

Joe Orr, Inc.
Surveyors & Engineers
2167 Post Oak Circle
College Station, Texas 77845
(979) 690-3378

Windham & Thurmond 78.36 Acre Tract
Robert Stevenson and Thomas Caruthers Leagues
College Station, Texas
30 May 2000

All that certain tract or parcel of land lying and being situated in the Robert Stevenson League, Abstract No. 54, and the Thomas Caruthers League, Abstract No. 9, in College Station, Brazos County, Texas, being a part of that 112.19 acre tract conveyed to Jerry Windham and Frank Thurmond by deed recorded in Volume 571, Page 144 of the Deed Records of Brazos County, Texas, and a part of that 19.00 acre tract conveyed to Jerry Windham and Frank Thurmond by deed recorded in Volume 581, Page 207 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at a cross-tie fence corner in the northeast line of State Highway No. 6, from which a ½" iron rod was found N 45° E – 0.74', a ½" iron rod was found N 49° 00' 21" W – 99.85' and the City of College Station 1994 GPS monument No. 138 bears S 51° 34' 16" E – 4033.70' and a 5/8" iron rod was found in 1985 at the most westerly corner of the said 19.00 acre tract S 41° 14' 50" W – 109.54',

Thence N 41° 09' 46" E – 1353.16 feet along the northwest line of the said 19.00 acre tract and the said 112.19 acre tract which is also the southeast line of the Barron Park Subdivision according to plat of record in Volume 939, Page 209 of the Official Records of Brazos County, Texas, to a ½" iron rod found beside an 8" corner post on the approximate line between the Robert Stevenson League and the Thomas Caruthers League;

Thence N 49° 12' 46" W – 88.68 feet along the approximate League Line to a 5/8" iron rod found beside a cross-tie fence corner at the common corner of the said Windham and Thurmond 112.19 acre tract and that 341.60 acre tract conveyed to W.G. Ritchey and wife, Sybil D. Ritchey by deed recorded in Volume 237, Page 29 of the Deed Records of Brazos County, Texas;

Thence N 41° 48' 05" E – 1086.09 feet along the line between the said Ritchey tract and the said Windham and Thurmond tract to a 4" square concrete monument found beside a cross-tie fence corner at the common corner of the said Windham and Thurmond 112.19 acre tract and that 45.162 acre tract conveyed to Frank Thurmond and Jerry Windham by deed recorded in Volume 677, Page 676 of the Official Records of Brazos County, Texas;

Thence S 48° 07' 37" E – 1073.71 feet along the line between the Windham and Thurmond 112.19 acre tract and the Thurmond and Windham 45.162 acre tract to a 4" square concrete monument found beside a cross-tie fence corner at the common corner of the said Thurmond and Windham 45.162 acre tract and that 39.399 acre tract conveyed to Marion Violet Creagor by deed recorded in Volume 1849, Page 313 of the Official Records of Brazos County, Texas;

Thence S 48° 08' 02" E – 1737.45 feet, at 585.58' pass a 5/8" iron rod with a yellow plastic cap marked "Kerr RPLS 4502" found on line at the common corner of the said Creagor 39.399 acre tract and that 140.358 acre tract conveyed to Marion Violet Creagor and Susan Creagor Helm by deed recorded in Volume 2389, Page 156 of the Official Records of Brazos County, Texas, from which a bent ¾' iron pipe was found N 42° E – 1.8', along the northeast line of the said Windham and Thurmond 112.19 acre tract to a ½" iron rod with an orange plastic cap marked "H.P. Mayo RPLS 5045" set at the intersection of the line between the said Windham and Thurmond 112.19 acre tract and the said Creagor 140.358 acre tract and the northwest line of that 50.78 acre tract described in deed to Pebble Hills, Ltd. recorded in Volume 3723, Page 312 and 315 of the Official Records of Brazos County, Texas, from which a ½" iron rod with a yellow plastic cap marked "RPLS 2972" was found N 66° 47' 54" E – 3.16';

Thence S 66° 47' 54" W – 827.57 feet along the northwest line of the said Pebble Hills, Ltd. tract to a ½" iron rod found marked "RPLS 2972";

Thence N 47° 45' 25" W – 129.90 feet continuing through the said Windham and Thurmond 112.19 acre tract to a ½" iron rod found marked "RPLS 2972";

Thence S 28° 59' 29" W – 2.01 feet to a 5/8" iron rod found at the most easterly corner of that 10.01 acre tract conveyed to Marion Violet Creagor by deed recorded in Volume 1849, Page 317 of the Official Records of Brazos County, Texas;

Thence N 47° 49' 47" W – 1255.25 feet along the line between the said Windham and Thurmond 112.19 acre tract and the said Creagor 10.01 acre tract to a bent 5/8" iron rod found at the common corner of the said Creagor 10.01 acre tract and that 6.95 acre tract conveyed to Marion Violet Creagor by deed recorded in Volume 1849, Page 313 of the Official Records of Brazos County, Texas;

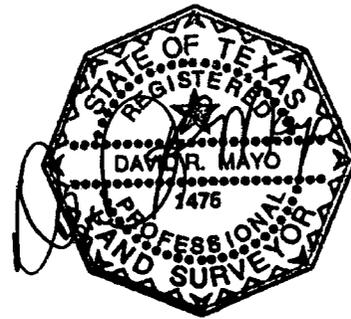
Thence N 47° 04' 25" W – 148.96 feet along the line between the said Windham and Thurmond 112.19 acre tract and the said Creagor 6.95 acre tract to a ½" iron rod found beside a 5" fence corner post at the most northerly corner of the said 6.95 acre tract;

Thence S 41° 20' 38" W – 1676.54 feet along the line between the Windham and Thurmond 112.19 acre tract, the Windham and Thurmond 19.00 acre tract and the Creagor 6.95 acre tract to a ½" iron rod with an orange plastic cap marked "H.P. Mayo RPLS 5045" set in the northeast line of State Highway No. 6 for the common corner of the said Creagor 6.95 acre tract and the said Windham and Thurmond 19.00 acre tract, from which a ½" iron rod was

found in 1985, S 41° 20' 38" W – 108.95 feet, at the original south corner of the said 19.00 acre tract;

Thence N 49° 25' 00" W – 837.67 feet along the northeast line of State Highway No. 6 to the Point of Beginning and containing 78.36 acres of land more or less.

The bearings used in this survey are Texas State Plane, Central Zone, NAD-83 datum, based on City of CS 1994 GPS control monument nos. 138 and 149.



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Thurmond and Windham 45.1 Acre Tract
Thomas Caruthers League
College Station, Texas
30 May 2000

All that certain tract or parcel of land lying and being situated in the Thomas Caruthers League, Abstract No. 9, in College Station, Brazos County, Texas, being all of that 45.162 acre tract conveyed to Frank Thurmond and Jerry Windham by deed recorded in Volume 677, Page 676 of the Official Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at a 4" square concrete monument found beside a cross-tie fence corner at the common corner of the said Thurmond and Windham 45.162 acre tract and that 112.19 acre tract conveyed to Jerry Windham and Frank Thurmond by deed recorded in Volume 571, Page 144 of the Deed Records of Brazos County, Texas, on the southeast line of that 341.60 acre tract conveyed to W.G. Ritchey and wife, Sybil D. Ritchey by deed recorded in Volume 237, Page 29 of the Deed Records of Brazos County, Texas, from which the City of College Station 1994 GPS monument No. 138 bears S 20° 09' 16" E – 4679.97 feet.

Thence N 41° 44' 29" E – 1207.97 feet along the line between the said Ritchey tract and the said Thurmond and Windham 45.162 acre tract to a ½" iron rod found at the northwest corner of this tract, from which a sandstone rock was found N 37° 27' E – 138.3' in the line between the said Ritchey tract and that 63.1 acre Second Tract described in deed to James O. Freeman recorded in Volume 125, Page 281 of the Deed Records of Brazos County, Texas;

Thence S 48° 15' 31" E – 25 feet to the center of Lick Creek from which the center of Lick Creek at the next point of exit bears S 86° 11' 35" E – 521.60';

Thence down the center of Lick Creek with its meanders approximately as follows:

N 60° E – 22 feet;
S 66° E – 75 feet;
S 85° E - 90 feet;
S 63° E – 140 feet;
S 1° W – 100 feet;

S 35° E – 35 feet;
N 80° E – 70 feet;
N 47° E – 107 feet;
N 28° E – 113 feet;

Thence N 89° 07' 15" E – 117.31 feet, leaving the creek channel and cutting off a large loop, passing a ½" iron rod found at 25.00 feet, passing another ½" iron rod 0.5' right at 52.46', passing a third ½" iron rod found at 92.31', and returning to the center of Lick Creek;

Thence continuing down the center of Lick Creek with its meanders approximately as follows:

S 60° E – 50 feet;
N 77° E – 60 feet;
N 39° E – 200 feet;
N 19° E – 45 feet;
N 75° E – 25 feet;
S 40° E – 40 feet;
S 13° E – 70 feet;
S 64° E – 115 feet;
N 70° E – 115 feet;
N 43° E – 70 feet;
N 1° W – 60 feet;
N 40° W – 65 feet;
N 60° W – 90 feet;
N 40° W – 160 feet;
N 31° E – 30 feet;
N 70° E – 40 feet;
S 84° E – 100 feet;
N 85° E – 85 feet;
N 70° E – 180 feet;
S 71° E – 130 feet;
S 88° E – 80 feet;
S 50° E – 135 feet;

S 66° E – 20 feet to the line between the said Thurmond and Windham 45.162 acre tract and that 39.399 acre tract conveyed to Marion Violet Creagor as Tract One in deed recorded in Volume 1849, Page 313 of the Official Records of Brazos County, Texas, from which a ½" iron pipe was found N 41° 50' 36" E – 356.73 feet at the most northerly corner of the said Creagor tract;

Thence S 41° 50' 36" W – 2601.44 feet along the line between the said Thurmond and Windham tract and the said Creagor tract to a 4" square concrete monument found beside a cross-tie fence corner at the common corner of same in the northeast line of the said Windham and Thurmond 112.19 acre tract;

Thence N 48° 07' 37" W – 1073.71 feet along the line between the said Thurmond and Windham 45.162 acre tract and the said Windham and Thurmond 112.19 acre tract to the Point of Beginning and containing 45.1 acres of land more or less.

The bearings used in this survey are Texas State Plane, Central Zone, NAD-83 datum, based on City of CS 1994 GPS control monument nos. 138 and 149.



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36.27 Acre Tract
Thomas Caruthers League
College Station, Texas
8 June 2000

All that certain tract or parcel of land lying and being situated in the Thomas Caruthers League, Abstract No. 9, in College Station, Brazos County, Texas, being all of that 15.00 acre tract conveyed to Nancy Creagor and part of those 15.00 acre tracts conveyed to George Creagor, Michael Creagor and Susan Creagor Helm by deed recorded in Volume 2389, Page 156 of the Official Records of Brazos County, Texas, and being more particularly described as follows:

Commencing at a bent 5/8" iron rod found in the northwest right-of-way line of Greens Prairie Road according to plat of record in Volume 495, Page 453 of the Deed Records of Brazos County, Texas, at the most easterly corner of the said Creagor 140.358 acre tract from which the City of College Station 1994 GPS control monument No. 149 bears N 45° 08' 25" E – 1038.75 feet and a 3/4" iron pipe was found N 48° 16' 27" W – 13.14' at the most southerly corner of that 119.53 acre tract conveyed to Brazos Valley Solid Waster Management Agency by deed recorded in Volume 1231, Page 288 of the Official Records of Brazos County, Texas.

Thence S 41° 51' 48" W – 1066.80 feet along the northwest right-of-way line of Greens Prairie Road to a 5/8" iron rod found at the most easterly corner of the said Susan Creagor Helm 15.00 acre tract for the **Point of Beginning** of this tract;

Thence S 41° 51' 48" W – 475.00 feet continuing along the northwest right-of-way line of Greens Prairie Road to a 1/2" iron rod with an orange plastic cap marked "H.P. Mayo RPLS 5045" set at the common corner of the said Helm 15.00 acre tract and the said Michael Creagor 15.00 acre tract which is also the most easterly corner of that 5.00 acre tract conveyed to Billy Pittman, Jr. and wife Sherry Pittman by deed recorded in Volume 2615, Page 160 of the Official Records of Brazos County, Texas;

Thence N 48° 08' 16" W – 580.77 feet along the line between the said Pittman 5.00 acre tract and the said Helm 15.00 acre tract to a 1/2" iron rod with an orange plastic cap marked "H.P. Mayo RPLS 5045" set at the most northerly corner of the said Pittman tract;

Thence S 41° 52' 04" W – 375.00 feet along the northwest line of the said Pittman tract to a 5/8" iron rod with a yellow plastic cap marked "Kerr RPLS 4502" found at the most westerly corner of the said Pittman tract;

Thence S 48° 08' 16" E – 580.80 feet along the southwest line of the said Pittman tract to a 5/8" iron rod found at the most southerly corner of same in the northwest right-of-way line of Greens Prairie Road;

Thence S 41° 51' 48" W – 1049.99 feet along the northwest right-of-way line of Greens Prairie Road, at 100' pass a 5/8" iron rod found 13.50' right on the line between the said Michael Creagor 15.00 acre tract and the said George Creagor 15.00 acre tract, at 575.03' pass a 5/8" iron rod found at the common corner of the said George Creagor tract and the said Nancy Creagor tract, to a 5/8" iron rod found at the most southerly corner of the said Nancy Creagor tract, from which a 1/2" iron rod was found S 49° 14' E – 2.07' and a 6" corner fence post was found S 56° E – 1.6';

Thence N 48° 08' 02" W – 1375.70 feet along the line between the said Nancy Creagor 15.00 acre tract and that 112.19 acre tract conveyed to Jerry Windham and Frank Thurmond by deed recorded in Volume 571, Page 144 of the Deed Records of Brazos County, Texas, to a 5/8" iron rod with a yellow plastic cap marked "Kerr RPLS No. 4502" found at the common corner of the said Nancy Creagor 15.00 acre tract and the said Marion Violet Creagor and Susan Creagor Helm 140.358 acre tract;

Thence N 41° 52' 26" E – 650.00 feet along the line between the said Nancy Creagor and George Creagor tracts and the said Marion Violet Creagor and Susan Creagor Helm tract, at 474.96' pass a 5/8" iron rod with a yellow plastic cap marked "Kerr RPLS No. 4502", to a 1/2" iron rod with an orange plastic cap marked "H.P. Mayo RPLS 5045" set for a corner of this tract;

Thence S 82° 55' 43" E – 700.87 feet through the said George Creagor tract and the said Michael Creagor tract, at 525.61 feet cross the line between said tracts, to a 1/2" iron rod with an orange plastic cap marked "H.P. Mayo RPLS 5045" set for a corner of this tract;

Thence N 41° 51' 44" E – 262.67 feet continuing through the said Michael Creagor tract to a 1/2" iron rod with an orange plastic cap marked "H.P. Mayo RPLS 5045" set for a corner of this tract in the northeast line of a 20' wide sewer easement described in Volume 3048, Page 252 of the Official Records of Brazos County, Texas;

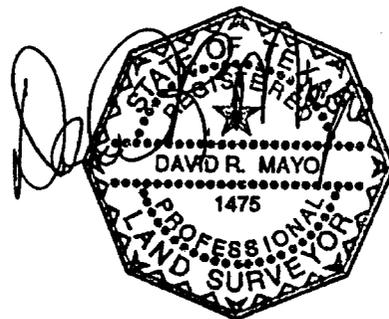
Thence S 70° 46' 00" E – 157.10 feet along the northeast line of said sewer easement to a 1/2" iron rod with an orange plastic cap marked "H.P. Mayo RPLS 5045" set for a corner of this tract;

Thence N 41° 51' 44" E – 51.88 feet continuing through the said Michael Creagor tract to a 1/2" iron rod with an orange plastic cap marked "H.P. Mayo RPLS 5045" set in the line between the said Michael Creagor tract and the said Susan Creagor Helm 15.00 acre tract;

Thence through the said Susan Creagor Helm 15.00 acre tract as follows:

- S 76° 00' 00" E – 200.00 feet to a ½" iron rod with an orange plastic cap marked "H.P. Mayo RPLS 5045" set for a corner of this tract;
- N 51° 00' 00" E – 175.05 feet to a ½" iron rod with an orange plastic cap marked "H.P. Mayo RPLS 5045" set for a corner of this tract;
- S 73° 00' 00" E – 496.40 feet to the Point of Beginning and containing 36.27 acres of land more or less.

The bearings used in this survey are Texas State Plane, Central Zone, NAD-83 datum, based on City of CS 1994 GPS control monument nos. 138 and 149.



Pebble Hills, Ltd.
50.78 ac. - Vol. 3723, Pgs. 312 & 315

N 48°08'02" W - 1375.70'

Nancy Creagor
15.000 ac.
Vol. 2389, Pg. 156

N 48°08'02" W - 1375.61'

George Creagor
15.000 ac.
Vol. 2389, Pg. 156

36.27 ac.

N 48°08'16" W

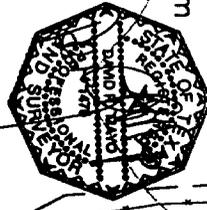
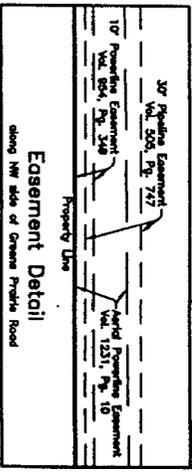
Billy Pittman, Jr. and wife, Sherry Pittman
5.000 ac.
Vol. 2615, Pg. 160

Michael Creagor
15.000 ac.
Vol. 2389, Pg. 156

Susan Creagor Helm
15.000 ac.
Vol. 2389, Pg. 156

S 48°08'26" E - 1375.41'

Marion Violet Creagor
and Susan Creagor Helm
140.358 ac.
Vol. 2389, Pg. 156



Property Encroachment Note:
The north corner of the Pebble Hills, Ltd. tract is 2.87' northeast of the Creagor property line, creating an encroachment of 0.06 ac.

20' Sewer Easement
Vol. 3046, Pg. 259

Note:
5/8" Rrs found on the northwest line these 15 acre tracts have yellow plastic caps stamped "KERR RPLS 4502"

Notes:
Iron rods set are 1/2" rebar with orange caps, marked "H.P. MAVO RPLS 5045".
Buried utilities and pipelines were not located and those shown are only approximate and others may be in place and not shown on this plat.
Existing buildings, private roads, water wells, septic systems, ponds and cross fences were not located and shown on this plat.

Legend

wire fence

Drainage Easement
Vol. 2439, Pg. 227

B.V.S.M.A. - 119.53 ac. - Vol. 1231, Pg. 288

Texas Centroid Ranch
Section One
Vol. 981, Pg. 221

Boundary Survey - 36.27 ac.
Thomas Caruthers league A-9
College Station, Texas

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Surveyors & Engineers
2167 Post Oak Circle
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Pebble Creek
Phase 1A
Vol. 1224, Pg. 559

Greens Prairie Road
150' Right-of-Way - Vol. 495, Pg. 453

Multiple Easements
- see lines - 41°51'48" W - 1049.98'
- see lines - 41°51'48" W - 1049.98'
- see lines - 41°51'48" W - 1049.98'

Boodings are Texas State Plans, Central Zone, NAD-83 datum, based on City of CS 1994 GPS control monument no. 138 and no. 149.

Multiple Easements
- see lines - 41°51'48" W - 1066.89'
- see lines - 41°51'48" W - 1066.89'

Boodings are Texas State Plans, Central Zone, NAD-83 datum, based on City of CS 1994 GPS control monument no. 138 and no. 149.