

**FIELD NOTES
CITY OF COLLEGE STATION
PROPOSED CHANNEL EASEMENTS
FOR
LONGMIRE DRIVE EXTENSION
TRACT NO. 1
0.222 ACRE & 0.095 ACRE EASEMENTS
OUT OF THE MYRTLE L. TOLSON
CALLED 25.6 ACRE TRACT
VOLUME 3115, PAGE 35
ROBERT STEVENSON SURVEY, A - 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
MARCH 15, 2002**

All that certain lot, tract or parcel of land being 0.317 of one acre situated in the ROBERT STEVENSON SURVEY, Abstract No. 54, City of College Station, Brazos County, Texas and being a part of that certain Called 25.6 acre tract as described in deed from R. B. Tolson to Myrtle L. Tolson of record in Volume 3115, Page 35, Official Records of Brazos County, Texas, said 0.317 acre tract being more particularly described in two (2) tracts by metes and bounds as follows:

EASEMENT NO. CE-1 (0.222 AC.)

BEGINNING at a point on the Proposed east right-of-way line of LONGMIRE DRIVE for the southwest corner, said corner being S 14 ° 34 ' 22 " E a distance of 505.29 feet from a 6" Wood Post found for the occupied north corner of the Remainder of said Called 25.6 acre tract, a ½" Iron rod found for the interior corner of the Oakwood Custom homes Group, Ltd. Called 19.57 acre tract as recorded in Volume 4475, Page 85, bears N 71 ° 26 ' 11 " E a distance of 286.69 feet, a ½" Iron Rod set for a point of curvature of said Proposed east right-of-way line bears S 10 ° 18 ' 17 " E a distance of 180.61 feet;
THENCE N 10 ° 18 ' 17 " W, along said Proposed east right-of-way line a distance of 28.33 feet to a ½" Iron Rod set for a point of tangency of curve;
THENCE continuing along said Proposed east right-of-way line around a curve in a counterclockwise direction having a delta angle of 03 ° 46 ' 04 " , an arc distance of 35.27 feet, a radius of 536.41 feet, and a chord of N 12 ° 11 ' 19 " W, a distance of 35.27 feet to a point for the northwest corner, a ½" Iron Rod set for a point of tangency of said curve bears N 31 ° 19 ' 40 " W a distance of 318.24 feet;
THENCE N 22 ° 53 ' 48 " E, a distance of 108.05 feet to a point for the northeast corner;
THENCE S 41 ° 03 ' 54 " E, a distance of 96.26 feet to a point for the southeast corner;
THENCE S 30 ° 56 ' 08 " W, a distance of 92.09 feet to a point for an exterior corner;
THENCE S 77 ° 12 ' 31 " W, a distance of 46.58 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 9649.62 square feet or 0.222 OF ONE ACRE OF LAND MORE OR LESS, IN EASEMENT NO. CE-1.

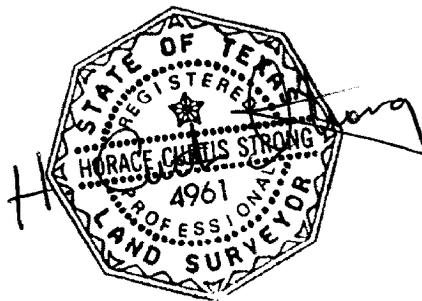
EASEMENT NO. CE-2 (0.095 AC.)

BEGINNING at a point on the Proposed west right-of-way line of LONGMIRE DRIVE for the southeast corner, said corner being S 06 ° 39 ' 27 " E a distance of 509.25 feet from a 6" Wood Post found for the Occupied North Corner of the remainder of said Called 25.60 acre tract, a ½" Iron rod found for the interior corner of the Oakwood Custom homes Group, Ltd. Called 19.57 acre

tract as recorded in Volume 4475, Page 85, bears N 72 ° 21 ' 48 " E a distance of 356.63 feet, a ½" Iron Rod set for a point of curvature of said Proposed west right-of-way line bears S 10 ° 18 ' 17 " E a distance of 176.28 feet;

THENCE S 42 ° 17 ' 02 " W, a distance of 55.76 feet to a point for the most southerly corner;
THENCE N 11 ° 52 ' 51 " W, a distance of 118.35 feet to a point for the northwest corner;
THENCE S 74 ° 33 ' 04 " E, a distance of 51.77 feet to a point in the Proposed west right-of-way line of said LONGMIRE DRIVE for the northeast corner;
THENCE along said Proposed west right-of-way line around a curve in a clockwise direction having a delta angle of 03 ° 35 ' 55 " , an arc distance of 29.29 feet, a radius of 466.41 feet, and a chord of S 12 ° 06 ' 14 " E, a distance of 29.29 feet to a ½" Iron Rod set for the point of tangency of said curve;
THENCE S 10 ° 18 ' 17 " E, continuing along said Proposed west right-of-way line a distance of 32.66 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 4128.41 square feet or 0.095 OF ONE ACRE OF LAND MORE OR LESS IN EASEMENT NO. CE-2.

BOTH TRACTS COMBINED CONTAINING A TOTAL AREA OF 0.317 OF ONE ACRE OF LAND MORE OR LESS, according to a survey performed during March, 2002, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. For north orientation and adjoining information, see accompanying plat.



Fnd. 6" Wood Post
Occupied North Corner
Remainder of Called 25.6 Ac.

MYRTLE L. TOLSON
PART OF CALLED 25.6 ACRES
3115/35

R=536.41'
D=34°30'40"
L=323.10'
T=166.62'
LC=318.24'
CB=S 31°19'40" E

Fnd. 1/2" I.R.
Interior Corner of
Called 19.57 Ac.

TRACT IA
1.036 ACRES
45,106 s.f.

R=466.41'
D=34°40'49"
L=282.31'
T=145.63'
LC=278.02'
CB=S 31°14'36" E

MYRTLE L. TOLSON
PART OF CALLED 25.6 ACRES
3115/35

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CALLED 25.6 ACRE TRACT
VOLUME 3115, PAGE 35

ROBERT STEVENSON SURVEY, A - 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SCALE: 1" = 100' MARCH 15, 2002

STRONG SURVEYING
1673 Briarcrest Dr. Ste. A102
Bryan, Texas 77802
Phone: (979) 776-9836
Fax: (979) 731-0096
email: cstrong@tcyber.com

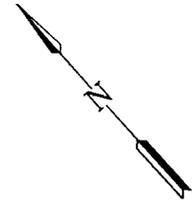
NOTES:

North Orientation is based on rotating the Proposed Right-of-Way Lines to the Deed Calls in the First American Bank Called 8.48 Acre Tract in Volume 2716, Page 38.

● Denotes 1/2" I.R. w/Cap set.

This is a Right-of-Way taking survey. Any easements that may apply to this parcel has not been shown.

This survey matches the plat calls of relative angles and distances for Bridle Gate Estates Phase One. A rotation factor of 3°07'27" in a clockwise direction will place this survey on the same bearing system as Bridle Gate Estates Phase One.



SCALE: 1" = 100'

OAKWOOD CUSTOM HOMES GROUP LTD.
PART OF CALLED 19.57 ACRES
4475/85

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	536.41	03°46'04"	35.27	17.64	N 12°11'19" W	35.27
C2	466.41	03°35'55"	29.29	14.65	S 12°06'14" E	29.29

LINE	DISTANCE	BEARING
L1	28.33'	N 10°18'17" W
L2	108.05'	N 22°53'48" E
L3	96.26'	S 41°03'54" E
L4	92.09'	S 30°56'08" W
L5	46.58'	S 77°12'31" W
L6	32.66'	S 10°18'17" E
L7	55.76'	S 42°17'02" W
L8	118.35'	N 11°52'51" W
L9	51.77'	S 74°33'04" E

I. H. CURTIS STRONG, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4961 DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. SURVEYED MARCH, 2002.

H. CURTIS STRONG, RPLS 4961



GRAHAM ROAD

N 41°35'30" E 124.75'
Occupied West Corner of Remainder of 25.6 Ac.
N 86°35'30" W - 35.36'
N 48°35'00" W - 39.98'

360.12'
S 41°40'41" W 543.75' TOTAL
85.55'
98.08'

R=535.00'
D=05°39'07"
L=52.78'
T=26.41'
LC=52.75'
CB=N 13°07'50" W

Fnd. 1/2" I.R. for a
West Corner of Called
19.57 Ac.

Fnd. 1/2" I.R. for
Interior Corner of
Called 19.57 Ac.

TRACT IB
0.049 ACRES
2117 s.f.
S 41°40'41" W - 31.74'
N 41°40'41" E - 14.26'

Fnd. 1/2" I.R. for a
West Corner of Called
19.57 Ac.