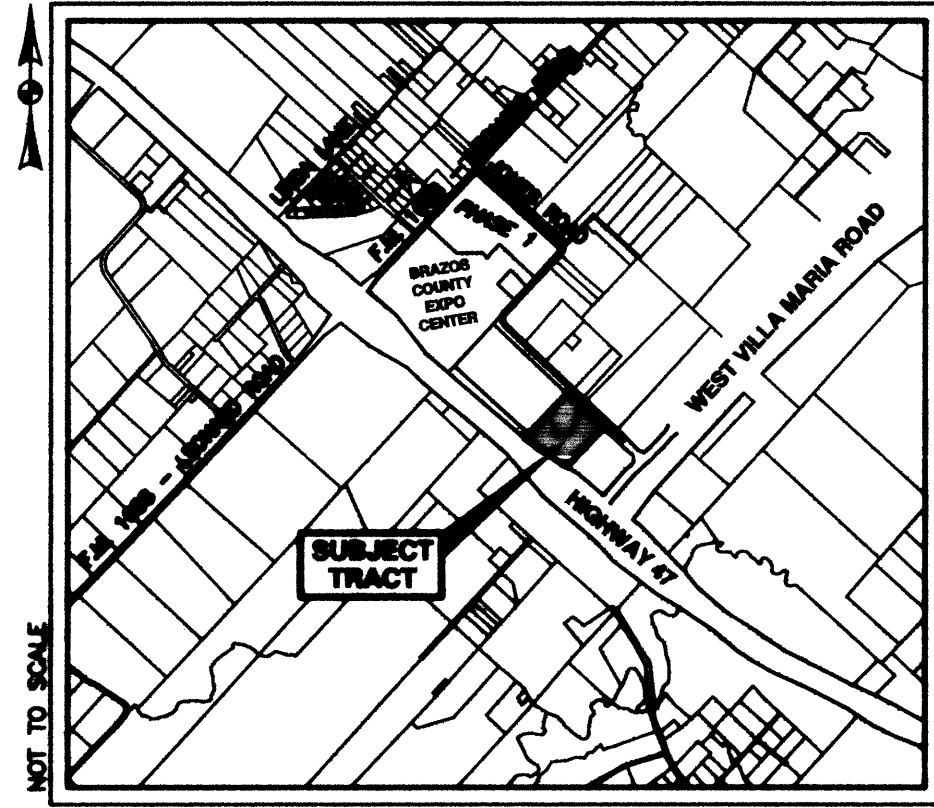
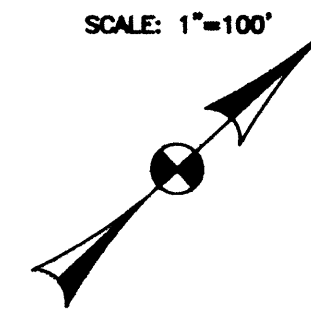
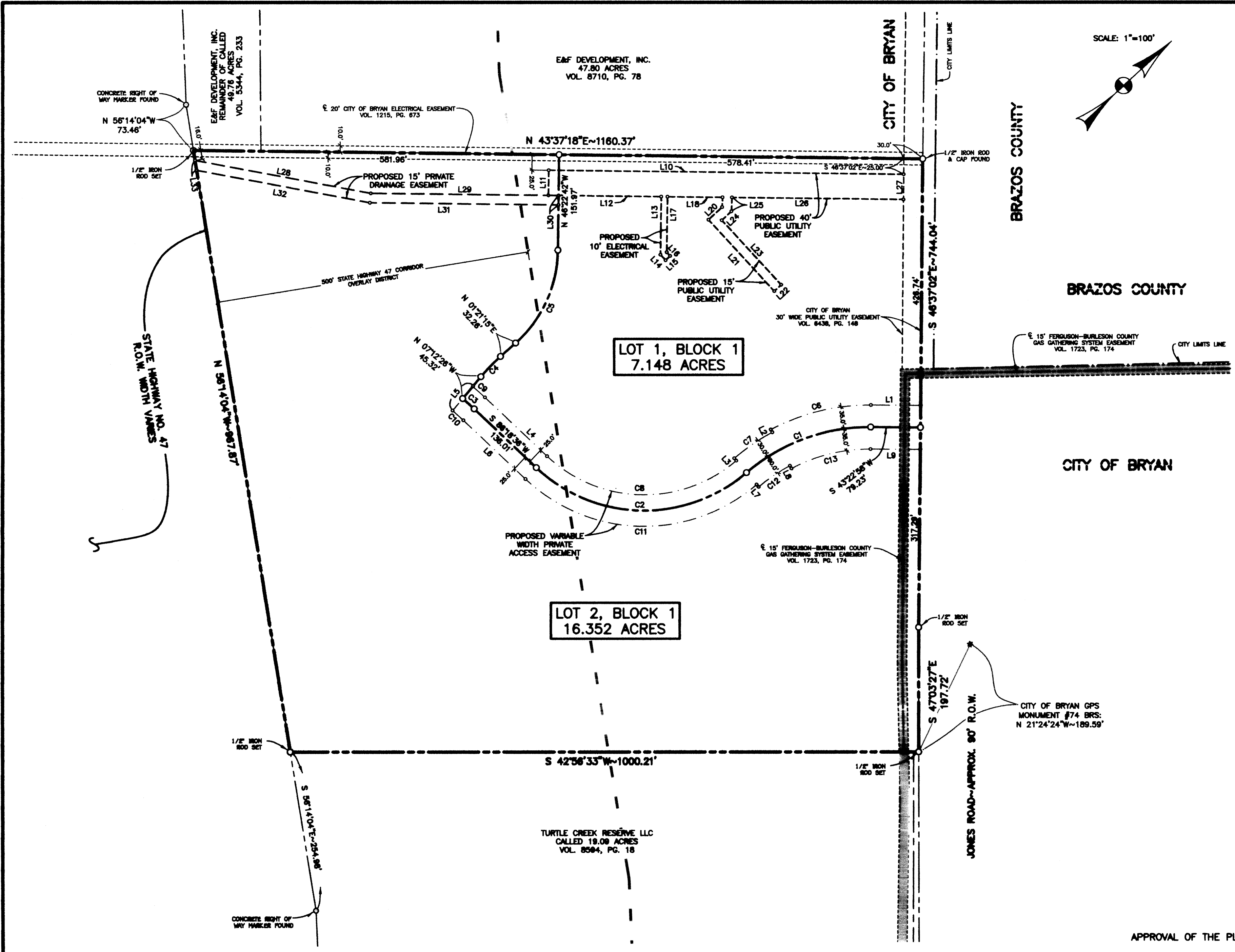


\\land\Projects\102\041\Wooten T.J. A-59\Exor-Center\Map-Jones-Lelandar Exor Center\Meeting\Foundation Place\Final\Printing & Final\Plat.dwg 7/8/2010 9:32:33 AM CDT



Foundation Place Subdivision  
23.50 Acre Tract  
T. J. Wooten Survey, A-59  
Bryan, Brazos County, Texas

Field notes of a 23.50 acre tract or parcel of land, lying and being situated in the T. J. Wooten Survey, Abstract No. 59, Bryan, Brazos County, Texas, and being part of the 49.76 acre tract described in the deed from Carol Jordan, Individually and as Independent Executrix and Trustee of the Estate of Donald S. Foster, to E & F Development, Inc., recorded in Volume 5344, Page 233, of the Official Records of Brazos County, Texas, and said 23.50 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found at the base of a 12" cedar post fence corner marking the west corner of a 0.80 acre tract described in the deed to Brazos County, Texas, recorded in Volume 6118, Page 216, of the Official Records of Brazos County, Texas, said 1/2" iron rod also lying in the common line between the beforementioned 49.76 acre tract and a 49.24 acre tract described in the deed to Mary Esther Hudson Burton, recorded in Volume 310, Page 155, of the Deed Records of Brazos County, Texas, the north corner of the said 49.76 acre tract bears N 43° 37' 18" E - 20.00 feet;

**THENCE** along the southwest line of the beforementioned 0.80 acre tract, same being the present southwest right-of-way line of Jones Road (approximately 90' right-of-way) adjacent to a fence, as follows:

S 46° 37' 02" E for a distance of 744.04 feet to a 1/2" iron rod set, a 12" cedar post fence corner bears N 46° 37' W - 7.2 feet,  
S 47° 03' 27" E for a distance of 197.72 feet to a 1/2" iron rod set;

**THENCE** S 42° 56' 33" W for a distance of 1000.21 feet to a 1/2" iron rod set in the northeast right-of-way line of State Highway No. 47, same being the southwest line of the beforementioned 49.76 acre tract;

**THENCE** N 56° 14' 04" W along the northeast right-of-way line of State Highway No. 47, adjacent to a fence, for a distance of 967.87 feet to a 1/2" iron rod set, a concrete right-of-way marker bears N 56° 14' W - 73.5 feet;

**THENCE** N 43° 37' 18" E at a distance of 107.2 feet pass 4" creosote post fence corner marking the south corner of the Burton - 49.24 acre tract, continue on, along the common line between the beforementioned 49.76 acre tract and the 49.24 acre tract, adjacent to a fence, for a total distance of 1160.37 feet to the **PLACE OF BEGINNING**, containing 23.50 acres of land, more or less.

Doc: 01066446  
Bk: OR  
Vol: 9727  
Pg: 273  
Filed for Record in: BRAZOS COUNTY  
On: Jul 14, 2010 at 03:32P  
As a: Plats  
Document Number: 01066446  
Amount: 43.00  
Receipt Number - 394095  
By: Seth Gallion

**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	S43°22'58"W	79.23'
L2	S74°55'28"E	5.00'
L3	S87°40'28"E	5.00'
L4	S86°18'36"W	136.01'
L5	S07°12'28"E	50.00'
L6	N86°18'36"E	136.01'
L7	S87°40'28"E	5.00'
L8	S74°55'28"E	5.00'
L9	N43°22'58"E	79.23'
L10	S43°37'18"W	564.72'
L11	S46°22'42"E	40.00'
L12	N43°37'18"E	179.35'
L13	S46°22'42"E	92.20'
L14	S89°46'35"E	11.99'
L15	N00°13'25"E	10.00'
L16	N89°46'35"W	8.01'
L17	N46°22'42"W	88.22'
L18	N43°37'18"E	87.59'
L19	S44°33'12"E	15.43'
L20	S00°00'00"E	29.57'
L21	S89°45'01"E	154.45'
L22	N00°14'56"E	15.00'
L23	N89°45'01"W	139.52'
L24	N00°00'00"W	20.85'
L25	N44°41'13"W	22.01'
L26	N43°37'18"E	272.84'
L27	N46°37'02"W	40.00'
L28	N53°44'35"E	284.83'
L29	N43°37'18"E	298.87'
L30	S46°22'42"E	15.00'
L31	S43°37'18"W	300.18'
L32	S53°34'38"W	280.54'
L33	N56°14'04"W	15.94'

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:  
BRAZOS COUNTY  
as stamped hereon by me.  
Jul 14, 2010  
HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	214.98'	300.00'	41°03'27"	S 22°51'14"W-210.41'
C2	346.45'	250.00'	83°58'06"	S 44°19'04"W-334.52'
C3	24.55'	400.00'	3°31'02"	S 84°33'05"W-24.55'
C4	44.83'	300.00'	8°33'41"	N 02°55'35"W-44.79'
C5	166.62'	200.00'	47°43'57"	N 22°30'43"W-161.84'
C6	185.51'	335.00'	28°16'26"	S 29°13'45"W-163.83'
C7	73.44'	330.00'	12°45'01"	S 08°42'01"W-73.28'
C8	328.81'	225.00'	83°58'06"	S 44°19'04"W-301.06'
C9	26.09'	425.00'	3°31'02"	S 84°33'05"W-26.09'
C10	23.02'	375.00'	3°31'02"	N 84°33'05"E-23.02'
C11	403.10'	275.00'	83°58'06"	N 44°19'04"E-367.97'
C12	80.06'	270.00'	12°45'01"	N 08°42'01"E-59.96'
C13	130.92'	265.00'	28°16'26"	N 29°13'45"E-129.60'

- NOTES:**
- BEARINGS BASED ON GRID NORTH - NAD-27 - TEXAS STATE PLANE - CENTRAL ZONE.
  - CURRENT TITLE APPEARS TO BE VESTED IN CAMINO FORTY SEVEN, LLC BY VIRTUE OF DEED RECORDED IN VOL. 8926, PG. 36 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  - THE SUBJECT PROPERTY 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. 481180, PANEL No. 01500, MAP No. 48041C01500, EFFECTIVE DATE: JULY 2, 1982.
  - CURRENT ZONING: C-2 (RETAIL) DISTRICT.
  - ALL PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF BRYAN.
  - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**  
I, Michael Beckendorf, 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 14 day of July, 2010 and same was duly approved on the 14 day of July, 2010 by said Commission.

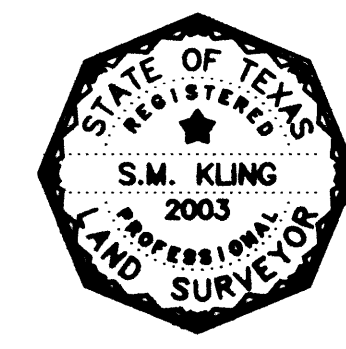
Michael Beckendorf  
Chair, Planning & Zoning Commission  
City of Bryan, Texas

**APPROVAL OF THE CITY PLANNER**  
I, 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 14 day of July, 2010.

Kevin Russell  
City Planner, City of Bryan, Texas.

**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.

S.M. Kling  
S. M. Kling, R.P.L.S. No. 2003



# FINAL PLAT OF FOUNDATION PLACE SUBDIVISION 23.50 ACRE TRACT

T. J. WOOTEN SURVEY, A-59  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
CAMINO FORTY SEVEN, LLC  
1707 BROADMOOR DRIVE, SUITE 103  
BRYAN, TEXAS 77802  
(979) 776-7597

SCALE: 1"=100' JULY, 2010  
PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

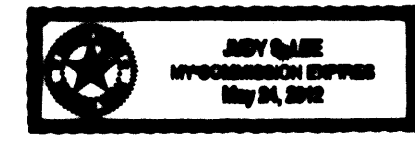
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, CAMINO FORTY SEVEN, LLC, the owners and developers 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 8926, Page 36, 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 shown hereon for the purposes identified.

Aubrey W. Rosser  
Aubrey W. Rosser  
Executive Director

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Aubrey W. Rosser, 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 8th day of July, 2010.



Aubrey W. Rosser  
Notary Public, Brazos County, Texas

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen McQueen, 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 the 14 day of July, 2010, in the Official Records of Brazos County, Texas, in Volume 9787, Page 273.

Karen McQueen By: Seth Gallion  
Karen McQueen, County Clerk, Deputy  
Brazos County, Texas

**APPROVAL OF THE CITY ENGINEER**

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 14 day of July, 2010.

W. Paul Taylor  
City Engineer, Bryan, Texas