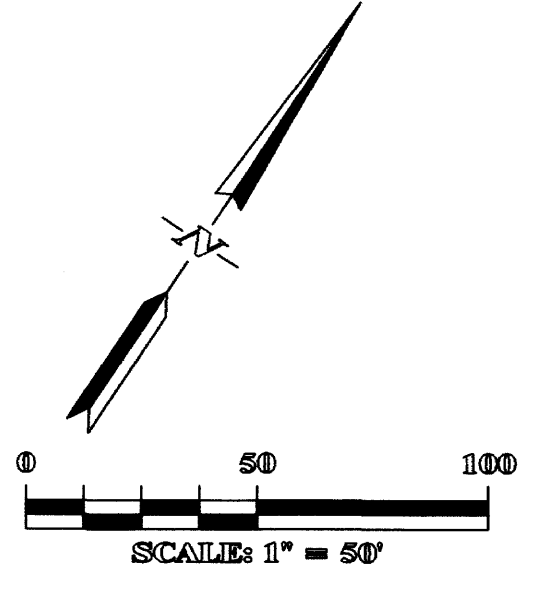


FIELD NOTES
11.91 ACRES

All that certain lot, tract or parcel of land being 11.91 acres situated in the ZENO PHILLIPS LEAGUE, Brazos County, Texas and being all of that certain Called 11.91 acre tract as described in deed from Central Freight Lines, Inc. to Southwest Premier Properties, L.L.C. of record in Volume 3192, Page 310, Official Records of Brazos county, Texas, said 11.91 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a Concrete right-of-Way Monument found in the southwest right-of-way line of FM 2818 for the most northerly corner;
 THENCE S 30° 49' 36" E, along the southwest right-of-way line of said FM 2818 a distance of 446.13 feet to a 1/2" Iron Rod with Cap set for the most easterly corner;
 THENCE S 56° 11' 02" W, a distance of 1332.74 feet to a 5/8" Iron Rod found for the most southerly corner;
 THENCE N 2° 55' 25" E, a distance of 200.07 feet to a 5/8" Iron Rod found for angle point;
 THENCE N 3° 02' 40" E, a distance of 345.88 feet to a 1/2" Iron Rod with Cap set for the most westerly corner;
 THENCE N 56° 10' 25" E, a distance of 400.30 feet to a 1/2" Iron Rod with Cap set for angle point;
 THENCE N 55° 25' 13" E, a distance of 628.60 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 11.91 ACRES OF LAND MORE OR LESS.

P.O.B.
GPS MONUMENT-71
ELEVATION = 331.24'
S 5° 23' 42" W - 2153.16'
DESCRIPTION:
BRASS DISK SET IN CONCRETE
LOCATED NEAR THE INTERSECTION OF
VILLIA MARIA & JAGUAR DR.



CARRIAGE HILLS NO. 2
4.769 ACRES
(VOLUME 2936, PAGE 313)

ROCK HOLLOW
27.32 ACRES
(VOLUME 3506, PAGE 347)

NOW OR FORMERLY HARDEMAN PROPERTIES, LTD.
(VOLUME 6052, PAGE 143)
LOT 33, BLOCK 4

NOW OR FORMERLY HARDEMAN PROPERTIES, LTD.
(VOLUME 6052, PAGE 143)
LOT 32, BLOCK 4

NOW OR FORMERLY BENNETT L. & NANCY P. HARDEMAN
(VOLUME 3003, PAGE 199)
LOT 11A-R, BLOCK 3

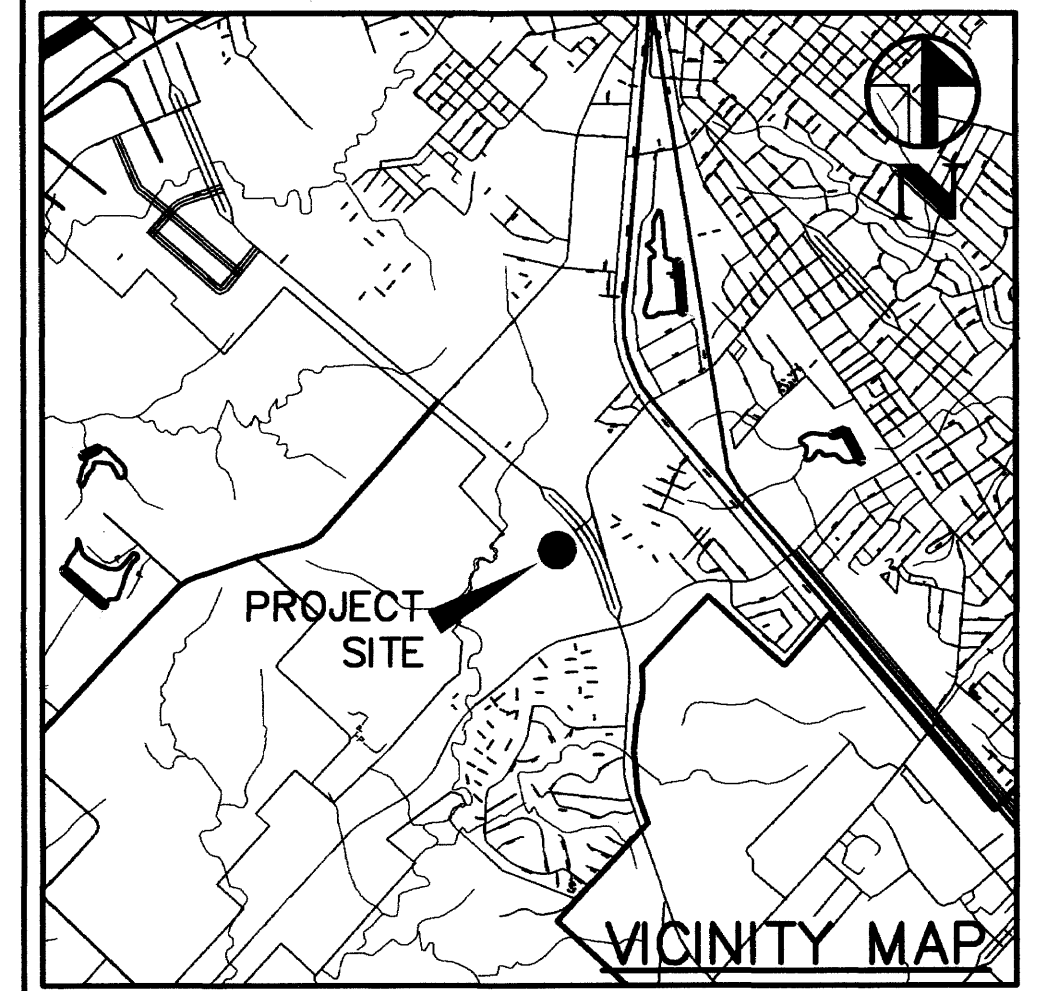
LOT 1, BLOCK 1
11.91 ACRES

NOW OR FORMERLY SOUTHWEST PREMIER PROPERTIES, LLC
(VOLUME 3192, PAGE 310)
11.91 ACRES

S 56° 11' 02" W - 1332.74'

TEXAS HALL OF FAME
NOW OR FORMERLY JOHNNY FOSTER LYON
(VOLUME 2954, PAGE 332)
CALLED: 6.0 ACRES

NOW OR FORMERLY JOHNNY FOSTER LYON
(VOLUME 3134, PAGE 271)
CALLED: 13.103 ACRES



FINAL PLAT NOTES:

- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.- FIRM COMMUNITY PANEL NO. 48041C 0141C, JULY 2, 1992.
- SETBACKS ARE AS SPECIFIED IN THE SUBDIVISION DEVELOPMENT ORDINANCE (NO 1074), AMENDED BY (NO 1458) EFFECTIVE MARCH 8, 2004.
- BASIS OF BEARING:** NORTH ORIENTATION IS BASED ON ROTATING THE WEST LINE TO PLAT CALLS IN VOLUME 2936, PAGE 313.
- NEITHER PARK LAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.
- ALL PROPERTY CORNERS ARE MONUMENTED BY FOUND 1/2" IRON RODS UNLESS OTHERWISE NOTED.
- AN ABSTRACTOR'S CERTIFICATE OBTAINED FROM LAWYER'S TITLE COMPANY OF BRAZOS COUNTY (FILE NO. M-1682) REFERENCED THE FOLLOWING EASEMENTS WHICH WOULD AFFECT THE SUBJECT PROPERTY.
 - EASEMENT DATED FEBRUARY 12, 1962, EXECUTED BY MILAM FRANK THURMOND, JR. AND VANCE INVESTMENT CO. TO THE CITY OF BRYAN, RECORDED IN VOLUME 218, PAGE 171, DEED RECORDS OF BRAZOS COUNTY, TEXAS;
 - EASEMENT DATED FEBRUARY 12, 1962, EXECUTED BY MILAM FRANK THURMOND, JR. AND VANCE INVESTMENT CO. TO THE CITY OF BRYAN, RECORDED IN VOLUME 218, PAGE 174, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

CERTIFICATE OF OWNERSHIP AND DEDICATION
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I (We), Danny Langford, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 3192, Page 310, 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.

Given under my hand and seal of office this 13th day of Dec, 2006.

Davin Sawyer
Notary Public, State of Texas
My Commission Expires APRIL 1, 2008

Davin Sawyer
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Kim Casey, Chairman of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 13th day of October, 2006, and same was duly approved on the 13th day of November, 2006 by said Commission.

Kim Casey
Chairman, Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

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 13th day of April, 2006.

Keri Russell
Planning Administrator, Bryan, 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 13th day of April, 2006.

Al Huff
City Engineer, Bryan, Texas

CERTIFICATE OF THE SURVEYOR
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, H. CURTIS STRONG, Registered Professional Land Surveyor No. 4961 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.

H. Curtis Strong
Registered Professional Land Surveyor

CERTIFICATE OF 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 10 day of April, 2006, in the Official Records of Brazos County in Volume 3192, Page 310.

Karen McQueen
County Clerk, Brazos County, Texas

Doc: 00922224 Bk: 0R Vol: 7246 Pg: 54

Filed for Record in: BRAZOS COUNTY STATE OF TEXAS COUNTY OF BRAZOS

On: Apr 10, 2006 at 10:46a 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

Document Number: 00922224 as stamped hereon by me.

Amount: \$8.00 Apr 10, 2006

Receipt Number - 288206
By: Lynn Greer HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY

FINAL PLAT
OF
SOUTHWEST PREMIER
LOT 1, BLOCK ONE
11.91 ACRES
BEING ALL OF A CALLED
11.91 ACRE TRACT
(VOL. 3192, PG. 310)
ZENO PHILLIPS LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS
NOVEMBER, 2004

RABON METCALF ENGINEERING

POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: rmengncr@juno.com

OFFICE - (979) 690-0329
FAX - (979) 690-0329
CELL - (979) 219-4174

CLIENT INFORMATION
SOUTHWEST PREMIER PROPERTIES L.L.C.
P.O. BOX 2638
WACO, TX 76702
OFF: (979) 822-7605
FAX: (979) 823-2797

FILENAME: 0208FPRA SCALE: 1"=50'
PROJECT DATE: SEPT. 21, 2004
DRAWN BY: R.A.M.
CHECKED BY: R.A.M.
FIELD BOOK: N/A PAGES: N/A

RABON METCALF ENGINEERING
CLIENT NO. PROJECT NO.
141 - 0208