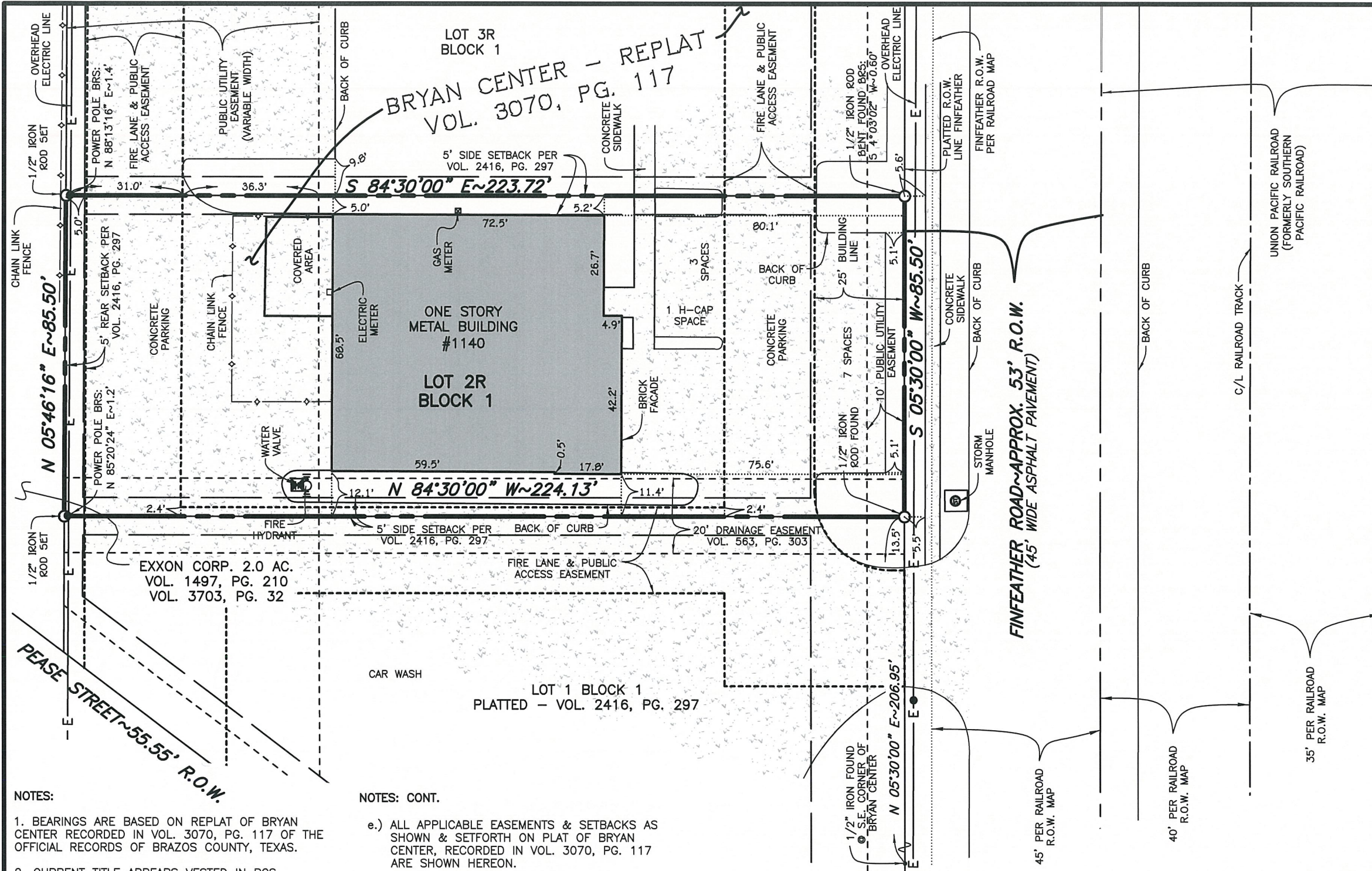


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**NOTES:**

1. BEARINGS ARE BASED ON REPLAT OF BRYAN CENTER RECORDED IN VOL. 3070, PG. 117 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. CURRENT TITLE APPEARS VESTED IN BCS FINFEATHER, L.P., BY VIRTUE OF DEED RECORDED IN VOL. 6525, PG. 85 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT 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. 480082, PANEL NO. 0133C, MAP NO. 48041C0113C. EFFECTIVE DATE: JULY 2, 1992.
4. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 00091093, EFFECTIVE DATE: MARCH 1, 2009, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:

**NOTES: CONT.**

- e.) ALL APPLICABLE EASEMENTS & SETBACKS AS SHOWN & SET FORTH ON PLAT OF BRYAN CENTER, RECORDED IN VOL. 3070, PG. 117 ARE SHOWN HEREON.
- f.) ROAD EASEMENT - CITY OF BRYAN - VOL. 563, PG. 307, THIS EASEMENT IS LOCATED APPROX. 700' NORTH OF THE SUBJECT TRACT AND IS NOW A PORTION OF GROESBECK STREET. THIS EASEMENT DOES NOT AFFECT SUBJECT TRACT AND IS NOT SHOWN HEREON.
- g.) 20' WIDE DRAINAGE EASEMENT - CITY OF BRYAN - VOL. 563, PG. 303, THIS EASEMENT AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON.
- 5.) SITUS ADDRESS FOR SUBJECT TRACT - LOT TWO R (2R), BLOCK ONE (1) = #1140 FINFEATHER ROAD.

**CERTIFICATE OF SURVEYOR**

I, S.M. KLING, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT IT INDICATES ALL EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

*S.M. Kling*  
 S.M. KLING R.P.L.S. NO. 2003  
 APRIL 2, 2009



SCALE: 1"=30'

**'AS-BUILT'  
 SURVEY PLAT  
 OF  
 LOT 2R, BLOCK 1  
 BRYAN CENTER  
 PLATTED - VOL. 3070, PG. 117**

**0.439 ACRE**

**ZENO PHILLIPS SURVEY, A-45  
 BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1"=30' APRIL, 2009

PREPARED BY:  
 KLING ENGINEERING & SURVEYING  
 4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212