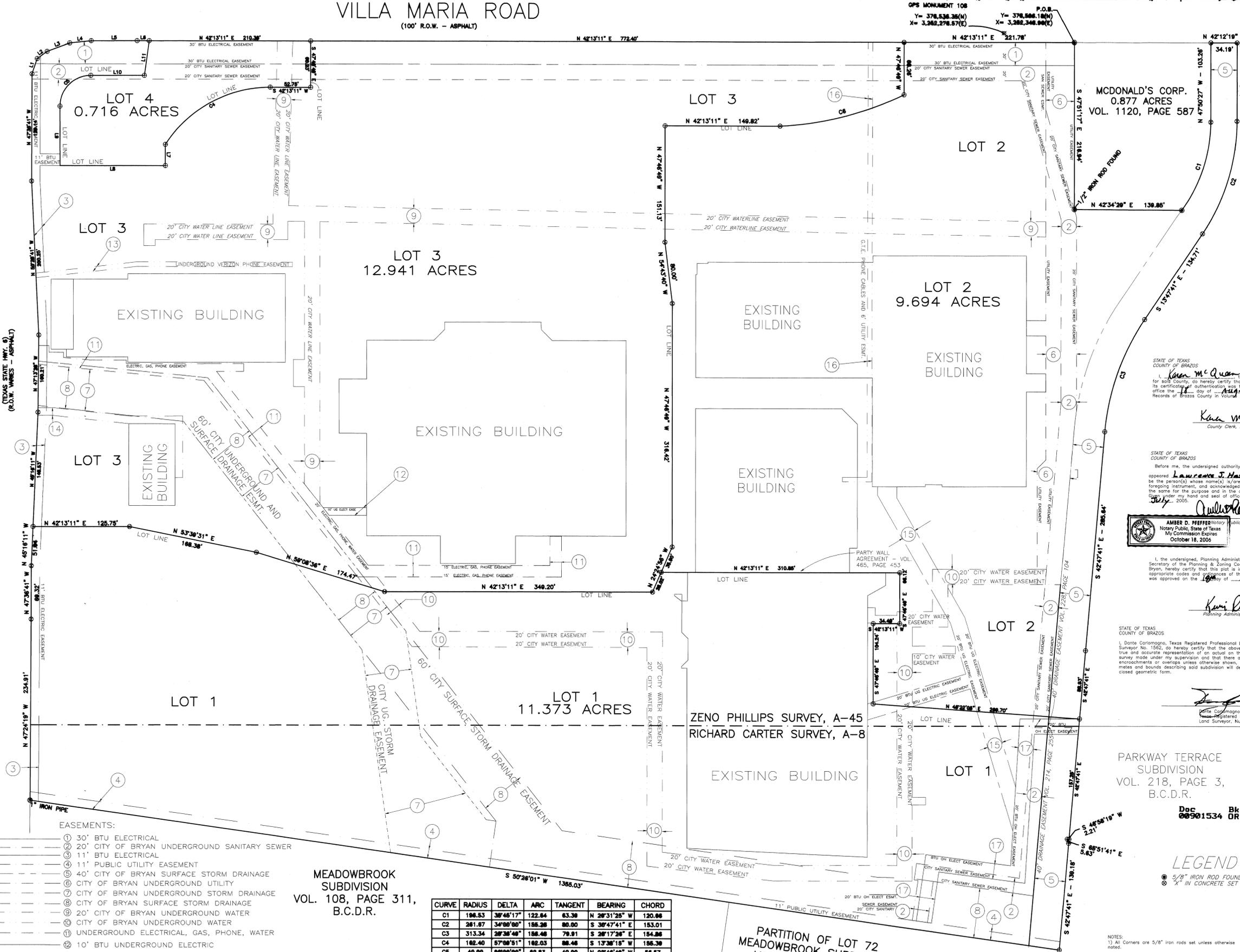


VILLA MARIA ROAD
(100' R.O.W. - ASPHALT)

TEXAS AVENUE
(TEXAS STATE HWY. 8)
(R.O.W. VARIES - ASPHALT)



BRYAN PUBLIC SCHOOLS
CITY OF BRYAN
18.263 ACRE TRACT
VOL. 207, PAGE 95,
B.C.D.R.

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, the 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 this 18 day of August, 2005 in the Official Records of Brazos County in Volume 688, Page 146-85.

Karen McQueen
County Clerk, Brazos County, Texas
By: Sam Dandy

I, Kim Casey, the Chairman of the Planning & 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 14 day of July, 2005 by said Commission.

Kim Casey
Chairman, Planning & Zoning Commission, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Lawrence J. Harkins, 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 and in the capacity therein stated. Given under my hand and seal of office this 27th day of July, 2005.

Amber D. Peffer
Notary Public, State of Texas
My Commission Expires
October 18, 2006

I, the undersigned, Planning Administrator 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 16th day of August, 2005.

Kari Russell
Planning Administrator, Bryan, Texas

Tejas Center, Ltd., L.L.C.
By: Jan Holt
President

STATE OF TEXAS
COUNTY OF BRAZOS
I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

I, 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 18 day of August, 2005.

Dante Carlomagno
Professional Land Surveyor, Number 1562
Paula Ruff
City Engineer, Bryan, Texas

LINE	DISTANCE	BEARING
L1	20.00'	N 20°50'41" W
L2	18.00'	N 00°20'10" E
L3	31.32'	N 21°44'58" E
L4	28.02'	N 30°20'41" E
L5	50.88'	N 42°11'11" E
L6	15.88'	N 42°13'11" E
L7	27.53'	S 47°46'40" E
L8	137.22'	S 42°13'11" W
L9	77.08'	N 47°46'40" W
L10	80.78'	N 42°13'11" E
L11	46.45'	N 30°51'30" W

PARKWAY TERRACE
SUBDIVISION
VOL. 218, PAGE 3,
B.C.D.R.

Doc 00901534 Bk OR Vol 6878 Pg 94

LEGEND
● 5/8" IRON ROD FOUND
⊗ "X" IN CONCRETE SET

FINAL PLAT

TEJAS CENTER SUBDIVISION
LOT 1 - 11.373 ACRES
LOT 2 - 9.694 ACRES
LOT 3 - 12.941 ACRES
LOT 4 - 0.716 ACRES

RICHARD CARTER SURVEY, A-8
ZENO PHILLIPS SURVEY, A-45
BRAZOS COUNTY, TEXAS

CARLOMAGNO Surveying Inc.
2714 Finfielder Road, Bryan, Texas 77801
Phone (979)775-2873 Fax (979)775-4787 www.CarloMagnoSurveying.com

DRAWN BY: A. WALLACE DRAWING NO: 04034
SHEET 1 OF 2

- EASEMENTS:
- 1 30' BTU ELECTRICAL
 - 2 20' CITY OF BRYAN UNDERGROUND SANITARY SEWER
 - 3 11' BTU ELECTRICAL
 - 4 11' PUBLIC UTILITY EASEMENT
 - 5 40' CITY OF BRYAN SURFACE STORM DRAINAGE
 - 6 CITY OF BRYAN UNDERGROUND UTILITY
 - 7 CITY OF BRYAN UNDERGROUND STORM DRAINAGE
 - 8 CITY OF BRYAN SURFACE STORM DRAINAGE
 - 9 20' CITY OF BRYAN UNDERGROUND WATER
 - 10 CITY OF BRYAN UNDERGROUND WATER
 - 11 UNDERGROUND ELECTRICAL, GAS, PHONE, WATER
 - 12 10' BTU UNDERGROUND ELECTRIC
 - 13 6' VERIZON UNDERGROUND TELEPHONE
 - 14 10' UNDERGROUND ELECTRICAL
 - 15 20' BTU UNDERGROUND ELECTRICAL
 - 16 6' VERIZON UNDERGROUND AND UNDER BUILDING TELEPHONE
 - 17 20' BTU OVERHEAD ELECTRICAL

MEADOWBROOK
SUBDIVISION
VOL. 108, PAGE 311,
B.C.D.R.

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	196.53	38°45'17"	122.84	83.38	N 20°31'25" W	120.86
C2	281.87	34°00'00"	156.38	88.00	S 30°47'41" E	153.01
C3	313.34	28°38'48"	188.48	79.91	S 20°17'24" E	154.86
C4	182.40	57°08'51"	102.03	88.48	S 13°38'18" W	156.38
C8	40.00	80°00'00"	62.83	40.00	N 02°46'40" W	56.57
C8	414.27	23°04'32"	187.86	84.86	N 27°56'30" E	186.52

File name: 04034-FINAL10F2.DWG
Plot date: 06/08/05 at 10:37
Revised: 06/21/2005
Revised: 06/27/2005
Revised: 07/01/2005
Revised: 07/06/2005



PARTITION OF LOT 72
MEADOWBROOK SUBDIVISION
VOL. 108, PAGE 311,
B.C.D.R.

- NOTES:
- 1) All corners are 5/8" iron rods set unless otherwise noted.
 - 2) This property is zoned COMMERCIAL - C
 - 3) The survey basis is iron rods found matched to the previous plat.
 - 4) All setbacks shall be in accordance with the City of Bryan Ordinances
 - 5) All lots are subject to and benefit from cross-access and cross-parking rights as set forth in instrument recorded on the filing date of this plat in the Official Records of Brazos County, Volume 688, Page 94.

METES AND BOUNDS DESCRIPTION OF A 34.724 ACRES TRACT OF LAND RICHARD CARTER SURVEY, A-8, ZENO PHILLIPS SURVEY, A-45, AND BEING ACROSS A PORTION OF THE TEJAS CENTER SUBDIVISION, LOTS 1, 2, 3, AND 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Richard Carter Survey, A-8, Zeno Phillips Survey, A-45, and being across a portion of the Tejas Center Subdivision, Lots 1, 2, 3, and 4, more particularly described as follows: BEGINNING at a 1/2" iron rod found for corner, also being a point on the southeast right-of-way line of Villa Maria Road, also being the west corner of the McDonald's Corp. 0.877 acre tract, as recorded in Vol. 1120, Page 587, of the B.C.D.R.;

THENCE South 47°51'17" East, a distance of 216.94 feet along the common line between this tract and the southwest line of said McDonald's Corp. tract, to a 1/2" iron rod found for corner, also being the south corner of said McDonald's Corp. tract;

THENCE North 42°34'29" East, a distance of 139.85 feet along the common line between this tract and said the southeast right-of-way line of McDonald's Corp. tract, to a 1/2" iron rod found for corner;

THENCE around a curve to the left having a delta angle of 35°45'17", an arc distance of 122.64 feet, a radius of 196.53 feet, and a chord of North 29°31'25" West, a distance of 120.66 feet to an "X"-in-concrete found for point of tangency;

THENCE North 47°50'27" West, a distance of 103.26 feet to an "X"-in-concrete found for the north corner of said McDonald's Corp. tract, also being a point on the southeast right-of-way line of Villa Maria Road;

THENCE North 42°12'19" East, a distance of 34.19 feet along the common line between this tract and said right-of-way line of Villa Maria Road, also being the west corner of the Bryan Public School 18.263 acre tract, as recorded in Volume 207, Page 95, of the B.C.D.R.;

THENCE along the common line between this tract and said Bryan Public Schools tract for the following calls: South 47°47'41" East, a distance of 102.00 feet to an "X"-in-concrete found for a point of curvature;

Around a curve to the right having a delta angle of 34°00'00", an arc distance of 155.28 feet, a radius of 281.67 feet, and a chord of South 29°47'41" East, a distance of 153.01 feet to an "X"-in-concrete found for a point of tangency;

THENCE South 13°47'41" East, a distance of 134.71 feet to an "X"-in-concrete found for a point of curvature;

THENCE around a curve to the left having a delta angle of 28°36'49", an arc distance of 156.48 feet, a radius of 313.34 feet, and a chord of South 28°17'26" East, a distance of 154.86 feet to an "X"-in-concrete found for a point of tangency;

THENCE South 42°47'41" East, a distance of 285.64 feet to an "X"-in-concrete found for corner, also being the north corner of the Wal-Mart Properties 10.3677 acres tract, as recorded in Volume 477, Page 785, of the B.C.D.R.;

THENCE South 42°47'41" East, a distance of 246.18 feet along the common line between this tract and said Bryan Public School, and the Parkway Terrace Subdivision, as recorded in Volumes 218, Page 3, of the B.C.D.R. to a 1" pipe found for corner;

THENCE along the common line between this tract and said Parkway Terrace tract for the following calls: South 46°58'19" West, a distance of 2.21 feet to an "X" in concrete found for corner;

South 65°51'41" East, a distance of 5.63 feet to an "X" in concrete found for corner;

South 42°47'41" East, a distance of 139.18 feet to an "X" in concrete found for the east corner of this tract, also being the north corner of the Partition of Lot 72, Meadowbrook Subdivision, as recorded in Volume 108, Page 311, of the B.C.D.R.;

THENCE South 50°26'01" West, a distance of 1355.03 feet along the common line between this tract and the southeast line of said Meadowbrook Subdivision, as recorded in Volume 108, Page 311, of the B.C.D.R. to a 1" pipe found for the southwest corner of this property;

THENCE North 47°24'19" West, a distance of 234.91 feet along the said Texas Avenue right-of-way line to a point for corner;

THENCE along the common line between this tract and said Texas Avenue for the following calls: North 47°36'41" West, a distance of 69.32 feet to a 5/8" iron rod found for corner;

North 45°16'11" West, a distance of 199.57 feet to a lead tack in concrete found for corner;

North 47°36'41" West, a distance of 100.21 feet to a 5/8" iron rod found for corner;

North 50°28'41" West, a distance of 200.25 feet to a 5/8" iron rod found for corner;

North 47°36'41" West, a distance of 139.14 feet to a 5/8" iron rod found for corner;

THENCE North 28°56'41" West, a distance of 20.98 feet to an "X"-in-concrete found for corner;

THENCE North 6°20'19" East, a distance of 16.00 feet to an "X"-in-concrete found for corner;

THENCE North 21°44'58" East, a distance of 31.32 feet to an "X"-in-concrete found for corner;

THENCE North 36°29'41" East, a distance of 28.02 feet to an "X"-in-concrete found for corner, also being a point on the southeast right-of-way line of Villa Maria Road;

THENCE North 42°13'11" East, a distance of 59.98 feet along the common line between this tract and said right-of-way line of Villa Maria Road to the PLACE OF BEGINNING containing 34.724 acres;

THENCE North 42°13'11" East, a distance of 1220.15 feet along the common line between this tract and said right-of-way line of Villa Maria Road to the PLACE OF BEGINNING containing 34.724 acres;

METES AND BOUNDS DESCRIPTION EASEMENT #3 11' WIDE BTU UNDERGROUND UTILITY EASEMENT 0.2510 ACRES

METES AND BOUNDS DESCRIPTION EASEMENT #3 11' WIDE BTU UNDERGROUND UTILITY EASEMENT 0.2510 ACRES

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Richard Carter Survey, A-8, and being across a portion of the Tejas Center Subdivision, Lot 1 and 3, more particularly described as follows: BEGINNING at a 1" iron pipe found for the south corner of said Lot 1, also being the west corner of the Meadowbrook Subdivision, as recorded in Volume 108, Page 311, of the B.C.D.R.;

THENCE across the common line between this tract and said right-of-way line for the following calls: North 47°24'19" West, a distance of 234.91 feet to an "X"-in-concrete set for corner;

North 47°36'41" West, a distance of 69.32 feet to an "X"-in-concrete set for corner;

North 45°16'11" West, a distance of 199.57 feet to an "X"-in-concrete set for corner;

North 47°36'41" West, a distance of 100.21 feet to an "X"-in-concrete set for corner;

North 50°28'41" West, a distance of 200.25 feet to an "X"-in-concrete set for corner;

North 47°36'41" West, a distance of 139.14 feet to an "X"-in-concrete set for corner;

THENCE North 28°56'41" West, a distance of 20.98 feet along the common line between this tract and the southeast right-of-way line of Villa Maria Road to a point for corner;

THENCE North 6°20'19" East, a distance of 5.30 feet along the common line between this tract and the southeast right-of-way line of Villa Maria Road to a point for corner;

THENCE across said Lot 3 and Lot 1 for the following calls: South 47°36'41" East, a distance of 127.04 feet to a point for corner;

North 42°13'11" East, a distance of 25.79 feet to a point for corner;

South 47°46'49" East, a distance of 15.00 feet to a point for corner;

South 42°13'11" West, a distance of 25.84 feet to a point for corner;

South 47°36'41" East, a distance of 19.82 feet to a point for corner;

South 50°28'41" East, a distance of 200.29 feet to a point for corner;

South 47°13'28" East, a distance of 100.71 feet to a point for corner;

South 45°16'11" East, a distance of 199.53 feet to a point for corner;

South 47°36'41" East, a distance of 69.11 feet to a point for corner;

South 47°24'19" East, a distance of 236.44 feet to a point for corner;

South 50°26'01" West, a distance of 11.10 feet to the PLACE OF BEGINNING containing 0.2510 acres.

METES AND BOUNDS DESCRIPTION EASEMENT #4 11' WIDE PUBLIC UTILITY EASEMENT 0.3423 ACRES

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Richard Carter Survey, A-8, and being across a portion of the Tejas Center Subdivision, Lot 1, more particularly described as follows: BEGINNING at a 1" iron pipe found for the south corner of this tract, also being the south corner of said Lot 1, also being the west corner of the Meadowbrook Subdivision, as recorded in Volume 108, Page 311, of the B.C.D.R.;

THENCE North 47°24'19" West, a distance of 11.10 feet along the common line between this tract and said right-of-way line of Texas Avenue to a point for this tract;

THENCE North 50°26'01" East, a distance of 1355.92 feet across said Lot 1 to a point for the north corner of this tract, also being a point on the southwest line of the Parkway Terrace Subdivision, Vol. 218, Page 3, of the B.C.D.R.;

THENCE South 42°47'41" East, a distance of 11.02 feet along the common line between this tract and said Parkway Terrace Subdivision, also being the east corner of this tract, also being the east corner of said Lot 1, also being the north corner of the Partition of Lot 72 of said Meadowbrook Subdivision, as recorded in Vol. 108, Page 311, of the B.C.D.R.;

THENCE South 50°26'01" West, a distance of 1355.03 feet along the common line between this tract and said line of the Partition of Lot 72, and the Meadowbrook Subdivision, as recorded in Volume 108, Page 311, of the B.C.D.R. to the PLACE OF BEGINNING containing 0.3423 acres.

METES AND BOUNDS DESCRIPTION EASEMENT #6 CITY OF BRYAN UNDERGROUND UTILITY EASEMENT 0.6291 ACRES

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Richard Carter Survey, A-8, Zeno Phillips Survey, A-45, and being across a portion of the Tejas Center Subdivision, Lot 2, more particularly described as follows: BEGINNING at a 1/2" iron rod found for corner, also being a point on the southeast right-of-way line of Villa Maria Road, also being the west corner of the McDonald's Corp. 0.877 acre tract, as recorded in Vol. 1120, Page 587, of the B.C.D.R.;

THENCE North 47°51'17" East, a distance of 216.94 feet along the common line between this tract and said 0.877 acre tract to a 1/2" iron rod found for corner, also being the south corner of said 0.877 acre tract;

THENCE across said Lot 2 for the following calls: South 63°49'10" East, a distance of 11.15 feet to a point for corner;

South 47°46'49" East, a distance of 251.76 feet to a point for corner;

South 40°44'04" East, a distance of 23.25 feet to a point for corner;

South 42°47'41" East, a distance of 53.01 feet to a point for corner;

North 42°13'11" East, a distance of 5.35 feet to a point for corner;

South 47°46'49" East, a distance of 10.00 feet to a point for corner;

South 42°13'11" West, a distance of 10.22 feet to a point for corner;

South 42°47'41" East, a distance of 139.82 feet to a point for corner;

South 42°13'11" West, a distance of 30.50 feet to a point for corner;

South 47°46'49" East, a distance of 159.98 feet to a point for corner;

North 47°51'17" West, a distance of 160.68 feet to a point for corner;

South 42°13'11" West, a distance of 25.40 feet to a point for corner;

South 47°46'49" West, a distance of 20.00 feet to a point for corner;

North 47°51'17" West, a distance of 130.15 feet to a point for corner;

South 50°26'01" West, a distance of 12.73 feet to a point for corner;

South 39°33'59" East, a distance of 86.00 feet to a point for corner;

South 50°26'01" West, a distance of 130.15 feet to a point for corner;

North 55°49'16" West, a distance of 265.90 feet to a point for corner;

North 85°54'01" West, a distance of 379.56 feet to a point for corner;

North 48°23'48" West, a distance of 190.49 feet to a point for corner, also being a point on the northeast right-of-way line of Texas Avenue;

THENCE North 47°13'28" West, a distance of 57.71 feet along the common line between this tract and said right-of-way line of Texas Avenue to the PLACE OF BEGINNING containing 1.3987 acres.

METES AND BOUNDS DESCRIPTION EASEMENT #7 CITY OF BRYAN UNDERGROUND STORM DRAINAGE EASEMENT 1.3987 ACRES

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Richard Carter Survey, A-8, Zeno Phillips Survey, A-45, and being across a portion of the Tejas Center Subdivision, Lot 1 and 3, more particularly described as follows: BEGINNING at a 1/2" iron rod found for corner, also being a point on the southeast right-of-way line of Villa Maria Road, also being the west corner of the McDonald's Corp. 0.877 acre tract, as recorded in Vol. 1120, Page 587, of the B.C.D.R.;

THENCE across said Lot 1 and 3 for the following calls: North 47°46'49" East, a distance of 8.68 feet to a point for corner;

North 42°13'11" East, a distance of 18.91 feet to a point for corner;

South 47°46'49" East, a distance of 74.70 feet to a point for corner;

North 47°44'50" East, a distance of 40.22 feet to a point for corner;

North 42°13'11" East, a distance of 47.72 feet to a point for corner;

South 47°46'49" East, a distance of 4.62 feet to a point for corner;

North 42°13'11" East, a distance of 109.45 feet to a point for corner;

North 42°13'11" East, a distance of 43.38 feet to a point for corner;

South 47°46'49" East, a distance of 10.00 feet to a point for corner;

South 42°13'11" West, a distance of 35.53 feet to a point for corner;

North 42°13'11" East, a distance of 19.97 feet to a point for corner;

North 42°13'11" East, a distance of 236.91 feet to a point for corner;

North 47°46'49" West, a distance of 38.13 feet to a point for corner;

North 42°13'11" East, a distance of 15.00 feet to a point for corner;

South 47°46'49" East, a distance of 53.13 feet to a point for corner;

North 42°13'11" West, a distance of 285.56 feet to a point for corner;

North 85°54'01" West, a distance of 379.56 feet to a point for corner;

North 47°13'28" West, a distance of 21.80 feet to the PLACE OF BEGINNING containing 0.3441 acres.

THENCE North 47°13'28" West, a distance of 57.71 feet along the common line between this tract and said right-of-way line of Texas Avenue to the PLACE OF BEGINNING containing 1.3987 acres.

METES AND BOUNDS DESCRIPTION EASEMENT #8 CITY OF BRYAN SURFACE STORM DRAINAGE EASEMENT 2.2434 ACRES

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Richard Carter Survey, A-8, Zeno Phillips Survey, A-45, and being across a portion of the Tejas Center Subdivision, Lot 1 and 3, more particularly described as follows: BEGINNING at a 1/2" iron rod found for corner, also being a point on the southeast right-of-way line of Villa Maria Road, also being the west corner of the McDonald's Corp. 0.877 acre tract, as recorded in Vol. 1120, Page 587, of the B.C.D.R.;

THENCE South 45°04'30" East, a distance of 1110.25 feet across said Tejas Center Subdivision to a point for corner for the PLACE OF BEGINNING;

THENCE South 42°47'41" East, a distance of 65.10 feet across said Lot 1 to a point for the east corner of this tract, also being a point on the northwest line of the Partition of Lot 72, Meadowbrook Subdivision, as recorded in Vol. 108, Page 311, of the Brazos County Deed Records;

THENCE South 50°26'01" West, a distance of 710.35 feet along the common line between this tract and said Partition of Lot 72, and the Meadowbrook Subdivision, as recorded in Volume 108, Page 311, of the B.C.D.R. to a point for corner;

THENCE across said Lot 1 and 3 for the following calls: North 47°44'23" East, a distance of 221.46 feet to a point for corner;

South 85°54'01" East, a distance of 747.48 feet to a point for corner;

North 50°26'01" East, a distance of 416.26 feet to a point for corner;

North 43°15'10" East, a distance of 40.00 feet to a point for corner;

North 50°26'01" East, a distance of 163.84 feet to the PLACE OF BEGINNING containing 2.2434 acres.

METES AND BOUNDS DESCRIPTION EASEMENT #9 CITY OF BRYAN SURFACE STORM DRAINAGE EASEMENT 0.8253 ACRES

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Zeno Phillips Survey, A-45, and being across a portion of the Tejas Center Subdivision, Lot 2, 3 and 4, more particularly described as follows: COMMENCING at a 1/2" iron rod found for corner, also being a point on the southeast right-of-way line of Villa Maria Road, also being the west corner of the McDonald's Corp. 0.877 acre tract, as recorded in Vol. 1120, Page 587, of the B.C.D.R.;

THENCE South 38°49'44" East, a distance of 235.85 feet across said Tejas Center Subdivision to a point for corner for the PLACE OF BEGINNING;

THENCE across said Lots 2, 3, and 4 for the following calls: South 47°51'17" East, a distance of 20.00 feet to a point for corner;

South 43°20'19" West, a distance of 945.57 feet to a point for corner;

South 47°46'49" East, a distance of 368.27 feet to a point for corner;

North 85°54'01" West, a distance of 32.40 feet to a point for corner;

North 47°46'49" East, a distance of 126.81 feet to a point for corner;

North 42°13'11" West, a distance of 14.50 feet to a point for corner;

North 47°46'49" West, a distance of 35.00 feet to a point for corner;

North 42°13'11" East, a distance of 14.50 feet to a point for corner;

North 47°46'49" East, a distance of 179.35 feet to a point for corner;

South 42°13'11" West, a distance of 21.78 feet to a point for corner;

South 47°46'49" East, a distance of 23.91 feet to a point for corner;

South 42°13'11" West, a distance of 172.87 feet to a point for corner;

South 47°46'49" East, a distance of 8.00 feet to a point for corner;

South 42°13'11" West, a distance of 150.00 feet to a point for corner;

South 47°46'49" West, a distance of 28.00 feet to a point for corner;

North 42°13'11" East, a distance of 168.14 feet to a point for corner;

North 46°24'41" West, a distance of 238.11 feet to a point for corner, also being a point on the southeast right-of-way line of Villa Maria Road;

THENCE North 42°13'11" East, a distance of 20.01 feet along the common line between this tract and said right-of-way line of Villa Maria Road to a point for corner;

THENCE across said Lot 2, 3, and 4 for the following calls: South 46°24'41" East, a distance of 213.79 feet to a point for corner;

North 43°20'19" East, a distance of 986.27 feet to the PLACE OF BEGINNING containing 0.8253 acres.

METES AND BOUNDS DESCRIPTION EASEMENT #10 CITY OF BRYAN UNDERGROUND WATER EASEMENT 0.7615 ACRES

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Richard Carter Survey, A-8, Zeno Phillips Survey, A-45, and being across a portion of the Tejas Center Subdivision, Lots 1, 2, and 3, more particularly described as follows: COMMENCING at a 1/2" iron rod found for corner, also being a point on the southeast right-of-way line of Villa Maria Road, also being the west corner of the McDonald's Corp. 0.877 acre tract, as recorded in Vol. 1120, Page 587, of the B.C.D.R.;

THENCE across said Lot 3 for the following calls: North 35°48'30" East, a distance of 132.04 feet to a point for corner;

North 42°17'07" East, a distance of 203.02 feet to a point for corner;

South 47°42'53" East, a distance of 6.00 feet to a point for corner;

South 42°17'07" West, a distance of 202.68 feet to a point for corner;

South 35°48'30" West, a distance of 132.09 feet to a point for the south corner of this tract, also being a point on the northeast right-of-way line of Texas Avenue;

THENCE across said Lots 1, 2, and 3 for the following calls: South 42°47'41" East, a distance of 20.08 feet to a point for corner;

South 47°46'49" West, a distance of 126.61 feet to a point for corner;

South 42°13'11" West, a distance of 55.00 feet to a point for corner;

South 47°46'49" East, a distance of 56.27 feet to a point for corner;

North 47°46'49" West, a distance of 10.00 feet to a point for corner;

South 42°13'11" West, a distance of 18.13 feet to a point for corner;

South 48°42'59" West, a distance of 185.64 feet to a point for corner;

North 42°13'11" East, a distance of 285.78 feet to a point for corner;

South 42°20'06" West, a distance of 305.89 feet to a point for corner;

North 85°54'01" West, a distance of 115.22 feet to a point for corner;

North 42°13'11" East, a distance of 28.42 feet to a point for corner;

North 85°54'01" East, a distance of 89.72 feet to a point for corner;

North 42°17'07" East, a distance of 316.21 feet to a point for corner;

North 47°46'49" East, a distance of 386.25 feet to a point for corner;

North 48°42'59" East, a distance of 146.65 feet to a