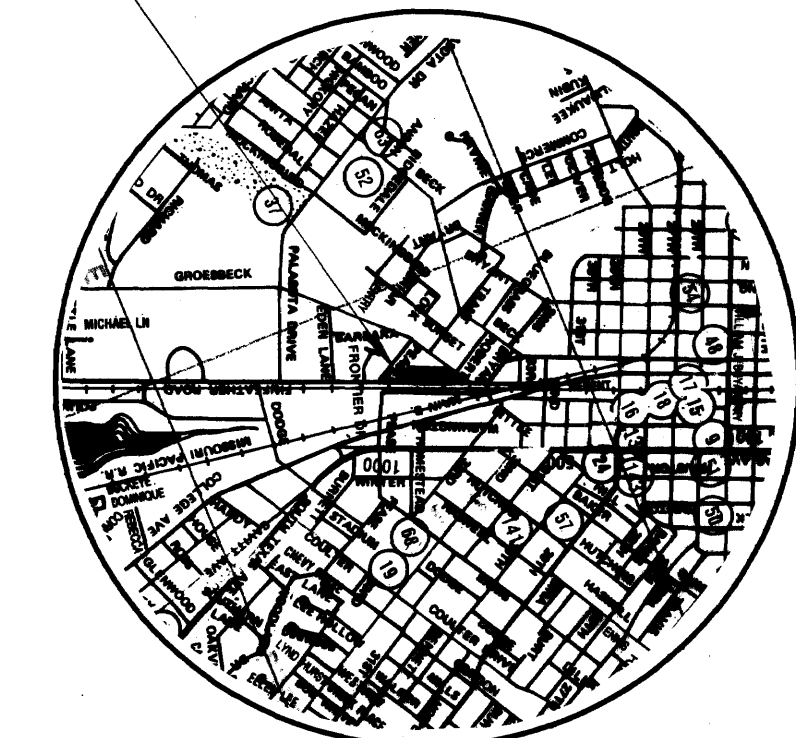
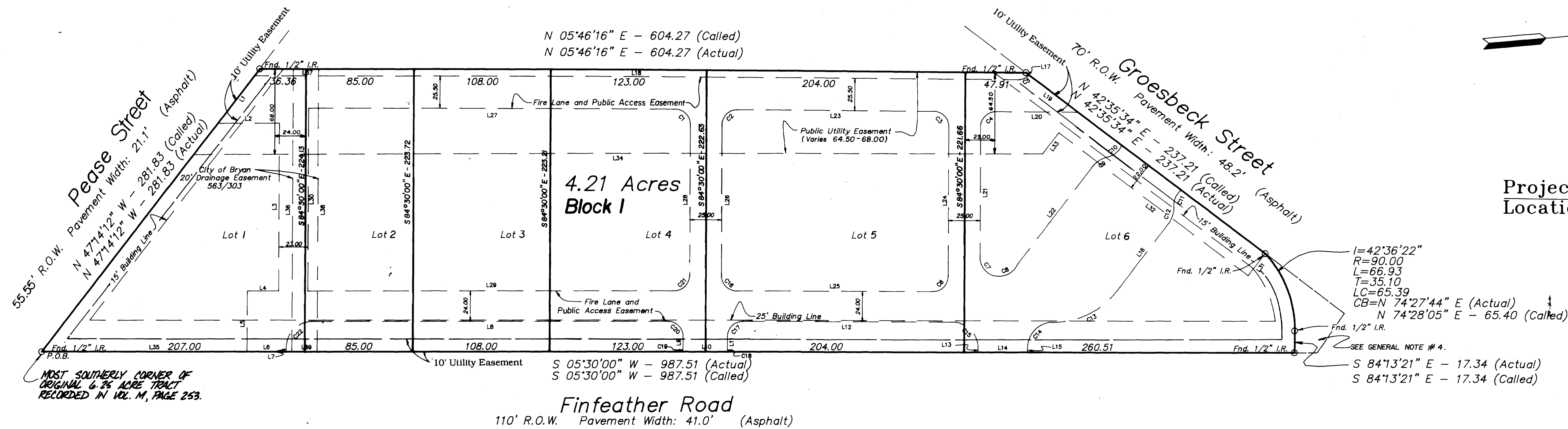


TEAM Investment, Inc.
2.0 Acres
1497/210



General Notes

1. North Orientation is based on the west line being rotated to deed calls as recorded in Volume 2254, Page 339, of the Official Records of Brazos County, Texas.
2. This property does not lie in the 100-year flood plain according to Flood Insurance Rate Map No. 48041C0133 C, effective date July 2, 1992, as prepared by the Federal Emergency Management Agency.
3. A minimum of 5' side and rear building setbacks exist on all sides.
4. There is a City of Bryan Road Easement recorded in Volume 563, Page 307 of the Deed Records of Brazos County, Texas.
5. One half inch iron rods are set at all lot corners, unless otherwise stated.
6. This property is zoned C for Commercial.

Field Notes

Being all of that certain tract or parcel of land, lying and being situated in the ZENO PHILLIPS SURVEY, A-45, Bryan, Brazos County, Texas, and being all of that 4.21 acre tract of land conveyed to Mitchell P. Morehead by the First American Bank as recorded in Volume 2254, Page 337 of the Official Records of Brazos County, Texas, and being more particularly described as follows:

Beginning: at a 1/2" iron rod found at the intersection of the intersection of the northwest right-of-way line of Finfeather Road and the northeast right-of-way line of Pease Street;

THENCE: N 47°14'12" W - 281.83 feet along said Pease Street line to a 1/2" iron rod found at the most southerly common corner of this 4.21 acre tract and the TEAM Investment, Inc. 2.00 acre tract (1497/210);

THENCE: N 5°46'16" E - 604.27 feet along the common line between said 4.21 acre tract and said TEAM Investment, Inc. tract to a 1/2" iron rod found at the most northerly common corner of said tracts same being in the southeast right-of-way line of Groesbeck Street;

THENCE: N 42°35'34" E - 237.21 feet along said Groesbeck Street line to a 1/2" iron rod found at the beginning of a curve to the right;

THENCE: 66.93 feet continuing containing along said Groesbeck Street line around said curve to the right with a central angle of 42°36'22" R., a radius of 90.00 feet and whose chord bears N 74°27'44" E - 65.39 feet to a 1/2" iron rod;

THENCE: S 84°13'21" E - 17.34 feet continuing along said Groesbeck Street line to a 1/2" iron rod found at its intersection with said Finfeather Road line;

THENCE: S 05°30'00" W - 987.51 feet along said Finfeather Road line to the P.O.B. and containing 4.21 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 in June 1995.

Easement Line Data			
LINE	BEARING	DISTANCE	
L1	S 47°14'12" E	54.27	
L2	N 05°30'00" E	48.72	
L3	S 84°30'00" E	133.11	
L4	S 05°30'00" W	24.78	
L5	S 05°30'00" E	48.00	
L6	N 05°30'00" E	31.00	
L7	N 84°30'00" W	3.50	
L8	N 05°30'00" E	280.28	
L9	S 84°30'00" E	9.02	
L10	N 05°30'00" E	35.43	
L11	N 84°30'00" W	9.06	
L12	N 05°29'57" E	164.12	
L13	S 84°45'37" E	3.51	
L14	N 05°30'00" E	38.98	
L15	N 84°37'59" W	3.55	
L16	N 47°24'30" W	63.37	
L17	N 42°35'34" E	3.13	
L18	S 05°46'16" W	602.98	
L19	N 42°35'34" E	51.59	
L20	S 05°46'16" W	64.56	
L21	S 84°30'00" E	103.69	
L22	N 47°24'29" W	98.13	
L23	N 05°47'01" E	154.94	
L24	S 84°30'00" E	118.75	
L25	S 05°30'00" W	155.00	
L26	N 84°30'00" W	119.51	
L27	N 05°46'16" E	289.12	
L28	S 84°30'00" E	118.49	
L29	S 05°30'00" W	289.00	
L30	N 84°30'00" W	145.11	
L31	S 47°24'26" E	22.01	
L32	S 42°35'34" W	187.63	
L33	S 47°24'30" E	21.14	
L34	S 05°24'47" W	668.67	
L35	N 05°29'10" E	197.05	
L36	N 84°27'08" W	224.12	
L37	N 05°46'16" E	20.00	
L38	S 84°27'09" E	224.08	
L39	S 05°38'17" W	20.00	

Easement Curve Data					
CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	95°45'07"	12.00	20.05	13.27	S 53°38'50" W 17.80
C2	90°16'16"	12.00	18.91	12.06	N 39°21'52" W 17.01
C3	90°00'20"	12.00	18.85	12.00	S 50°29'50" W 16.97
C4	90°00'20"	12.00	18.85	12.00	S 39°29'50" E 16.97
C5	49°06'24"	10.50	9.00	4.80	S 18°46'56" E 8.73
C6	90°00'00"	12.00	18.85	12.00	N 39°30'00" W 16.97
C7	71°27'15"	15.00	18.71	10.79	S 59°46'23" W 17.52
C8	81°02'11"	16.18	22.89	13.83	S 18°18'15" E 21.03
C9	40°47'13"	19.50	13.88	7.25	S 27°00'53" E 13.59
C10	55°49'06"	15.50	15.10	8.21	N 34°31'50" W 14.51
C11	54°54'41"	15.50	14.85	8.05	N 60°44'23" W 14.29
C12	40°47'13"	19.50	13.88	7.25	S 67°48'07" E 13.59
C13	58°13'59"	63.62	64.66	35.44	S 21°24'43" E 61.92
C14	81°27'37"	20.50	29.15	17.65	S 43°54'10" E 26.75
C15	93°05'57"	20.55	33.39	21.69	S 48°53'54" W 29.83
C16	90°00'00"	12.00	18.85	12.00	N 50°30'00" E 16.97
C17	90°00'00"	12.00	18.85	12.00	N 39°30'00" W 16.97
C18	08°13'54"	20.50	2.95	1.48	S 88°36'57" E 2.94
C19	08°20'53"	20.50	2.99	1.50	S 80°19'33" E 2.98
C20	90°00'00"	12.00	18.85	12.00	S 50°30'00" W 16.97
C21	90°00'00"	12.00	18.85	12.00	N 39°30'00" W 16.97
C22	90°00'00"	20.50	32.20	20.50	S 39°30'00" E 28.99

FILED
55 AUG 14 AM 9:52
Brazos County Clerk
Donna Roberts
586475

FINAL PLAT
OF
LOTS 1-6, BLOCK 1
BRYAN CENTER
4.21 ACRES
VOLUME 2254, PAGE 339
ZENO PHILLIPS' LEAGUE, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 50' **JUNE 1995**

STATE OF TEXAS
COUNTY OF BRAZOS
owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to Mitchell P. Morehead by the First American Bank as recorded in Volume 2254, Page 337 of the Official Records of Brazos County, Texas, and being more particularly described as follows: ... 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.

Mitchell P. Morehead
Owner

CERTIFICATION OF THE 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 ordinance.

Mark L. Swick for Rafael Sherris
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
I, **JOHN GODFREY**, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, 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 19th day of JULY, 1995, and same was duly approved on the 3RD day of AUGUST, 1995 by said commission.

John Godfrey
Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision complies with the appropriate codes and ordinances of the City of Bryan.

David K. ...
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared *Mitchell P. Morehead*, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this 5th day of July, 1995.

Donald D. Garrett
Notary Public, State of Texas

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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, all describe a closed geometric form.

Donald D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS
COUNTY OF BRAZOS
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 certificates of authentication was filed for record in my office on the 14th day of August, 1995, in the Deed / Official Records of Brazos County, Texas, in Volume 2254, Page 339.

Mary Ann Ward
County Clerk
Brazos County, Texas

Owner: Mitchell Morehead
810 S. Washington
Bryan, TX 77802
822 - 3520

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2688

on balance of 11/25/03