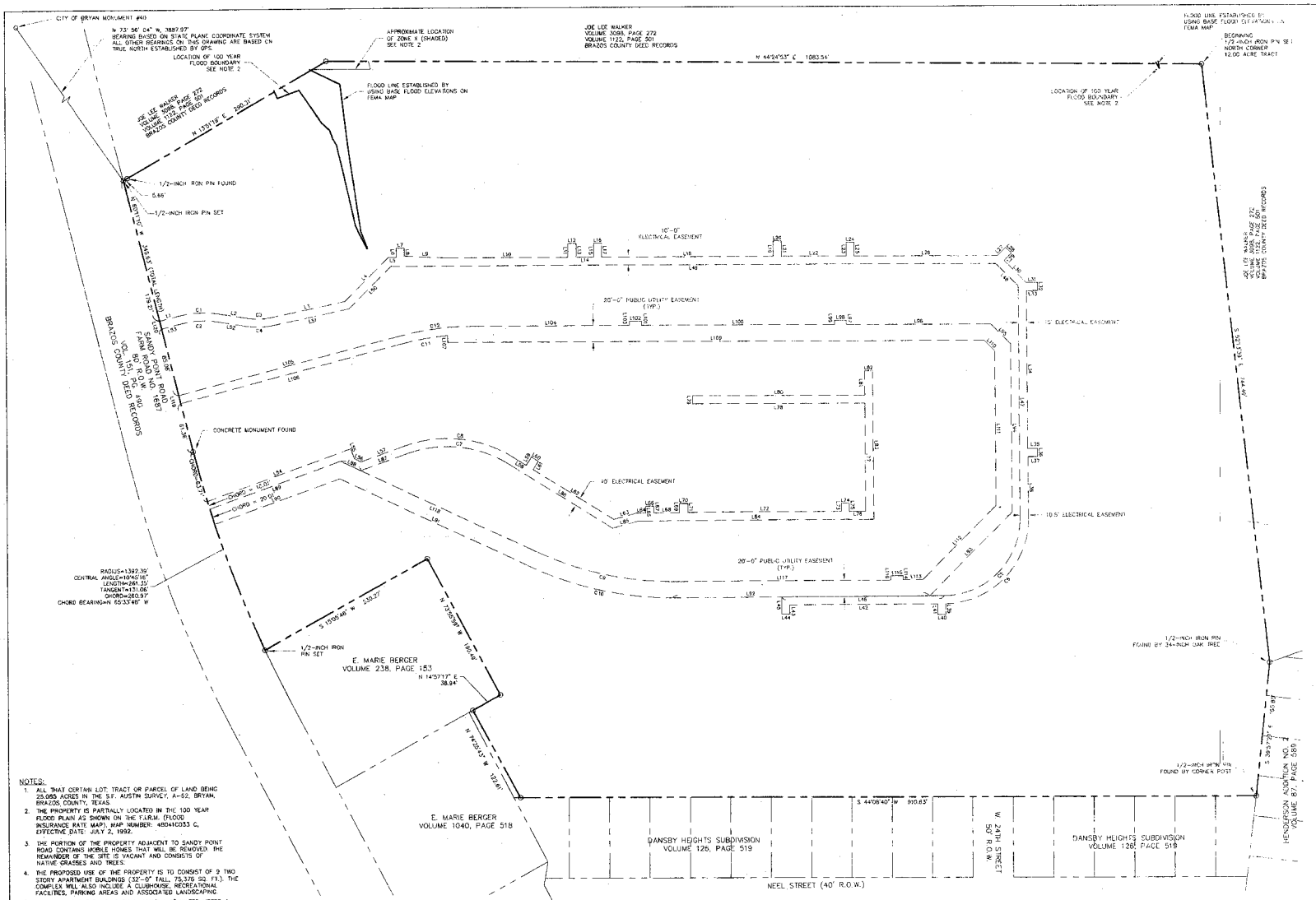

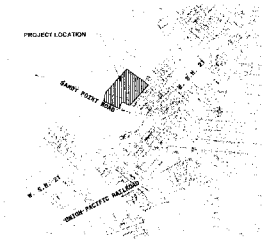

LOCATION MAP

SCALE: 1" = 2000'

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF BRAZOS:

WHEREAS One Forest Park, Ltd. is the owner of a tract of land situated in the City of Bryan, Brazos County, Texas, in the S. F. Austin Survey League No. 9, Abstract No. 62, being a survey of all of the 11.208 acre tract described in a deed from B. Hammond Homes, Inc. to Kenneth H Mitchell and Terry Roberts, dated October 7, 1997, recorded in volume 2956, page 44 and a survey of all of the 12.00 acre tract described in a deed from B. Hammond Homes, Inc. to One Golden Acres, Ltd., dated October 7, 1997, recorded in volume 2956, page 48, and a survey of all of the 0.176 acre "Tract 1" and all of the 0.503 acre "Tract 2" described in a deed from William Glen Berger and Elizabeth Marie Berger to Keith Bailey and wife, Jane Bailey, dated October 30, 1992, recorded in volume 1636, page 244 and a survey of part of the 2 acre "FIRST TRACT" and a part of the one-half (½) acre "SECOND TRACT" described in a deed from Patricia Merka Tucker and husband, Everette L. Tucker, Jr. to Keith Bailey and wife, Jane Bailey, dated October 28, 1992, recorded in volume 1663, page 30, all deeds of the Brazos County deed records, being described by metes and bounds as follows:

BEGINNING at an ½-inch iron pin set at the north corner of said 12.00 acre tract;

THENCE South 52° 13' 39" East, with the northeast line of said 12.00 acre tract and 11.208 acre tract, 744.48 feet to an ¾-inch iron pin found by a 24-inch Oak Tree, at the west corner of the Henderson Addition No. 2, recorded in volume 87, page 589 of the Brazos County deed records;

THENCE South 39° 57' 27" East, with the northeast line of said 11.208 acre tract,165.80 feet to an ½-inch iron pin found at the east corner of said 11.208 acre tract; same being the north corner of Dansby Heights Subdivision, recorded in volume 126, page 519 of the Brazos County deed records;

THENCE South 44° 08' 40" West, with the southeast line of said 11.208 acre tract and generally near a fence for part of the way, 910.63 feet to an ½-inch iron pin found at the south corner of said 11.208 acre tract;

THENCE North 74° 25' 43" West, with the south line of said 11.208 acre tract, 122.61 feet to an ½-inch iron pin found by a corner post at a southwest corner of said 11.208 acre tract;

THENCE North 14° 57' 17" East, with an east line of said 11.208 acre tract and generally near a fence, 38.94 feet to an ½-inch iron pin found by a corner post at the inside corner of said 11.208 acre tract;

THENCE North 73° 55' 59" West, with a south line of said 11.208 acre tract and generally near a fence, 140.48 feet to an ½-inch iron pin found by a corner post at the northwest corner of said 0.176 acre tract; same being the northwest corner of the 1 acre tract recorded in volume 238, page 153;

THENCE South 15° 05' 46" West, generally with a fence, 230.27 feet to an ½-inch iron pin set in the north right-of-way line of said Farm Road 1687; same being in a curve, the radius point bears North 18° 03' 34" East, 1392.39 feet;

THENCE with the north right-of-way line of said Farm Road No. 1687 as follows:

Around said curve to the right, through a central angle of 10° 45' 16", an arc distance of 261.35 feet and a chord bearing of North 65° 33' 48" West, 260.97 feet to a concrete marker found at the P.T. of said curve;

THENCE North 60° 11' 10" West, 345.63 feet to an ½-inch iron pin set;

THENCE North 13° 51' 19" East, with the west line of said 12.00 acre tract, passing an ½-inch iron pin found at 5.66 feet and continuing in all, 290.31 feet to an ½-inch iron pin found at an angle point in said west line;

THENCE North 44° 24' 53" East, with the northwest line of said 12.00 acre tract, 1083.54 feet to the PLACE OF BEGINNING and containing 25.085 acres.

AMENDING PLAT

FOREST PARK SUBDIVISION, LOT 1, BLOCK 1

25.085 ACRES IN THE S.F. AUSTIN SURVEY, A -62, BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER 13, 2005

NOTES:

1. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 25.085 ACRES IN THE S.F. AUSTIN SURVEY, A-62, BRYAN, BRAZOS COUNTY, TEXAS
2. THE PROPERTY IS PARTIALLY LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE F.I.R.M. (FLOOD INSURANCE RATE MAP), MAP NUMBER: 48041C033 G, EFFECTIVE DATE: JULY 2, 1992.
3. THE PORTION OF THE PROPERTY ADJACENT TO SANDY POINT ROAD CONTAINS MOBILE HOMES THAT WILL BE REMOVED. THE REMAINDER OF THE SITE IS VACANT AND CONSISTS OF NATIVE GRASSES AND TREES.
4. THE PROPOSED USE OF THE PROPERTY IS TO CONSIST OF 9 TWO STORY APARTMENT BUILDINGS (32'-0" TALL, 75,376 SQ. FT.). THE COMPLEX WILL ALSO INCLUDE A CLUBHOUSE, RECREATIONAL FACILITIES, PARKING AREAS AND ASSOCIATED LANDSCAPING
5. EACH APARTMENT BUILDING SHALL HAVE A 2" WATER METER & VALVE BOX W/ A BALL VALVE.
6. THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE CITY OF BRYAN BUILDING SETBACK REQUIREMENTS.
7. THE SUBJECT PROPERTY IS ZONED MULTI-FAMILY (MF).
8. FOR EASEMENT LINE DATA SEE PAGE 2.
9. ○ DENOTES AN 1/2-INCH IRON PIN FOUND UNLESS OTHERWISE NOTED
10. BEARING BASIS: DUE NORTH BY GPS

FIELD WORK FINISHED IN JULY OF 2003

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____ day of _____, 2005, in the Official Records for Brazos County, Texas in Volume _____, Page _____

_____
County Clerk, Brazos County, Texas

STATE OF TEXAS
COUNTY OF _____

I, Robert Kelly, Vice President of One Forest Park, LTD. owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Document No. 00534894 and Document No. 01834696, 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.

_____
Robert Kelly, Vice President of One Forest Park, LTD.

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Robert Kelly known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for a purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2005.

_____
Notary Public, State of Texas

CERTIFICATE OF CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____day of_____, 2005.

_____
City Engineer, Bryan, Texas

CERTIFICATE OF PLANNING ADMINISTRATOR

I, the undersigned, City Planner 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_____day of _____, 2005.

_____
City Planner, Bryan, Texas

CERTIFICATE OF PLANNING & ZONING COMMISSION

I, _____, 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 _____ day of _____, 2005, and same was duly approved on the _____ day of _____, 2005, by said Commission.

_____
Chairman of the Planning and Zoning Commission
Bryan, Texas

CERTIFICATE OF SURVEYOR

I, Bruce Geer, Registered Professional Land Surveyor No. 4117, of 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.

_____
Bruce Geer, R.P.L.S. No. 4117

SCALE: 1" = 80'

SURVEYOR

Bruce Geer
1512 W. University, S. 300
McKinney, Texas 75069
972-562-3959
FAX 972-542-5751

OWNER/DEVELOPER

One Forest Park, LTD.
P.O. Box 12220
El Paso, Texas 79913-0220

ENGINEER

McCLURE & BROWNE ENGINEERING, INC.
Engineers and Consultants
P.O. Box 10838, College Station, Texas 77842
979-846-6914 877-347-4839 Fax 979-846-9914

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