

METES AND BOUNDS DESCRIPTION OF A 34,724 ACRES TRACT OF LAND RICHARD CARTER SURVEY, A-8 ZENO PHILLIPS SURVEY, A-45 CITY OF BRYAN BRAZOS COUNTY, TEXAS

All that tract or parcel of lond lying and being situated in Brazos County, Texas, out of the Richard Carter Survey, A-8, Zeno Phillips Survey, A-45, ond being a being the same tract of lanc called Manor East Mall as recorded Volume 612, Page 597, and the tract called Wal—Mort recarded in Valume 477, Page 785, of the Brazos County Official Records, and now mare 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, also being the west corner of the McDonald's Corp. 0.877 acre tract, as recorded in Vol. 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 Narth 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 chard 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

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 to an "X"-in-concrete found for corner, 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

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 261.67 feet, and a chard of South 30°47'41" East, a distance of 153.01 feet to an "X"—in—concrete found for a paint of tangency;

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

THENCE around a curve to the left having a delta angle of 28°36'49", an arc distance of 156.48 feet, a rodius 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 carner, also

being the north corner of the Wal-Mart Properties 10.3677 acre 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 tract, and the Parkway Terrace Subdivision, as recorded in Volume 218, Page 3, of the B.C.D.R. to an "X" in concrete found for corner; THENCE along the common line between this tract and soid 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 far the east corner of this act, also being the north corner of the Partition af Lot 72, Meadowbrook Subdivision, as recorded in Volume 108, Page 311, of the Brazos County Deed Records;

THENCE South 50°26'01" West, a distance of 1355.03 feet along the common line between this tract and said Partitian of Lot 72, and said Meadawbraak 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 THENCE along the cammon 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 cancrete found for corner; .North 47°13'28" West, a distance af 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 rad 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 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-cancrete found for corner, also

being a point on the southeast right—of—way line of Villa Maria Road;

THENCE North 42°11'11" East, a distance of 59.98 feet alang the common line between this tract and said right-of-way line of Villa Maria Road to a lead tack in concrete; THENCE North 42°13'11" East, a distance of 1220.15 feet along the cammon line between this tract and

METES AND BOUNDS DESCRIPTION EASEMENT #1 30' WIDE BTU ELECTRIC EASEMENT

said right—of—way line of Villa Maria Road to the PLACE UF BEGINNING containing 34.724 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, Lots 2 and 3, more

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.O.R.;

THENCE South 47'51'17" East, a distance of 216.94 feet to a 1/2" iron rod found for corner;

THENCE South 63°49'10" East, a distance of 11.15 feet to a point for corner; THENCE South 47°46'49" East, a distance of 251.76 feet to a point for corner; THENCE South 40°44'04" East, a distance of 23.25 feet to a point for corner; THENCE South 42°47′41" East, a distance of 53.01 feet to a point for corner;

THENCE North 42°13'11" East, a distance of 9.35 feet to a point far corner; THENCE South 47°46'49" East, a distance of 10.00 feet to a point for corner; THENCE South 42°13'11" West, a distance of 10.22 feet to a point for corner;

THENCE South 42*47'41" East, a distance of 139.82 feet to a point for corner; THENCE South 42°13'11" West, a distance of 30.50 feet to a point for corner; THENCE North 47°46'49" West, a distance of 150.68 feet to a point for corner; THENCE North 2°46'49" West, a distance of 16.01 feet to a point for corner;

THENCE North 47°51'17" West, a distance of 161.00 feet to a point for corner; THENCE South 42°13′11" West, a distance af 25.40 feet to a point for corner; THENCE North 47'46'49" West, a distance of 20.00 feet to a point for corner;

THENCE North 42°13′11" East, a distance of 25.38 feet to a point for corner; THENCE North 47°51'17" West, a distance of 361.59 feet to a point for corner; THENCE North 42'13'11" East, a distance of 37.00 feet to the PLACE OF BEGINNING containing 0.6291

> METES AND BOUNDS DESCRIPTION EASEMENT #2 20' WIDE CITY OF BRYAN UNDERGROUND SANITARY SEWER EASEMENT

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:

COMMENCING at a 1/2" iron rod found for corner, also being a point on the southeast right-of-woy line of Villa Maria Rocc, also being the west corner of the McDonald's Carp. 0.877 acre tract, as recorded in Val. 1120, Page

THENGE South 40.56'57" West, a distance of 1352.99 feet across said Lot 2, 3, and 4 to a point for corner for the PLACE OF BEGINNING, also being a point on the southeast right—of—way line of Villa Maria Road;

THENCE across said Lots 1, 2, 3, and 4 for the following calls: North 42°13'11" East, a distance of 1315.69 feet to a point for corner; South 47'51'17" East, a distance of 57.65 feet to a point for corner;

South 63'49'10" East, a distance of 145.68 feet to a point for corner; South 47'46'49" East, a distance of 251.76 feet to a point for corner; Around a curve to the left having a delta angle of 03'46'16", an arc distance of 23.26 feet, a radius of 353.34

feet, and a chord of South 40°44'04" East, a distance of 23.25 feet to a point for corner; South 42'47'41" East, a distance of 285.46 feet to a point for corner; South 42°47'39" East, a distance of 323.37 feet to a point for corner;

South 50°26'01" West, a distance of 131.51 feet to a point for corner; South 39'33'59" East, a distance of 54.00 feet to a point for corner; South 50°26'01" West, a distance of 20.00 feet to a point for corner; North 39°33'59" West, a distance of 52.56 feet to a point for corner; South 50°26'01" West, a distance of 5.00 feet to a point for corner;

North 39'33'59" West, a distance of 21.44 feet ta a paint for corner; North 50°26'01" East, a distance of 135.35 feet to a point for corner; North 42°47'39" West, a distance of 302.21 feet to a point for corner; Narth 42'47'41" West, a distance of 317.41 feet to a point for corner;

North 47'46'49" West, a distance of 238.45 feet to a point for corner; North 63°49'10" West, a distance of 187.79 feet to a point for corner;

South 42"13" 11" West, a distance of 1288.59 feet to a point for corner: Narth 47°36'41" West, a distance of 6.98 feet to a 5/8" iron rod set for corner; North 28'56'41" West, a distance of 13.76 feet to the PLACE OF BEGINNING cantaining 1.1878 acres. METES AND BOUNDS DESCRIPTION EASEMENT #3 11' WIDE BTU ELECTRIC EASEMENT 0.2510 ACRES

All that tract ar parcel of land lying and being situated in Brazos County, Texas, out af the Richard Carter Survey, A—8, and being across a portion of the Tejas Center Subdivision, Lot 1 and 3, more particularly described as

BEGINNING at a 1" iran pipe found for the sauth corner of said Lot 1, also being the west corner of the Meadowbrook Subdivision, as recorded in Volume 108, Page 311, af the Brazos County Deed Records, also being a paint on the northeast right-of-way line of Texos Avenue;

THENCE along 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°13'28" 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;

Narth 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 an "X"-in-concrete set for corner;

THENCE North 6°20'19" East, a distance of 5.30 feet along the cammon 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" Eost, a distance of 15.00 feet to a point far 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;

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

Sauth 47'13'28" East, a distance of 100.71 feet to a point for carner;

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 Ccunty, Texas, out of the Richard Carter Survey, A-8, and being acrass a portion of the Tejas Center Subdivision, Lot 1, more particularly described as follows: BEGINNING at a 1" iran pipe found far the south corner of this tract, also being the south corner of said Lot 1 also being the west corner of the Megdowbrack Subdivision, as recorded in Volume 108, Page 311, of the Brazos Caunty Deed Records(B.C.D.R.), also being a point on the northeast right-of-way line of Texas Avenue; 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 paint for the west carner of 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, af the

THENCE South 42*47'41" East, a distance of 11.02 feet along the common line between this tract and said Parkway Terrace Subdivisian to an "X"-in-concrete set for 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 Meadawbrook Subdivision, as recorded

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 Meadawbrook Subdivision, as recorded in Vol. 108, Page 311, of the B.C.D.R., to the PLACE OF BEGINNING cantaining 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

BEGINNING at a 1/2" iron rod found for corner, also being a point on the southeast right-af-way line of Villa Maria Rood, also being the west corner of the McDonald's Carp. 0.877 acre tract, as recorded in Vol. 1120, Page

THENCE South 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 9.35 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; North 47°46'49" West, a distance of 150.68 feet to a point for corner; North 2°46'49" West, a distance of 16.01 feet to a point for corn

North 47°51'17" West, a distance of 161.00 feet to a point for corner; South 42"13'11" West, a distance of 25.40 feet to a point for corner; North 47°46'49" West, a distance of 20.00 feet to a point for corner; North 42°13′11" East, a distance of 25.38 feet to a point for corner;

North 47*51'17" West, a distance of 361.59 feet to a point for corner; North 42°13'11" East, a distance of 37.00 feet to the PLACE OF BEGINNING containing 0.6291 acres.

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

All that tract ar parcel of lond lying and being situated in Brazos County, Texas, out of the Richard Carter Survey, A-8, Zeno Phillips Survey, A-45, and being acrass a portion of the Tejas Center Subdivision, Lot 1 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 Raad, also being the west corner of the McDonald's Corp. 0.877 acre tract, as recorded in Vol. 1120, Page

THENCE South 25'04'19" West, a distance of 1411.14 feet acrass said Tejas Center Subdivision to a point for carner for the PLACE OF BEGINNING, also being a point on the northeast right—of—way line of Texas Avenue;

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 417.93 feet to a paint for corner; South 55°49'16" East, a distance of 137.25 feet to a point for corner; South 85°54'01" Fast, a distance of 138.71 feet to a point for corner; North 50°26'01" East, a distance of 12.73 feet to a point for corner;

South 39°33'59" East, a distance of 60.00 feet to a point for carner; 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 376.56 feet to a point for corner;

South 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 #8 CITY OF BRYAN SURFACE STORM DRAINAGE EASEMENT

2.2434 ACRES

All that tract ar 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:

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

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 af Lot 72, Meadowbraok Subdivisian, as recorded in

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 39°33′59" West, a distance of 60.00 feet to a point for carner; North 85°54'01" West, a distance of 659.37 feet to a point for corner;

Vol. 108, Page 311, of the Brazos County Deed Records:

right-of-way line of Texas Avenue to a point for corner;

South 48°23'48" West, a distance of 190.49 feet to a point for corner, also being a point on the northeast THENCE North 47"13'28" West, a distance of 57.71 feet along the common line between this tract and said

THENCE across said Lot 1 and 3 far 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 far carner:

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

All that tract ar parcel of land lying and being situated in Brazos County, Texas, out af 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:

0.8253 ACRES

COMMENCING at a 1/2" iron rod found for carner, also being a point on the southeast right—of—way line of Villa Maria Raad, also being the west corner of the McDanold's Corp 0.877 acre tract, as recorded in Vol. 1120, Page 587, of the B.C.O.R.; THENCE South 38°49'44" East, a distance of 235.85 feet across said Tejas Center Subdivision to a point for carner 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 366.27 feet to a point for carner; North 85*54'01" West, a distance of 32.40 feet to a point for corner; North 47°46'49" West, a distance of 126.81 feet to a paint for corner; South 42°13'11" West, a distance of 14.50 feet to a point for corner; Narth 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; Narth 47'46'49" West, a distance of 179.36 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 paint for corner; South 42°13'11" West, a distance of 172.67 feet to a point far 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 15.00 feet to a point for corner; North 47°46'49" West, a distance of 28.00 feet to a point far 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—af—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

> 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 af 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.O.R.; THENCE South 44'48'58" East, a distance of 685.51 feet across soid Tejas Center

Subdivision to a point for corner for the PLACE OF BEGINNING,

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 42*13'11" West, a distance of 126.61 feet to a point for corner; Sauth 47'46'49" East, a distance of 55.00 feet to a point far corner; Sauth 42°13'11" West, a distance of 46.40 feet to a point for corner; South 47°46'49" East, a distance of 25.02 feet to a point for corner; Narth 42°13'11" East, a distance of 56.27 feet to a point for corner; Sauth 47°46'49" East, a distance of 10.00 feet to a paint for corner; South 42'13'11" West, a distance of 56.27 feet to a point for corner; Sauth 47°46′49" East, a distance of 186.38 feet to a point for corner; North 42°13'11" East, a distance of 17.55 feet to a point for corner; South 47°46'49" East, a distance of 10.00 feet to a paint for carner; South 42°13'11" West, a distance of 17.55 feet to a paint far corner; Sauth 47°46'49" East, a distance of 98.61 feet to a paint for corner; South 42°13'11" West, a distance of 181.13 feet to a point for corner; South 48*42'59" West, a distance of 165.64 feet to a point for corner; North 47°46'49" West, a distance of 283.78 feet to a point for corner; South 42°20'06" West, a distance of 305.89 feet to a point for corner: Narth 85'54'01" West, a distance of 115.22 feet to a point for corner; North 42°13'11" East, a distance of 25.42 feet to a point for corner; South 85°54'01" East, a distance of 89.72 feet to a point for corner; North 42°17'06" East, a distance of 316.21 feet to a point for corner; South 47°46'49" East, a distance of 286.25 feet to a point for corner; North 48°42'59" East, a distance of 146.65 feet to a point for corner: North 42°13'11" East, a distance of 159.99 feet to a point for corner: North 47'46'49" West, a distance of 315.00 feet to a point for corner; South 42°13'11" West, a distance of 38.30 feet to a point for corner; North 47'46'49" West, a distance of 20.00 feet to a paint for corner; North 42°13'11" East, a distance of 10.00 feet to a point for corner; South 47°46'49" East, a distance of 10.00 feet to a point for corner; North 42°13'11" East, a distance of 28.30 feet to a point for corner; North 47'46'49" West, a distance of 5.00 feet to a point for corner; North 42°13'11" East, a distance of 46.40 feet to a point for corner; North 47°46'49" West, a distance of 55.00 feet to a point for corner; North 42'13'11" East, a distance of 148.36 feet to the PLACE OF BEGINNING containing

> METES AND BOUNDS DESCRIPTION EASEMENT #11 UNDERGROUND ELECTRIC, GAS, PHÖNE, AND WATER EASEMENT 0.3441 ACRES

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Zena Phillips Survey, A-45, and being across a portion of the Tejas Center Subdivision, Lot 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 Rood, 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.O.R.; THENCE South 25°51'36" West, a distance of 1405.10 feet across said Tejas Center Subdivision to a point for carner far the PLACE OF BEGINNING, also being the west corner of this tract, also being the a point on the northeast right-of-way line of Texas

THENCE across said Lot 3 for the following calls: North 42°13'11" East, a distance of 13.43 feet to a point for carner; South 47°46'49" East, a distance of 8.69 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 6.70 feet to a point for corner; Narth 47°44'50" East, a distance of 34.22 feet to a paint for corner; Narth 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; Narth 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; South 85*54'01" East, a distance of 319.97 feet to a point for corner: Narth 42*13'11" East, a distance of 236.91 feet to a point far 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 paint for corner: South 47°46'49" East, a distance of 53.13 feet to a point for corner; Sauth 42°13'11" West, a distance of 265.56 feet to a point for corner; North 85°54'01" West, a distance of 324.02 feet to a point far corner; South 47°44'23" West, a distance of 216.50 feet to a point far corner; North 47°13'28" West, a distance of 24.30 feet to the PLACE OF BEGINNING containing

METES AND BOUNDS DESCRIPTION EASEMENT #12 10' WIDE BTU UNDERGROUND ELECTRICAL EASEMENT 0.0121 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 3, more particularly described as follows: CCMMENCING at a 1/2" iron rcd found for corner, also being a point on the southeast

Corp. 0.877 acre tract, as recorded in Vol. 1120, Page 587, of the B.C.O.R.; THENCE South 8°52'53" West, a distance of 1102.82 feet across scid Tejas Center Subdivision to a point for carner for the PLACE OF BEGINNING,

right-of-way line of Villa Maria Road, also being the west corner of the McDonald's

THENCE South 47'46'49" East, a distance of 10.00 feet to a point for corner; THENCE South 42°13'11" West, a distance of 48.72 feet to a point far corner; THENCE North 85°54'01" West, a distance of 12.71 feet to a point far corner; THENCE North 42°13'11" East, a distance of 56.57 feet to the PLACE OF BEGINNING containing 0.0121 acres.

> METES AND BOUNDS DESCRIPTION EASEMENT #13 6' WIDE VERIZON UNDERGROUND TELEPHONE EASEMENT 0.0461 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 3, more particularly described as follows: COMMENCING at a 1/2" iron rod faund 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.O.R.; THENCE South 29°38'13" West, a distance of 1385.14 feet across said Tejas Center Subdivision to a point for corner for the PLACE OF BEGINNING, also being the west corner of this tract, also being a point on the northeast right-of-way line of Texas

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 North 50°28'41" West, a distance of 6.01 feet along the common line between this tract and said right-of-way line of Texas Avenue to the PLACE OF BEGINNING

containing 0.0461 acres.

METES AND BOUNDS DESCRIPTION EASEMENT #13 6' WIDE VERIZON UNDERGROUND TELEPHONE EASEMENT 0.0461 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 3, more particularly described as follows: COMMENCING at a 1/2" iron rod found for corner, also being a point on the southeast t—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.O.R.; THENCE South 29°38'13" West, a distance of 1385.14 feet across said Tejas Center

Subdivision to a point for corner for the PLACE OF BEGINNING, also being the west

carner of this tract, also being a point on the northeast right-of-way line of Texas 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 North 50°28'41" West, a distance of 6.01 feet along the common line between

this tract and said right—of—way line of Texas Avenue to the PLACE OF BEGINNING containing 0.0461 acres.

METES AND BOUNDS DESCRIPTION EASEMENT #14 10' WIDE UNDERGROUND ELECTRICAL EASEMENT 0.0595 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 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 af 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.O.R.; THENCE Sauth 22'45'53" West, a distance of 1430.68 feet across said Tejas Center Subdivision to a point far corner far the PLACE OF BEGINNING, also being the west corner of this tract, also being a point on the northeast right—of—way line af Texas

THENCE across said Lot 3 for the following calls:

THENCE Narth 42°06'50" East, a distance of 20.37 feet to a point for corner; THENCE North 48°31′58" East, a distance of 98.58 feet ta a point for corner; THENCE North 42*13'11" East, a distance of 70.05 feet to a point for corner; THENCE South 47'45'29" East, a distance of 80.00 feet to a point for corner; THENCE South 42°14'31" West, a distance of 10.00 feet to a point for corner; THENCE North 47°45'29" West, a distance of 70.00 feet to a point for corner; THENCE South 42°13'11" West, a distance of 60.05 feet to a point for corner; THENCE South 48°27'40" West, a distance of 99.69 feet to a point for corner; THENCE South 42'06'50" West, o distance of 19.49 feet to a paint for the south corner of this tract, also being a point on the northeast right—of—way line of Texas Avenue; THENCE North 45°16'11" West, a distance of 4.12 feet along the common line between this tract and said right-of-way line to an "X"-in-concrete set for corner; THENCE North 47*13'28" West, a distance of 5.89 feet along the common line between

this tract and said right-of-way line to the PLACE OF BEGINNING containing 0.0595

METES AND BOUNDS DESCRIPTION EASEMENT #15 20' WIDE BTU UNDERGROUND ELECTRICAL EASEMENT

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 af the Tejas Center Subdivision, Lots 1 and 2, 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 Brazos County

0.2729 ACRES

THENCE across the said Lot 2, South 26°01'28" East, a distance of 621.87 feet to a point far corner for the PLACE OF BEGINNING;

THENCE across the said Lot 2 the following calls and distances: South 47°46'49" East, a distance of 14.95 feet to a point for corner:

point for corner:

South 77.35'19" East, a distance of 178.22 feet to a point for corner; THENCE across the said Lot 2, passing the said Lot 2 and continuing across the said Lot 1, leaving the said Zeno Phillips Survey, A-45 and entering the said Richard Carter Survey, A-8, South 64*32*41" East, a distance of 230.53 feet to a point for corner: THENCE across the said Lat 1, South 44°10'33" East, a distance of 57.46 feet to a

THENCE across the said Lot 1, passing said Lot 1, leaving the said Richard Carter Survey, A-8 and entering the said Zeno Phillips Survey, A-45, North 64.32'41" West, a distance of 193.28 feet to a point for corner;

THENCE across the said Lot 2, passing the said Lot 2 and continuing across the said Lot 1, South 25°27'19" West, a distance of 139.69 feet to a point for corner; THENCE across the said Lot 1, North 47°46'49" West, a distance of 20.89 feet to a

THENCE acrass the said Lot 1, passing the said Lot 1 and continuing across the said Lot 2, North 25°27'19" East, a distance of 133.66 feet to a point for corner; THENCE across the said Lot 2 the following calls and distances:

North 64°32'41" West, a distance of 68.83 feet to a point for corner; North 77°35'19" West, a distance of 191.32 feet to a point for corner; North 47°46'49" West, a distance of 11.55 feet to a point for corner;

> METES AND BOUNDS DESCRIPTION FASEMENT #16 6' WIDE VERIZON UNDERGROUND AND UNDER BUILDING TELEPHONE EASEMENT

Narth 42°13'11" East, a distance of 25.00 feet to the PLACE OF BEGINNING containing

0.0831 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 acrass a portion of the Tejas Center Subdivision, Lots 2 and 3, more particularly described as follows:

COMMENCING at a 1/2" iron rod faund 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 Brazos Official Records (B.C.O.R.);

THENCE along the said southeast right—of—way of Villa Maria Road, South 42*13'11" West, a distance of 262.37 feet to a point for corner for the PLACE OF BEGINNING, also being a point along the said southeast right-of-way of Villa Maria Road, also being a point along the northeast boundary line of the scid Lot 3:

THENCE acrass Lot 3, passing said Lot 3 and continuing acrass Lot 2, South 47°41'55" East, a distance of 571.31 feet to a point for carner;

THENCE acrass the said Lot 2 the following calls and distances: South 42"18'05" West, a distance of 38.25 feet to a point for corner; North 47°41'55" West, a distance of 6.00 feet to a point for corner;

Narth 42°18'05" East, a distance of 32.25 feet to a point for corner; THENCE ccrass the said Lat 2, passing said Lot 2 and continuing across Lot 3, North 47°41'55" West, a distance of 565.30 feet to a point for carner, also being a point along the northeast baundary line of the said Lot 3, also being a point along the said

southeast right-of-way of Villa Maria Road; THENCE along the said southeast right-of-way of Villa Maria Road, North 42*13'11" East, a distance of 6.00 feet to the PLAČE OF BEGINNING containing 0.0831 acres.

> METES AND BOUNDS DESCRIPTION FASEMENT # 17 20' BTU OVERHEAD ELECTRICAL EASEMENT 0.2063 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 Subdivisian, Lot 1, more particularly described as follows:

right-af-way line of Villa Maria Road, also being the west corner of the McDonald's Carp. 0.877 acre tract, as recorded in Vol. 1120, Page 587, of the Brazos Official Records (B.C.O.R.); THENCE across Lot 2 of the said Tejos Center Subdivision, Sauth 48°17'21" East, a distance of 879.15 feet to a point for corner for the PLACE OF BEGINNING, also being a

COMMENCING at a 1/2" iron rod found for corner, also being a point on the southeast

paint along the east boundary line of the said Lot 1, also being a point along the southwest boundary line of the called 18.263 acre City of Bryan tract, as recorded in Volume 207, Page 95 of the Brazos County Deed Records (B.C.D.R.); THENCE along the common line between the said Lot 1 and the said called 18.263 acre

City of Bryan tract, passing said called 18.263 acre City of Bryan tract and continuing along the comman line between the said Lot 1 and the Parkway Terrace Subdivision, according to the plat thereof, as recorded in Volume 218, Page 3 of the B.C.D.R., leaving the said Zeno Phillips Survey, A-45 and entering the said Richard Carter Survey A-8, South 42'47'41" East, a distance of 20.08 feet to a point for corner, also being a point along the said east boundary line of Lot 1, also being a point along the southwest boundary line of the said Parkway Terrace Subdivision; THENCE across the said Lot 1 the following calls and distances:

Sauth 42°13′11" West, a distance of 57.10 feet to a point for corner; Sauth 44°10'33" East, c distance of 193.94 feet to a point for corner; South 49°41'56" West, a distance of 113.12 feet to a point for corner;

South 50°26'01" West, a distance of 20.00 feet to a point for corner; North 39°33'59" West, a distance of 86.93 feet to a point for corner;

South 39°33′59" East, a distance of 67.18 feet to a paint for corner;

North 49°41'56" East, a distance of 111.47 feet to a point for corner; THENCE across the said Lot 1, leaving the said Richard Carter Survey, A-8 and entering the said Zeno Phillips Survey, A-45, North 44'10'33" West, a distance of 191.32 feet to

THENCE across the said Lot 1, North 42'13'11" East, a distance of 77.63 feet to the PLACE OF BEGINNING containing 0.2063 acres. Filed for Record in:

On: Aug 18,2005 at 02:49P

60301534 58.00

Teresa Ramirez CHARLE AND S 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 mamed records of: BRAZOS COUNTY as stamped hereon by me.

Receipt Number - 273496

Aug 18, 2005

HONORWBLE KAREN NCOLEEN, COUNTY CLERK RAZOS COUNTY

TELAS CENTER SUBDIVISION LOT 1 - 11.373 ACRES

> LOT 2 - 9.604 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 Finfeather Road, Bryan, Texas 77801 Phone (979)775-2873 Fax (979)775-4787 www.CarlomagnoSurveying.com

DRAWN BY: A. WALLACE DRAWING NO. 04034