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MAR 17 AM 11:32
Brazos County Courthouse
Brazos County, Texas
James O. Crowell
Notary Public

STATE OF TEXAS
COUNTY OF BRAZOS

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KNOW ALL MEN BY THESE PRESENTS:

On the 18th day of June, 1993, the Declaration of Covenants, Conditions and Restrictions of Edelweiss Estates and Rock Prarie Estates, dated June 17, 1993, were filed for record in Volume 1827 at Page 315 of the Official Records of Brazos County, Texas. Said Declaration refers to Exhibit "A" (a description of the property) as being attached, but said description was inadvertently omitted.

Accordingly, the undersigned, Begonia Corporation, Inc., hereby declares that the description attached hereto as Exhibit "A" is that which was omitted and more fully describes the property to which the said Declaration refers.

IN WITNESS WHEREOF, Begonia Corporation, Inc., Developer, has executed the clarification and descriptions to the Declaration referred to above this 14th day of March, 1997.

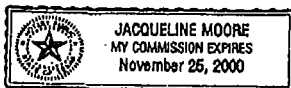
Begonia Corporation Inc.

James O. Crowell
By: James O. Crowell, President

STATE OF TEXAS
COUNTY OF BRAZOS

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This instrument was acknowledged before me on this the 14th day of March, 1997, by James O. Crowell, President, of Begonia Corporation Inc., a Texas corporation, on behalf of said corporation.



Jacqueline Moore
Notary Public, State of Texas
My Commission Expires: _____

FIELD NOTES
PROPOSED EDELWEISS ESTATES

TRACT ONE:

Being all that certain tract of land lying and being situated in the CRAWFORD BURNETT LEAGUE, Abstract No. 7 in College Station, Brazos County, Texas, and being all of the 132.508 acre tract conveyed to Lieven J. Van Riet, Trustee by Lieven J. Van Riet, et al by deed recorded in Volume 964, Page 818 of the Official Records of Brazos County, Texas (TRACT ONE) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 3/4-inch iron rod at the point of intersection of the northeast right-of-way of Farm Road No. 2154 and the northwest right-of-way line of a County Road called North Graham Road;

THENCE: N 53° 03' 07" W along the said northeast line of Farm Road No. 2154 for a distance of 2929.33 feet for corner;

THENCE: N 36° 28' 55" E for a distance of 1163.35 feet for corner;

THENCE: N 35° 49' 41" E for a distance of 1235.88 feet for corner;

THENCE: S 55° 50' 53" E for a distance of 1263.51 feet for corner;

THENCE: S 35° 49' 13" W for a distance of 846.16 feet for corner;

THENCE: S 53° 09' 58" E for a distance of 1518.78 feet for corner;

THENCE: N 67° 18' 50" E for a distance of 288.65 feet for corner, said corner also being in the northwest right-of-way line of North Graham Road;

THENCE: S 37° 16' 18" W for a distance of 449.33 feet and

S 36° 03' 12" W for a distance of 1417.52 feet along the northwest right-of-way line of the aforesaid North Graham Road to the POINT OF BEGINNING and containing 132.508 acres of land, more or less.

SAVE AND EXCEPT:

- (1) a 0.3525 acre tract more fully described in Exhibit AA attached hereto.

AND

TRACT TWO:

Being all that certain tract of land lying and being situated in the ROBERT STEVENSON SURVEY, Abstract No. 54 in College Station, Brazos County, Texas, and being all of the 159.657 acre tract conveyed to Lieven J. Van Riet, Trustee by Lieven J. Van Riet, et by deed recorded in Volume 964, Page 818 of the Official Records of Brazos County, Texas, (TRACT TWO) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 3/8-inch iron rod found marking the northwest corner of the said 159.657 acre tract, said iron rod also being in the southeast right-of-way line of a bend in a County Road called North Graham Road;

THENCE: S 61° 29' 40" E for a distance of 106.20 feet and
S 54° 15' 09" E for a distance of 626.92 feet along a fence marking the southeast right-of-way line of said County Road for corner;
THENCE: N 35° 45' 20" E for a distance of 1401.16 feet to an angle point in said fence line for corner;
THENCE: N 48° 46' 36" E for a distance of 28.17 feet to an angle point in said fence line for corner;
THENCE: N 70° 53' 13" E for a distance of 30.23 feet continuing along said fence line for corner;
THENCE: S 54° 30' 27" E continuing along said fence line and County Road right-of-way line for a distance of 1424.78 feet for corner, said corner also marking the northeasterly corner of the 159.657 acre tract;
THENCE: S 35° 57' 59" W along the southeast line of said 159.657 acre tract for a distance of 3725.95 feet for corner, said corner also being in the northeast right-of-way line of Farm Road No. 2154;
THENCE: N 50° 43' 04" W along said northeast line of Farm Road No. 2154 for a distance of 249.44 feet to a concrete highway monument for corner;
THENCE: N 53° 03' 13" W continuing along said northeast line for a distance of 1774.83 feet for corner;
THENCE: N 34° 45' 47" E for a distance of 257.72 feet for corner;
THENCE: N 56° 19' 34" W for a distance of 156.12 feet for corner, said corner also being in the southeast right-of-way line of the aforesaid County Road;
THENCE: N 35° 36' 26" E continuing along said County Road right-of-way as fenced for a distance of 1549.71 feet to an angle point in said fence line for corner;
THENCE: N 37° 12' 12" E continuing along said fence line for a distance of 361.08 feet for corner;
THENCE: N 53° 01' 58" E for a distance of 39.45 feet to the POINT OF BEGINNING and containing 159.657 acres of land, more or less.

SAVE AND EXCEPT:

- (1) a 4.574 acre tract identified as proposed EDELWEISS ESTATES, PHASE 3-A, more fully described in Exhibit BB attached hereto.
- (2) a 10.899 acre Park Dedication tract identified as proposed Lot 2, Block 14 of EDELWEISS ESTATES, PHASE FIVE, more fully described in Exhibit CC attached hereto.
- (3) a 14.075 acre tract identified as proposed Lot 1, Block 14 of EDELWEISS ESTATES, PHASE FIVE, more fully described in Exhibit DD attached hereto.
- (4) a 8.97 acre tract conveyed to Texas A&M University as recorded in Volume 2083, Page 138 of the Official Records of Brazos County, Texas, more fully described in Exhibit EE attached hereto.

EXHIBIT AA

FIELD NOTES
0.3525 ACRE TRACT

Being all that certain tract or parcel of land lying and being situated in the CRAWFORD BURNETT LEAGUE, Abstract No. 7 in College Station, Brazos County, Texas, and being a portion of the 132.508 acre tract conveyed to Lieven J. Van Riet, Trustee by Lieven J. Van Riet, et al by deed recorded in Volume 964, Page 818 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING: at a 3/8-inch iron rod found marking the most easterly corner of the said 132.508 acre tract, said iron rod also being in the northwest right-of-way line of North Graham Road;

THENCE: S 73° 19' 50" W for a distance of 25.13 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING, said iron rod also marking an angle point in the south line of Lot 2, Block Two of Westchester Park, Phase Two according to a plat recorded in Volume 1138, Page 675;

THENCE: S 42° 31' 55"W for a distance of 227.39 feet for corner;

THENCE: N 47° 07' 31" W for a distance of 135.07 feet for corner, said corner marking an angle point in the southwest line of the beforementioned Lot 2;

THENCE: N 73° 19' 50" E for a distance of 263.79 feet to the POINT OF BEGINNING and containing 0.3525 acres of land, more or less.

EXHIBIT BB
FIELD NOTES
4.574 Acre Tract
Proposed Edelweiss Estates, Phase 3-A

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEPHENSON SURVEY, Abstract No. 54, in College Station, Brazos County, Texas, and being all of the 4.574 acre tract conveyed by Lieven J. Van Riet, Trustee to BEGONIA CORPORATION by warranty deed recorded in Volume 2452, Page 216 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

POINT OF BEGINNING: at a 5/8-inch iron rod found marking the most easterly corner of the said 4.574 acre tract, said iron rod also being the west corner of the Fire Security Systems, Inc. 2.6 acre tract recorded in Volume 1228, Page 61, the north corner of the United Oil Exploration Co. Inc. 5.2 acre tract recorded in Volume 994, Page 147 and the south corner of the A&M Research Foundation tract recorded in Volume 2083, Page 138 of the Brazos County Official Records;

THENCE: S 41° 57' 50" W along the northwest line of the said United Oil Exploration Co. Inc. tract for a distance of 477.60 feet to a 1/2-inch iron rod found for corner, said iron rod marking the southeast corner of a City of College Station right-of-way as recorded in Volume 2167, Page 279 of the Brazos County Official Records;

THENCE: N 48° 00' 45" W along the northeast line of said right-of-way for a distance of 19.49 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right;

THENCE: 299.11 feet along the arc of said curve having a central angle of 01° 26' 45", a radius of 11,853.07 feet, a tangent of 149.56 feet, and a long chord bearing N 47° 17' 23" W at a distance of 299.10 feet to a 1/2-inch iron rod set for the Point of Tangency;

THENCE: N 46° 34' 00" W continuing along the said City right-of-way for a distance of 101.34 feet to a 1/2-inch iron rod set for corner;

THENCE: N 41° 45' 11" E along the northwest line of the said 4.574 acre tract for a distance of 467.40 feet to a 1/2-inch iron rod set for corner;

THENCE: S 48° 32' 18" E along the southwest line of the beforementioned A&M Research Foundation tract for a distance of 421.60 feet to the POINT OF BEGINNING and containing 4.574 acres of land, more or less.

EXHIBIT CC

FIELD NOTES

PARK LAND DEDICATION

Proposed Lot 2, Block 14, Edelweiss Estates, Phase Five
10,899 Acres

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON SURVEY, Abstract No. 54, in College Station, Brazos County, Texas, and being a portion of the 159.657 acre tract conveyed by Wellborn Road, Ltd. to Lieven J. Van Riet et al by Trustee's Deed dated April 7, 1987 and recorded in Volume 963, Page 29 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING: at a 1/2-inch iron rod found marking the most easterly corner of the said 159.657 acre tract, said iron rod being in the southwest right-of-way line of Schaffer Road and marking the north corner of the Texas A&M Research Foundation 4.00 acre tract described in Volume 936, Page 151;
THENCE: S 41° 57' 50" W along the southeast line of said 159.657 acre tract for a distance of 1470.81 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING;
THENCE: S 41° 57' 50" W continuing along said southeast line for a distance of 707.38 feet to a 1/2-inch iron rod set for the most southerly corner of this tract;
THENCE: N 48° 02' 10" W for a distance of 404.71 feet into the interior of the said 159.657 acre tract to a 1/2-inch iron rod set for corner;
THENCE: 474.81 feet in a counter-clockwise direction along the arc of a curve having a central angle of 51° 19' 45", a radius of 530.00 feet, a tangent of 254.67 feet and a long chord bearing N 07° 56' 48" E at a distance of 459.09 feet to a 1/2-inch iron rod set for the Point of Tangency;
THENCE: N 17° 43' 05" W for a distance of 179.55 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right;
THENCE: 266.26 feet along the arc of said curve having a central angle of 56° 30' 09", a radius of 270.00 feet, a tangent of 145.08 feet and a long chord bearing S 10° 32' 00" W at a distance of 255.60 feet to a 1/2-inch iron rod set for the Point of Curvature of a Compound Curve;
THENCE: 40.38 feet along the arc of said curve having a central angle of 92° 33' 17", a radius of 25.00 feet, a tangent of 26.14 feet and a long chord bearing S 85° 03' 43" W at a distance of 36.13 feet to a 1/2-inch iron rod set for the Point of Tangency;
THENCE: S 48° 39' 39" E for a distance of 156.19 feet to the Point of Curvature of a curve to the right;
THENCE: 298.69 feet along the arc of said curve having a central angle of 02° 05' 39", a radius of 8171.61 feet, a tangent of 149.36 feet and a long chord bearing S 47° 36' 50" E at a distance of 298.67 feet to a 1/2-inch iron rod set for the Point of Tangency;
THENCE: S 46° 34' 00" E for a distance of 150.00 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left;
THENCE: 300.87 feet along the arc of said curve having a central angle of 01° 26' 45", a radius of 11,923.07 feet, a tangent of 150.44 feet and a long chord bearing S 47° 17' 23" E at a distance of 300.87 feet to a 1/2-inch iron rod set for the Point of Tangency;
THENCE: S 48° 00' 45" E for a distance of 19.52 feet to the POINT OF BEGINNING and containing 10,899 acres of land, more or less.

EXHIBIT DD

FIELD NOTES

14.075 ACRE TRACT

Proposed Lot 1, Block 14, Edelweiss Estates, Phase Five

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON SURVEY, Abstract No. 54, in College Station, Brazos County, Texas, and being a portion of the 51.787 acre tract conveyed by Lieven J. Van Riet, Trustee to BEGONIA CORPORATION by Deed recorded in Volume 2247, Page 336 of the Official Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: at the most southerly corner of the said 51.787 acre tract, said corner also being in the northeast right-of-way line of F.M. 2154 (based on a 100-foot width) from whence a 1/2-inch iron rod found for reference bears N 41° 57' 50" E at a distance of 0.34 feet;

THENCE: 249.54 feet in a counter-clockwise direction along the arc of a curve in said F.M. 2154 line having a central angle of 4° 54' 19", a radius of 2914.80 feet, a tangent of 124.85 feet, and a long chord bearing N 44° 36' 48" W at a distance of 249.47 feet to a concrete highway monument found for corner;

THENCE: N 47° 03' 58" W for a distance of 125.51 feet continuing along said F.M. 2154 line to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right;

THENCE: 38.85 feet into the interior of said 51.787 acre tract and along the arc of said curve having a central angle of 89° 01' 48", a radius of 25.00 feet, a tangent of 24.58 feet and a long chord bearing N 02° 33' 04" W at a distance of 35.05 feet to a 1/2-inch iron rod set for the Point of Tangency;

THENCE: N 41° 57' 50" E for a distance of 1429.10 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left;

THENCE: 77.27 feet along the arc of said curve having a central angle of 08° 21' 10", a radius of 530.00 feet, a tangent of 38.70 feet and along chord bearing N 37° 47' 15" E at a distance of 77.20 feet to a 1/2-inch iron rod found marking the most westerly corner of the City of College Station 10.899 acre tract described in Volume 1843, Page 95 of the Official Records of Brazos County, Texas;

THENCE: S 48° 02' 10" E for a distance of 404.71 feet along said City tract to a 1/2-inch iron rod found for corner, said iron rod being in the southeast line of the beforementioned 51.787 acre tract and the northwest line of the Jack Kindt 2.24 acre tract described in Volume 641, Page 426;

THENCE: S 41° 57' 50" W for a distance of 1548.10 feet to the POINT OF BEGINNING and containing 14.075 acres (613,118 square feet) of land, more or less.

EXHIBIT EE

FIELD NOTES
8.97 Acre Tract

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEPHENSON SURVEY, Abstract No. 54, in College Station, Brazos County, Texas, and being a portion of the 159.657 acre tract conveyed by Lievan J. Van Riet et al to Lievan J. Van Riet, Trustee by deed recorded in Volume 964, Page 818 of the Official Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2" rod found marking the most easterly corner of the said 159.657 acre tract, said iron rod being in the southwest right-of-way line of Schaffer Road, a county road, and marking the north corner of the Texas A&M Research Foundation 4.00 acre tract described in Volume 936, Page 151;

THENCE: S 41°57'50" W along the southeast line of the said 159.657 acre tract for a distance of 923.21 feet to the northwest corner of the 2.60 acre tract conveyed to Fire Security Systems, Inc. in Volume 1228, Page 61 of the Official Records of Brazos County, Texas;

THENCE: N 48°32'18" W through the interior of said 159.657 acre tract for a distance of 421.60 feet for corner;

THENCE: N 41°45'11" E for a distance of 923.40 feet for corner, said corner being in the southwest right-of-way line of a county road called Schaffer Road;

THENCE: S 48°30'36" E along said right-of-way line for a distance of 425.00 feet to the POINT OF BEGINNING and containing 8.97 acres of land, more or less.