



**QUITCLAIM DEED**

THE STATE OF TEXAS  
 COUNTY OF BRAZOS

§  
 §  
 §

**KNOW ALL MEN BY THESE PRESENTS:**

That, the CITY OF COLLEGE STATION, TEXAS, of the County of BRAZOS, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have Quitclaimed and do by these presents Bargain, Sell, Release and forever Quitclaim unto the State of Texas all of Grantors' right, title, interest, claim and demand in and to that certain tract or parcel of land, situated in the County of BRAZOS, State of Texas, more particularly described in Exhibit "A," attached hereto and incorporated herein for any and all purposes.

**TO HAVE AND TO HOLD** for said purposes together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said State of Texas forever.

**SAVE AND EXCEPT, AND THIS QUITCLAIM IS SUBJECT TO THE FOLLOWING RESERVATION:**  
 Any and all municipal public utility installations and facilities heretofore placed and located within, on, or over the property described in Exhibit "A" attached hereto, shall be permitted to remain in place by virtue of the fact that the Exhibit "A" property is now a public road right of way and such public utility facilities may occupy such public road right of way in accordance with and subject to Texas law authorizing such occupancy. However, this reservation shall not be considered to be the retention of a specific utility easement. In the event the Grantor herein should be required to make future adjustment, removal, or relocation of any of those public utility facilities owned by Grantor at such time, due to highway construction, Grantee, acting by and through the Texas Transportation Commission, agrees to participate in the actual costs incurred by Grantor for such future adjustment, removal, or relocation of Grantor's utility facilities, in accordance with and to the extent possible under applicable laws of the State of Texas.

**IN WITNESS WHEREOF**, this instrument is executed on this the \_\_\_\_\_ day of \_\_\_\_\_, 2003.

CITY OF COLLEGE STATION, TEXAS \_\_\_\_\_

BY: \_\_\_\_\_  
 RON SILVIA

TITLE: Mayor \_\_\_\_\_

**Acknowledgement**

State of Texas  
County of Brazos

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

as \_\_\_\_\_ of City of College Station

\_\_\_\_\_  
Notary Public's Signature

APPROVED:

*Rozanne Hermal*  
City Attorney

County: Brazos  
CSJ No: 0540-08-001  
Highway No.: SH 40  
Parcel No. 9  
Grantor: Timothy J. Crowley

Being 25.481 hectares (62.965 acres) of land out of the Robert Stevenson Survey, Abstract No. 54, Brazos County, Texas; said 25.481 hectares (62.965 acres) of land being out of a certain 297.429 hectare (734.96 acres) tract of land described in a deed from Robert B. Waltman, et ux, to Timothy J. Crowley dated January 24, 1992, recorded in Volume 1415, Page 74, Official Records of Brazos County (O.R.B.C.); said 25.481 hectares (62.965 acres) of land described by metes and bounds as follows:

**COMMENCING** at a 13 mm iron rod found for the most westerly corner of said Crowley's 297.429 hectare (734.96 acres) tract of land;

North 42 degrees 41 minutes 19 seconds East, along the northwest line of said Crowley tract, a distance of 617.500 meters (2,025.92 feet) to a point (from which a found fence corner bears North 46 degrees East, 0.211 meters) for the most easterly corner of a certain 63.941 hectare (158 acres) tract of land described in a deed to Beverly L. Furrer dated January 6, 1986, recorded in Volume 854, Page 57, O.R.B.C.; said point also being the most southerly corner of a certain 69.294 hectare (217.50 acres) tract of land described in a deed from to Gary Seaback, dated May 14, 1996, recorded in Volume 2597, Page 186, O.R.B.C.;

North 42 degrees 45 minutes 13 seconds East, along the southeast line of said Seaback tract, a distance of 127.938 meters (419.74 feet) to a 16 mm iron rod with aluminum cap set in the proposed south right of way line of SH 40 for the most westerly corner and **POINT OF BEGINNING** of the herein described tract;

- 1.) **THENCE** North 42 degrees 45 minutes 13 seconds East, continuing along the southeast line of said Seaback tract, a distance of 189.209 meters (620.76 feet) to a 16 mm iron rod with aluminum cap set in the proposed north right of way line of said SH 40 for a corner;
- 2.) **THENCE** North 86 degrees 14 minutes 30 seconds East, along the proposed northerly right of way line of said SH 40, a distance of 195.901 meters (642.72 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 4+540.000, 61.000 meters left;

- 3.) **THENCE** North 85 degrees 17 minutes 12 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 120.004 meters (393.71 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 4+660.000, 62.000 meters left;
- 4.) **THENCE** North 85 degrees 45 minutes 51 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 320.000 meters (1,049.87 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 4+980.000, 62.000 meters left;
- 5.) **THENCE** North 87 degrees 11 minutes 47 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 40.013 meters (131.28 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 5+020.000, 61.000 meters left;
- 6.) **THENCE** North 85 degrees 11 minutes 29 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 200.010 meters (656.20 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 5+220.000, 63.000 meters left;
- 7.) **THENCE** North 85 degrees 45 minutes 51 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 84.535 meters (277.35 feet) to a 16 mm iron rod with aluminum cap set on the proposed right of way, proposed baseline sta. 5+304.535, 63.000 meters left;
- 8.) **THENCE** North 85 degrees 45 minutes 51 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 35.465 meters (116.35 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 5+340.000, 63.000 meters left (this call is a "**Controlled Access Line**");
- 9.) **THENCE** North 86 degrees 28 minutes 49 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 24.537 meters (80.50 feet) to a 16 mm iron rod with aluminum cap set on the proposed right of way line, proposed baseline sta. 5+364.535, 62.693 meters left (this call is a "**Controlled Access Line**");
- 10.) **THENCE** North 86 degrees 28 minutes 49 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 55.469 meters (181.99 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 5+420.000, 62.000 meters left;

- 11.) **THENCE** North 87 degrees 06 minutes 48 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 68.222 meters (223.83 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 5+491.410, 59.280 meters left;
- 12.) **THENCE** North 77 degrees 03 minutes 53 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 73.220 meters (240.22 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 5+570.380, 62.980 meters left;
- 13.) **THENCE** North 56 degrees 47 minutes 54 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 38.275 meters (125.57 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 5+609.850, 75.490 meters left;
- 14.) **THENCE** North 70 degrees 12 minutes 34 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 78.225 meters (256.64 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 5+696.020, 77.300 meters left;
- 15.) **THENCE** North 82 degrees 35 minutes 16 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 31.679 meters (103.93 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 5+729.550, 69.000 meters left;
- 16.) **THENCE** North 61 degrees 44 minutes 46 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 73.430 meters (240.91 feet) concrete monument with brass disk set for an angle point, proposed baseline sta. 5+809.750, 71.220 meters left;
- 17.) **THENCE** North 56 degrees 33 minutes 00 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 72.313 meters (237.25 feet) concrete monument with brass disk set for an angle point, proposed baseline sta. 5+888.950, 73.020 meters left;
- 18.) **THENCE** North 51 degrees 36 minutes 26 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 73.235 meters (240.27 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 5+969.330, 74.120 meters left;
- 19.) **THENCE** North 48 degrees 41 minutes 54 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 271.141 meters (889.57 feet) to a 16 mm iron rod with aluminum cap set on the proposed right of way line, proposed baseline sta. 6+247.762, 53.139 meters left;

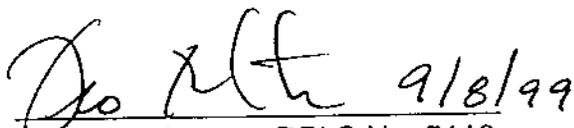
- 20.) **THENCE** North 48 degrees 41 minutes 54 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 25.886 meters (84.93 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 6+273.530, 50.680 meters left (this call is a "Controlled Access Line");
- 21.) **THENCE** North 46 degrees 53 minutes 34 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 65.770 meters (215.78 feet) to a 16 mm iron rod with aluminum cap set on the proposed right of way line, proposed baseline sta. 6+339.167, 46.498 meters left (this call is a "Controlled Access Line");
- 22.) **THENCE** North 46 degrees 53 minutes 34 seconds East, continuing along the proposed northerly right of way line of said SH 40, a distance of 196.005 meters (643.06 feet) to a 16 mm iron rod with aluminum cap, proposed baseline sta. 6+534.775, 34.033 meters left) set in the southwest line of Lot 2, Block 1, South Park Estates Phase One, recorded in Volume 795, Page 259, O.R.B.C.;
- 23.) **THENCE** South 63 degrees 03 minutes 31 seconds East, along the southwest line of said Lot 2, a distance of 15.802 meters (51.84 feet) to a point, proposed baseline sta. 6+539.212, 18.866 meters left) in the existing southwest right of way line of SH 6 as described in a Judgement Deed dated October 24, 1989 to The State of Texas, recorded in Volume 1153, Page 137, O.R.B.C.;
- 24.) **THENCE** South 26 degrees 53 minutes 48 seconds West, along the existing southwest right of way line of said SH 6, a distance of 99.978 meters (328.01 feet) to a point (from which a found concrete monument with brass disk bears North 50 degrees 37 minutes 27 seconds West, 0.586 meters) in the existing northwest right of way line of Greens Prairie Road;
- 25.) **THENCE** South 42 degrees 28 minutes 29 seconds West, along the northwest right of way line of said Greens Prairie Road, a distance of 165.501 meters (542.98 feet) to an angle point , proposed baseline sta. 6+277.792, 11.509 meters right;
- 26.) **THENCE** South 41 degrees 52 minutes 41 seconds West, continuing along the northwest line of said Greens Prairie Road, a distance of 465.891 meters (1,528.51 feet) to an angle point, proposed baseline sta. 5+825.376, 58.722 meters right;
- 27.) **THENCE** South 42 degrees 37 minutes 42 seconds West, continuing along the northwest line of said Greens Prairie Road, a distance of 124.225 meters (407.56 feet) to a concrete monument with brass disk set in the proposed southerly right of way line of SH 40, proposed baseline sta. 5+719.366, 102.642 meters right;

- 28.) **THENCE** North 48 degrees 53 minutes 19 seconds West, along the proposed southerly right of way line of said SH 40, a distance of 43.591 meters (143.02 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 5+701.720, 63.610 meters right;
- 29.) **THENCE** South 71 degrees 39 minutes 36 seconds West, continuing along the proposed southerly right of way line of said SH 40, a distance of 174.576 meters (572.76 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 5+540.000, 70.000 meters right;
- 30.) **THENCE** South 86 degrees 03 minutes 27 seconds West, continuing along the proposed southerly right of way line of said SH 40, a distance of 86.632 meters (284.23 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 5+460.000, 64.000 meters right;
- 31.) **THENCE** South 83 degrees 33 minutes 49 seconds West, continuing along the proposed southerly right of way line of said SH 40, a distance of 36.626 meters (120.16 feet) to a 16 mm iron rod with aluminum cap set on the proposed right of way line, proposed baseline sta. 5+424.419, 65.293 meters right;
- 32.) **THENCE** South 83 degrees 33 minutes 49 seconds West, continuing along the proposed southerly right of way line of said SH 40, a distance of 44.452 meters (145.84 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 5+380.000, 67.000 meters right (this call is a "**Controlled Access Line**");
- 33.) **THENCE** South 85 degrees 45 minutes 51 seconds West, continuing along the proposed southerly right of way line of said SH 40, a distance of 110.294 meters (361.85 feet) to a 16 mm iron rod with aluminum cap set for an angle point, proposed baseline sta. 5+269.706, 67.000 meters right (this call is a "**Controlled Access Line**");
- 234.) **THENCE** South 85 degrees 45 minutes 51 seconds West, continuing along the proposed southerly right of way line of said SH 40, a distance of 289.706 meters (950.48 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 4+980.000, 67.000 meters right;
- 35.) **THENCE** South 86 degrees 50 minutes 18 seconds West, continuing along the proposed southerly right of way line of said SH 40, a distance of 160.028 meters (525.03 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 4+820.000, 64.000 meters right;

- 36.) **THENCE** South 85 degrees 45 minutes 51 seconds West, continuing along the proposed southerly right of way line of said SH 40, a distance of 160.000 meters (524.93 feet) to a concrete monument with brass disk set for an angle point, proposed baseline sta. 4+660.000, 64.000 meters right;
- 37.) **THENCE** South 85 degrees 27 minutes 26 seconds West, continuing along the proposed south line of said SH 40, a distance of 454.255 meters (1,490.335 feet) to the **POINT OF BEGINNING** containing 25.481 hectares (62.965 acres) of land.

Notes:

- 1.) A plat of even date herewith accompanies this legal description.
- 2.) English units are provided for information only.

  
Leo M. Delatorre, RPLS No. 5113



ROBERT STEVENSON SURVEY  
ABSTRACT NO. 54

PROPOSED R.O.W.

N 88°14'30" E  
195.901m (642.72')

GARY SEABACK  
88.019 ha (217.5 AC.)  
VOL. 2597, P.G. 186  
MAY 14, 1996  
O.R.B.C.

PROPOSED BASELINE S.H. 40

N 85° 45' 51" E

4+200

4+300

STA. 4+344.106  
62.633m

STA. 4+205.752  
66.433m

TIMOTHY J. CROWLEY  
297.429 ha (734.96 AC.)  
VOL. 1415, P.G. 74  
JAN. 24, 1992  
O.R.B.C.

N 42°45'13" E 189.209m (620.76')

PROPOSED R.O.W.

S 85° 27' 26" W 454.255m (1490.34')

N 42°41'19" E  
617.500m (2025.92')

P.O.C.  
FND. 13 mm I.R.

FND. FNC. COR BEARS  
N 46° E, 0.211m

N 42°45'13" E  
127.938m (419.74')

P.O.B.

BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), THROUGH TXDOT SATELLITE STATION NO. 50210307 TO THE COLLEGE STATION WATER TOWER (BEARS N 45° 38' 22" W). METRIC DISTANCES MAY BE CONVERTED TO ENGLISH BY DIVIDING A FACTOR OF 0.3048006.

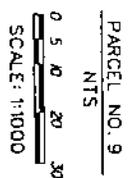
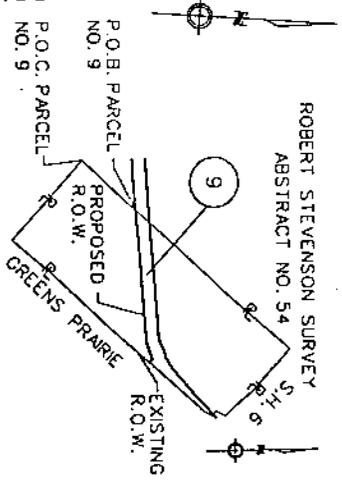
LEO M. DELATORRE  
REG. PROF. LAND SURVEYOR NO. 5113  
DATE OF SURVEY: MARCH, 1998

*Leo M. Delatorre*  
3/5/98



PARCEL 9

MATCH LINE 4+380.00



- NOTES:
1. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
  2. ENGLISH UNITS ARE PROVIDED FOR INFORMATION ONLY.
  3. SUBJECT TO UNLOCATED WATER LINE ESMT. RECORDED IN VOL. 531, P.G. 722, B.C.D.R.
  4. SUBJECT TO UNLOCATED SINGLAR PL. ESMT. RECORDED IN VOL. 132, P.G. 95, B.C.D.R.

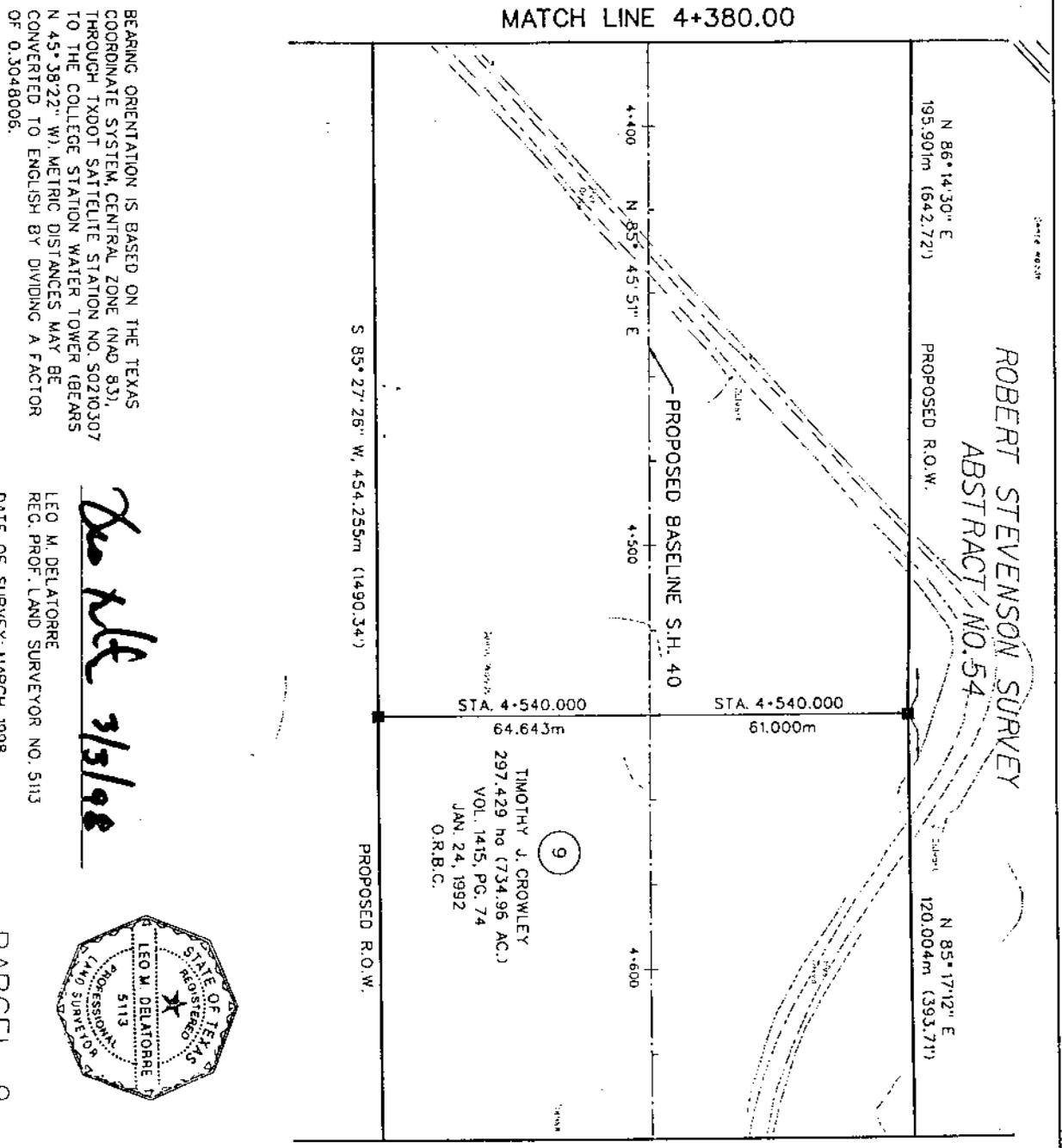
LEGEND

- SET 16 mm I.R. WITH ALUM. CAP
- ⊙ EXISTING PROPERTY CORNER
- SET CONCRETE MONUMENT W/ BRASS DISK

EXISTING	297.429	734.96
TAKING	25.479	62.96
REMAINING	134.174 LT.	331.55 LT.
	137.716 RT.	340.45 RT.

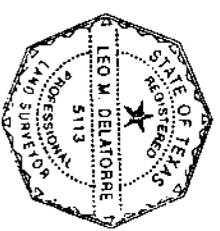
PARCEL PLAT  
SHOWING PROPERTY OF  
TIMOTHY J. CROWLEY

S.H. 40  
BRAZOS COUNTY  
CSJ 0540-08-001  
FEB., 1998  
LANDTECH CONSULTANTS, INC.  
SHEET 1 OF 10  
SCALE: 1:1000



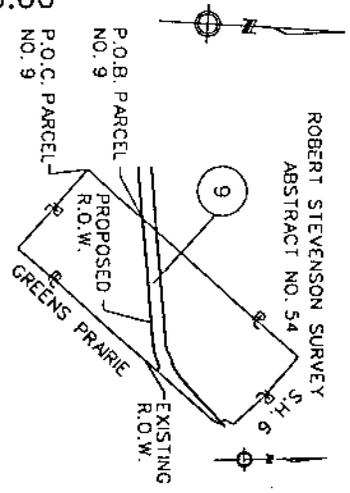
BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), THROUGH TXDOT SATELLITE STATION NO. S0210307 TO THE COLLEGE STATION WATER TOWER (BEARS N 45°38'22" W). METRIC DISTANCES MAY BE CONVERTED TO ENGLISH BY DIVIDING A FACTOR OF 0.3048006.

*Leo M. Delatorre*  
 LEO M. DELATORRE  
 REG. PROF. LAND SURVEYOR NO. 5113  
 DATE OF SURVEY: MARCH, 1998



PARCEL 9

MATCH LINE 4+640.00



PARCEL NO. 9  
 NTS  
 0 5 10 20 30  
 SCALE: 1:1000

- NOTES:
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  4. SUBJECT TO UNLOCATED SINCLAIR PL. ESMT. RECORDED IN VOL. 132, PG. 95, B.C.D.R.

- LEGEND
- SET 16 mm I.R. WITH ALUM. CAP
  - ⊙ EXISTING PROPERTY CORNER
  - SET CONCRETE MONUMENT W/ BRASS DISK

HECTARES	ACRES
EXISTING 297.429	734.96
TAKING 25.479	62.96
REMAINING 134.174 LT.	331.55 LT.
137.776 RT.	340.45 RT.

**PARCEL PLAT**  
 SHOWING PROPERTY OF  
**TIMOTHY J. CROWLEY**

S.H. 40  
 CSJ 0540-08-001  
 BRAZOS COUNTY  
 LANDTECH CONSULTANTS, INC.  
 SHEET 2 OF 10  
 SCALE: 1:1000  
 FEB., 1998

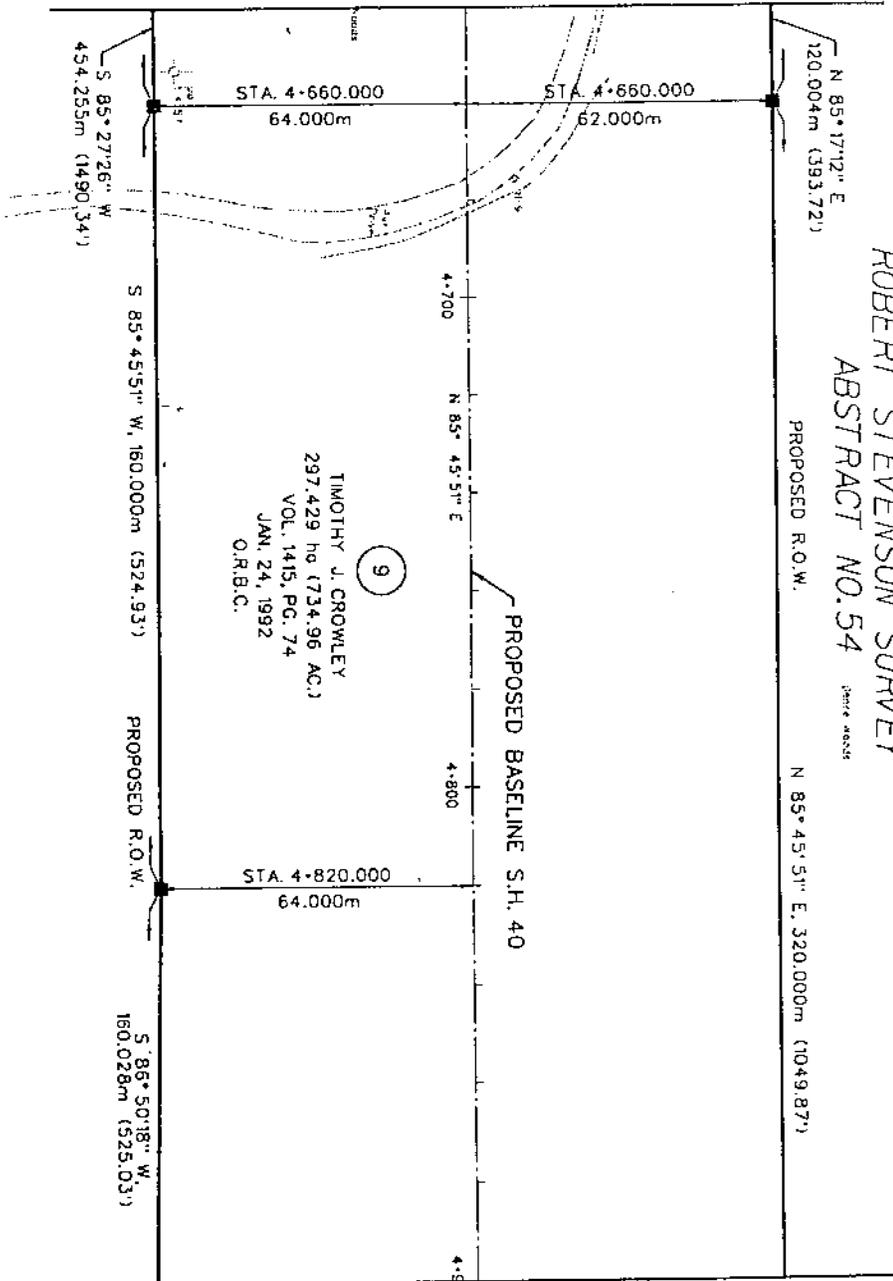
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ROBERT STEVENSON SURVEY  
ABSTRACT NO. 54

PROPOSED R.O.W.

N 85° 45' 51" E, 320.000m (1049.87')

MATCH LINE 4+640.00

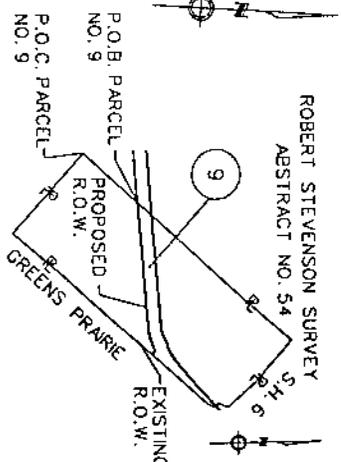


TIMOTHY J. CROWLEY  
297.429 ha (734.96 AC.)  
VOL. 1415, PG. 74  
JAN. 24, 1992  
O.R.B.C.

9

PROPOSED BASELINE S.H. 40

MATCH LINE 4+900.00



ROBERT STEVENSON SURVEY  
ABSTRACT NO. 54

PARCEL NO. 9

NTS



NOTES:

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3. SUBJECT TO UNLOCATED WATER LINE ESMT. RECORDED IN VOL. 531, PG. 722, B.C.D.R.
4. SUBJECT TO UNLOCATED SINGLAR PL. ESMT. RECORDED IN VOL. 132, PG. 95, B.C.D.R.

LEGEND

- SET 16 mm I.R. WITH ALUM. CAP
- ⊙ EXISTING PROPERTY CORNER
- SET CONCRETE MONUMENT W/ BRASS DISK

HECTARES	ACRES
EXISTING 297.429	734.96
TAKING 25.479	62.96
REMAINING 134.174 LT.	331.55 LT.
137.776 RT.	340.45 RT.

BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), THROUGH TXDOT SATELLITE STATION NO. S0210307 TO THE COLLEGE STATION WATER TOWER (BEARS N 45° 38' 22" W). METRIC DISTANCES MAY BE CONVERTED TO ENGLISH BY DIVIDING A FACTOR OF 0.3048006.

*Do Not* 3/5/98



LEO M. DELATORRE  
REG. PROF. LAND SURVEYOR NO. 5113  
DATE OF SURVEY: MARCH, 1998

PARCEL 9

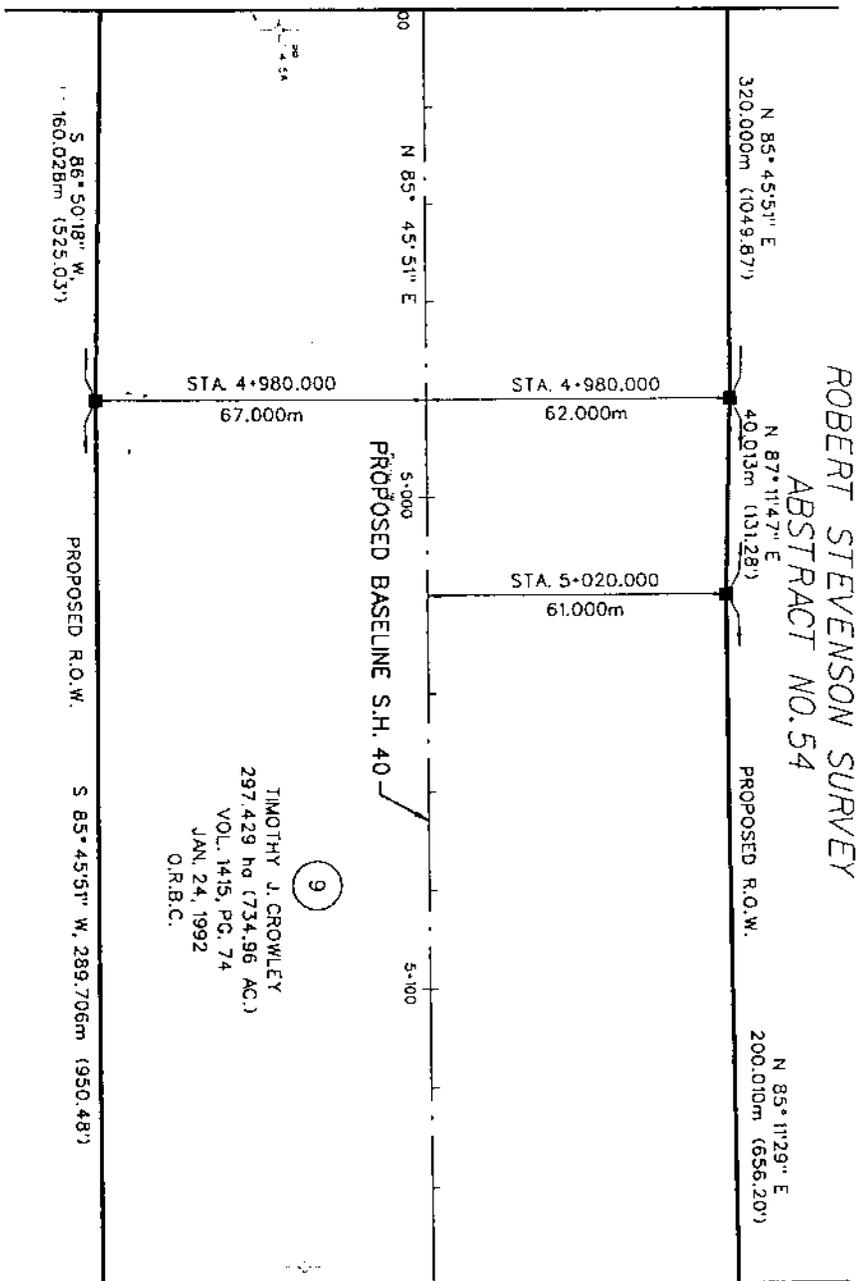
PARCEL PLAT  
SHOWING PROPERTY OF  
TIMOTHY J. CROWLEY

S.H. 40  
BRAZOS COUNTY

CSJ 0540-08-001  
LANDTECH CONSULTANTS, INC.  
FEB., 1998

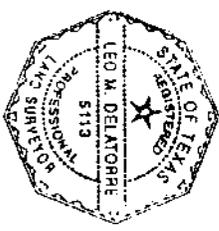
SHEET 3 OF 10  
SCALE: 1:1000

MATCH LINE 4+900.00



BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), THROUGH TXDOT SATELLITE STATION NO. S0210307 TO THE COLLEGE STATION WATER TOWER (BEARS N 45° 38' 22\"/>

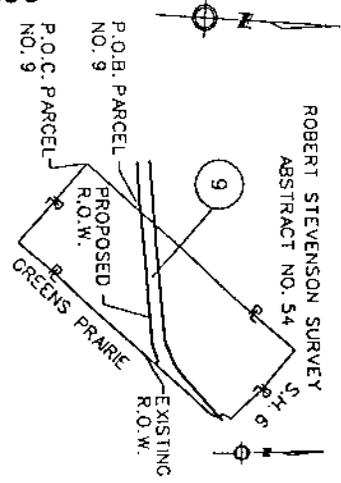
*Leo M. Delatorre*  
2/8/99



LEO M. DELATORRE  
REG. PROF. LAND SURVEYOR NO. 5113  
DATE OF SURVEY: MARCH, 1998

PARCEL 9

MATCH LINE 5+160.00



PARCEL NO. 9  
NTS  
SCALE: 1:1000

- NOTES:
1. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
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  3. SUBJECT TO UNLOCATED WATER LINE ESMT. RECORDED IN VOL. 531, PG. 722, B.C.D.R.
  4. SUBJECT TO UNLOCATED SINGULAR PL. ESMT. RECORDED IN VOL. 132, PG. 95, B.C.D.R.

LEGEND

- SET 16 mm I.R. WITH ALUM. CAP
- ⊙ EXISTING PROPERTY CORNER
- SET CONCRETE MONUMENT W/ BRASS DISK

EXISTING	297.429	734.96
TAKING	25.479	62.96
REMAINING	134.174 LT.	331.55 LT.
	137.776 RT.	340.45 RT.

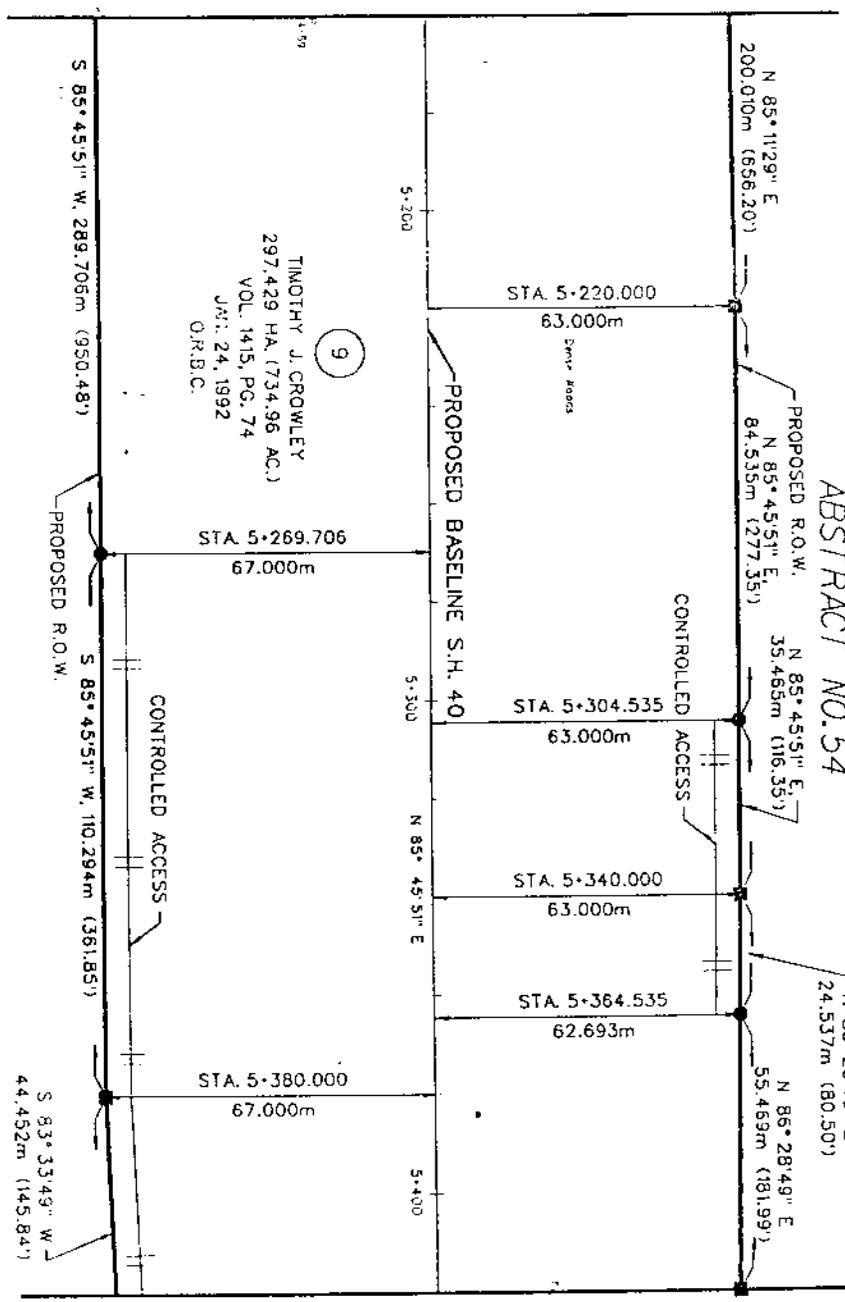
HECTARES      ACRES

FILED SEPTEMBER 23 1998 MONUMENT PREPARED BY 5113

**PARCEL PLAT**  
SHOWING PROPERTY OF  
**TIMOTHY J. CROWLEY**

S.H. 40      BRAZOS COUNTY  
LANDTECH CONSULTANTS, INC.      MARCH, 1998  
SHEET 4 OF 10      SCALE: 1:1000

ROBERT STEVENSON SURVEY  
ABSTRACT NO. 54



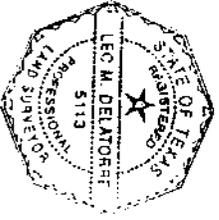
MATCH LINE 5+160.00

MATCH LINE 5+420.00

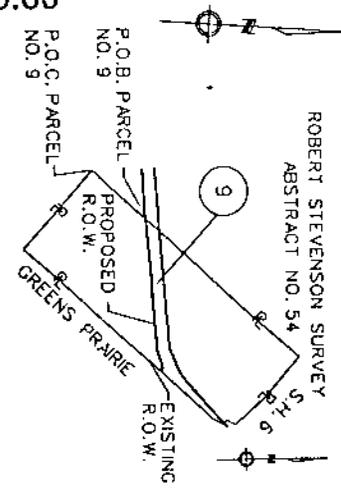
BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL ZONE (NAD 83), THROUGH TADOT SATELLITE STATION NO. S0210307 TO THE COLLEGE STATION WATER TOWER (BEARS N 45°38'22" W), METRIC DISTANCES MAY BE CONVERTED TO ENGLISH BY DIVIDING A FACTOR OF 0.3048006.

*Leo M. Delatorre*  
9/8/99

LEO M. DELATORRE  
REG. PROF. LAND SURVEYOR NO. 5113  
DATE OF SURVEY: MARCH, 1998



PARCEL 9



SCALE: 1"=1000  
0 5 10 20 30  
NTS

- NOTES:
1. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
  2. ENGLISH UNITS ARE PROVIDED FOR INFORMATION ONLY.
  3. SUBJECT TO UNLOCATED WATER LINE ESMT. RECORDED IN VOL. 531, PG. 722, B.C.D.R.
  4. SUBJECT TO UNLOCATED SINGLAIR P.L. ESMT. RECORDED IN VOL. 132, PG. 95, B.C.D.R.

- LEGEND
- SET 16 mm. I.R. WITH ALUM. CAP
  - ⊙ EXISTING PROPERTY CORNER
  - SET CONCRETE MONUMENT W/ BRASS DISK

	HECTARES	ACRES
EXISTING	297.429	734.96
TAKING	25.479	62.96
REMAINING	134.174 LT.	331.55 LT.
	137.776 RT.	340.45 RT.

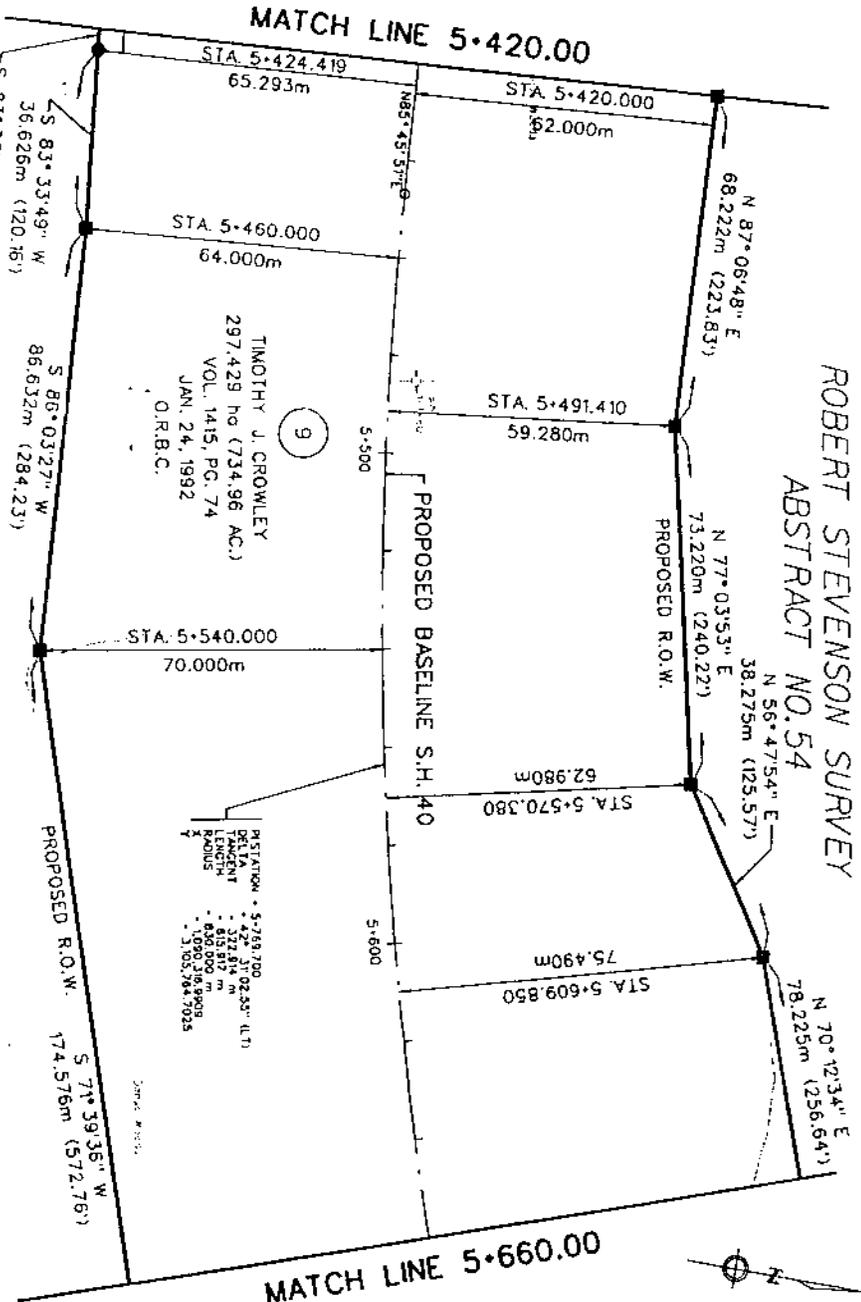
ROBERT STEVENSON SURVEY  
ABSTRACT NO. 54

PARCEL PLAT  
SHOWING PROPERTY OF  
TIMOTHY J. CROWLEY

S.H. 40  
CSJ 0540-08-001  
LANDTECH CONSULTANTS, INC.  
SHEET 5 OF 10  
SCALE: 1"=1000

BRAZOS COUNTY  
MARCH, 1998

ROBERT STEVENSON SURVEY  
 ABSTRACT NO. 54



BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), THROUGH TXDOT SATELLITE STATION NO. S0210307 TO THE COLLEGE STATION WATER TOWER (BEARS N 45° 38' 22" W, METRIC DISTANCES MAY BE CONVERTED TO ENGLISH BY DIVIDING A FACTOR OF 0.3048006).

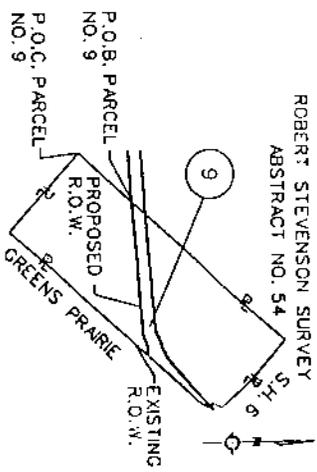
*Leo M. Delatorre*  
 2/8/99

LEO M. DELATORRE  
 REG. PROF. LAND SURVEYOR NO. 5113  
 DATE OF SURVEY: MARCH, 1998



PARCEL 9

MATCH LINE 5-660.00



SCALE: 1:1000  
 0 5 10 20 30  
 METERS

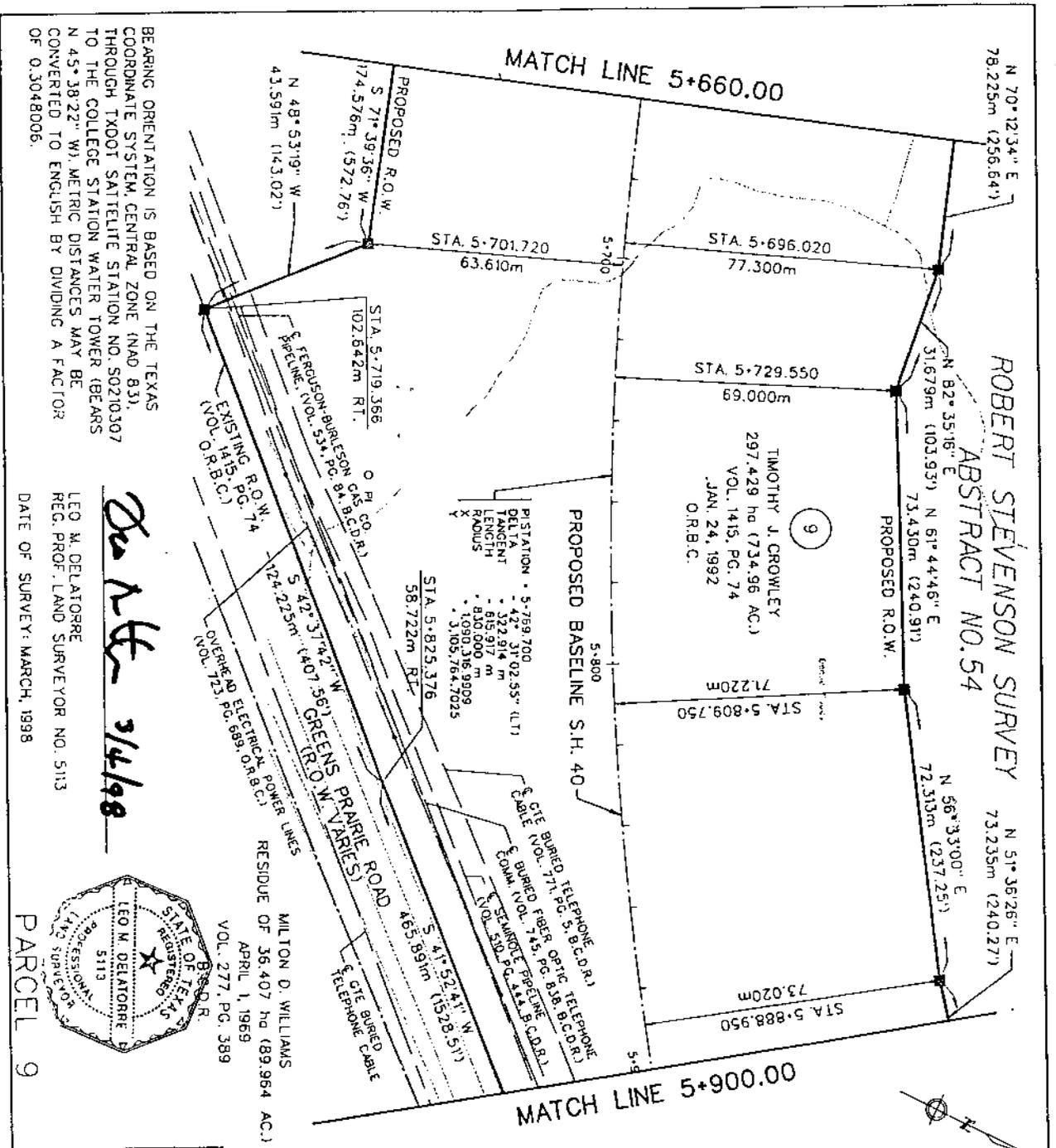
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  3. SUBJECT TO UNLOCATED WATER LINE ESMT. RECORDED IN VOL. 531, PG. 722, B.C.D.R.
  4. SUBJECT TO UNLOCATED SINGLAR PL. ESMT. RECORDED IN VOL. 132, PG. 95, B.C.D.R.

LEGEND

- SET 16 mm I.R. WITH ALUM. CAP
- ⊙ EXISTING PROPERTY CORNER
- SET CONCRETE MONUMENT W/ BRASS DISK

EXISTING	297.429	734.96
TAXING	25.479	62.96
REMAINING	134.174 LT.	331.55 LT.
	137.776 RT.	340.45 RT.

EDUCED SEPT 1998  
 PARCEL PLAT  
 SHOWING PROPERTY OF  
 TIMOTHY J. CROWLEY  
 BRAZOS COUNTY  
 S.H. 40  
 CSJ 0540-08-001  
 LANDTECH CONSULTANTS, INC.  
 SHEET 6 OF 10  
 MARCH, 1998  
 SCALE: 1:1000

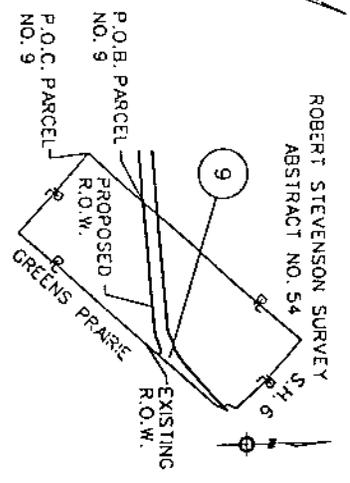


BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), THROUGH TXDOT SATELLITE STATION NO. S0210307 TO THE COLLEGE STATION WATER TOWER (BEARS N 45° 38' 22" W), METRIC DISTANCES MAY BE CONVERTED TO ENGLISH BY DIVIDING A FACTOR OF 0.3048006.

*Leo M. Delatorre*  
LEO M. DELATORRE  
REG. PROF. LAND SURVEYOR NO. 5113  
DATE OF SURVEY: MARCH, 1998



PARCEL 9



ROBERT STEVENSON SURVEY  
ABSTRACT NO. 54  
SCALE: 1:1000

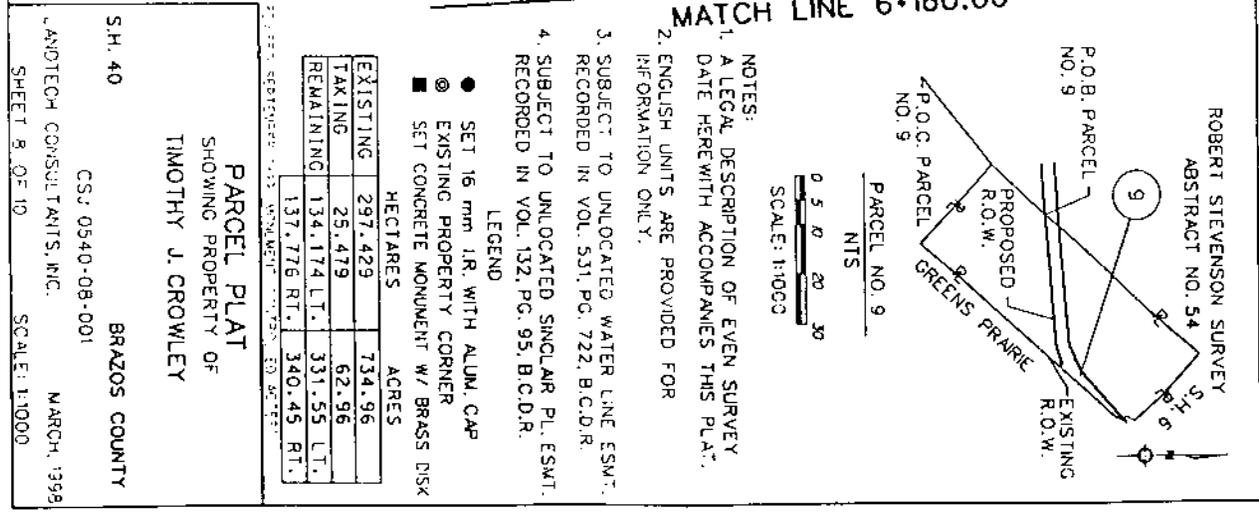
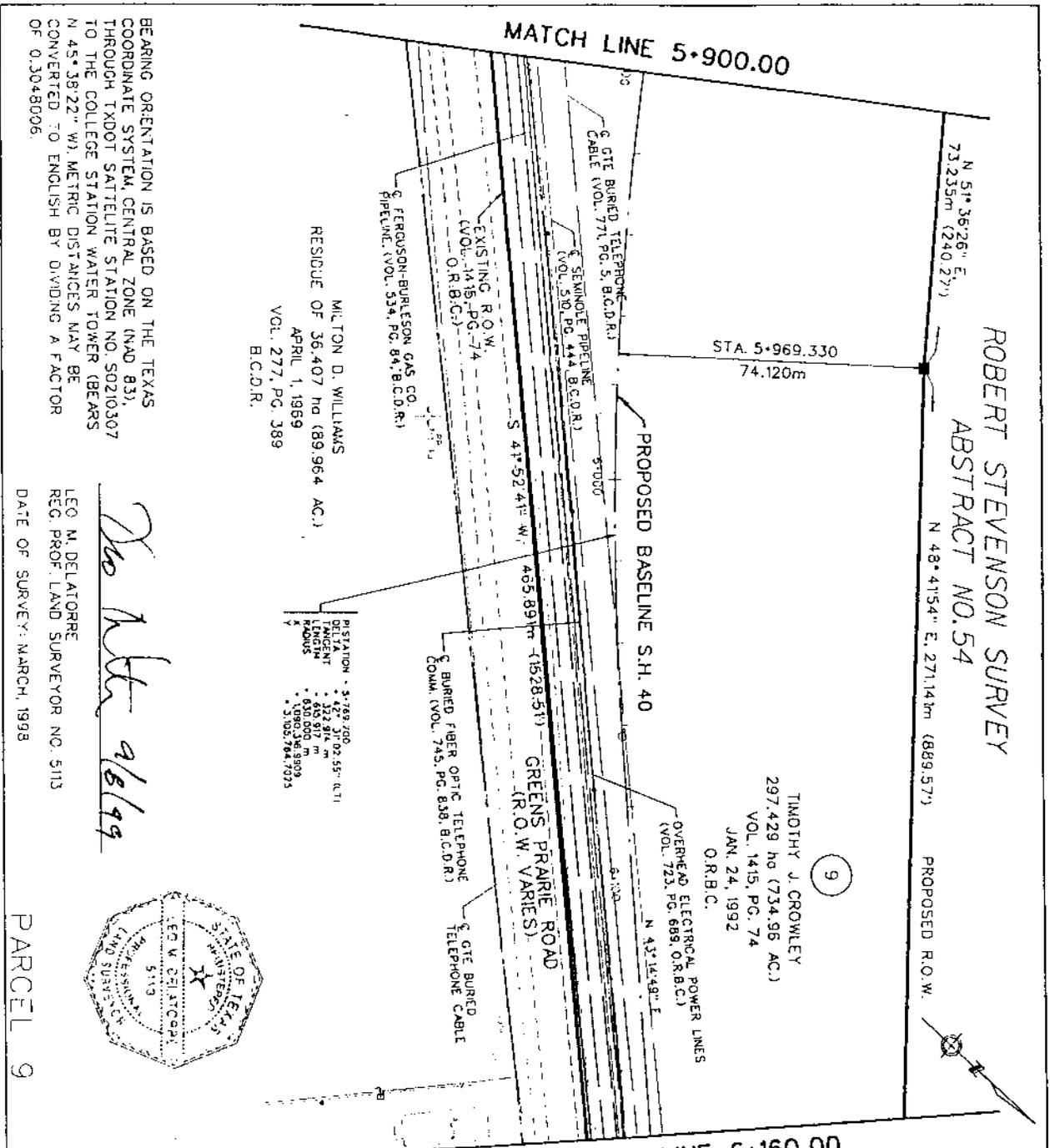
- NOTES:
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  2. ENGLISH UNITS ARE PROVIDED FOR INFORMATION ONLY.
  3. SUBJECT TO UNLOCATED WATER LINE ESMT. RECORDED IN VOL. 531, PG. 722, B.C.D.R.
  4. SUBJECT TO UNLOCATED SINGULAR PL. ESMT. RECORDED IN VOL. 132, PG. 95, B.C.D.R.

LEGEND

- SET 16 mm I.R. WITH ALUM. CAP
- ⊙ EXISTING PROPERTY CORNER
- SET CONCRETE MONUMENT W/ BRASS DISK

EXISTING	TAKING	REMAINING	HECTARES	ACRES
297.429	25.479	134.774 LT.	734.96	62.96
		137.776 RT.	340.45	

PARCEL PLAT  
SHOWING PROPERTY OF  
TIMOTHY J. CROWLEY  
BRAZOS COUNTY  
CSJ 0540-08-001  
MARCH, 1998  
SCALE: 1:1000  
SHEET 7 OF 10



ROBERT STEVENSON SURVEY  
 ABSTRACT NO. 54  
 PARCEL NO. 9  
 N1S  
 SCALE: 1:1000

NOTES:

1. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAN.
2. ENGLISH UNITS ARE PROVIDED FOR INFORMATION ONLY.
3. SUBJECT TO UNLOCATED WATER LINE ESWT. RECORDED IN VOL. 531, PG. 722, B.C.D.R.
4. SUBJECT TO UNLOCATED SINGULAR PL. ESWT. RECORDED IN VOL. 132, PG. 95, B.C.D.R.

LEGEND

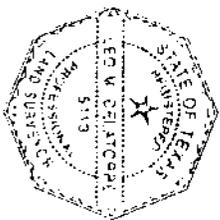
- SET 16 mm I.R. WITH ALUM. CAP
- ⊙ EXISTING PROPERTY CORNER
- SET CONCRETE MONUMENT W/ BRASS DISK

EXISTING	HECTARES	ACRES
297.429		734.96
25.479		62.96
134.174 LT.		331.55 LT.
137.776 RT.		340.45 RT.

PARCEL PLAT  
 SHOWING PROPERTY OF  
 TIMOTHY J. CROWLEY  
 BRAZOS COUNTY  
 S.H. 40  
 CSJ 05440-08-001  
 ANDTECH CONSULTANTS, INC.  
 SHEET 8 OF 10  
 MARCH, 1999  
 SCALE: 1:1000

BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), THROUGH TXDOT SATELLITE STATION NO. S0210307 TO THE COLLEGE STATION WATER TOWER (BEARS N 45°38'22" W). METRIC DISTANCES MAY BE CONVERTED TO ENGLISH BY DIVIDING A FACTOR OF 0.3048006.

LEO M. DELATORRE  
 REG. PROF. LAND SURVEYOR NO. 5113  
 DATE OF SURVEY: MARCH, 1998



PARCEL 9

MILTON D. WILLIAMS  
 RESIDUE OF 36.407 ha (89.964 AC.)  
 APRIL 1, 1969  
 VOL. 277, PG. 389  
 B.C.D.R.

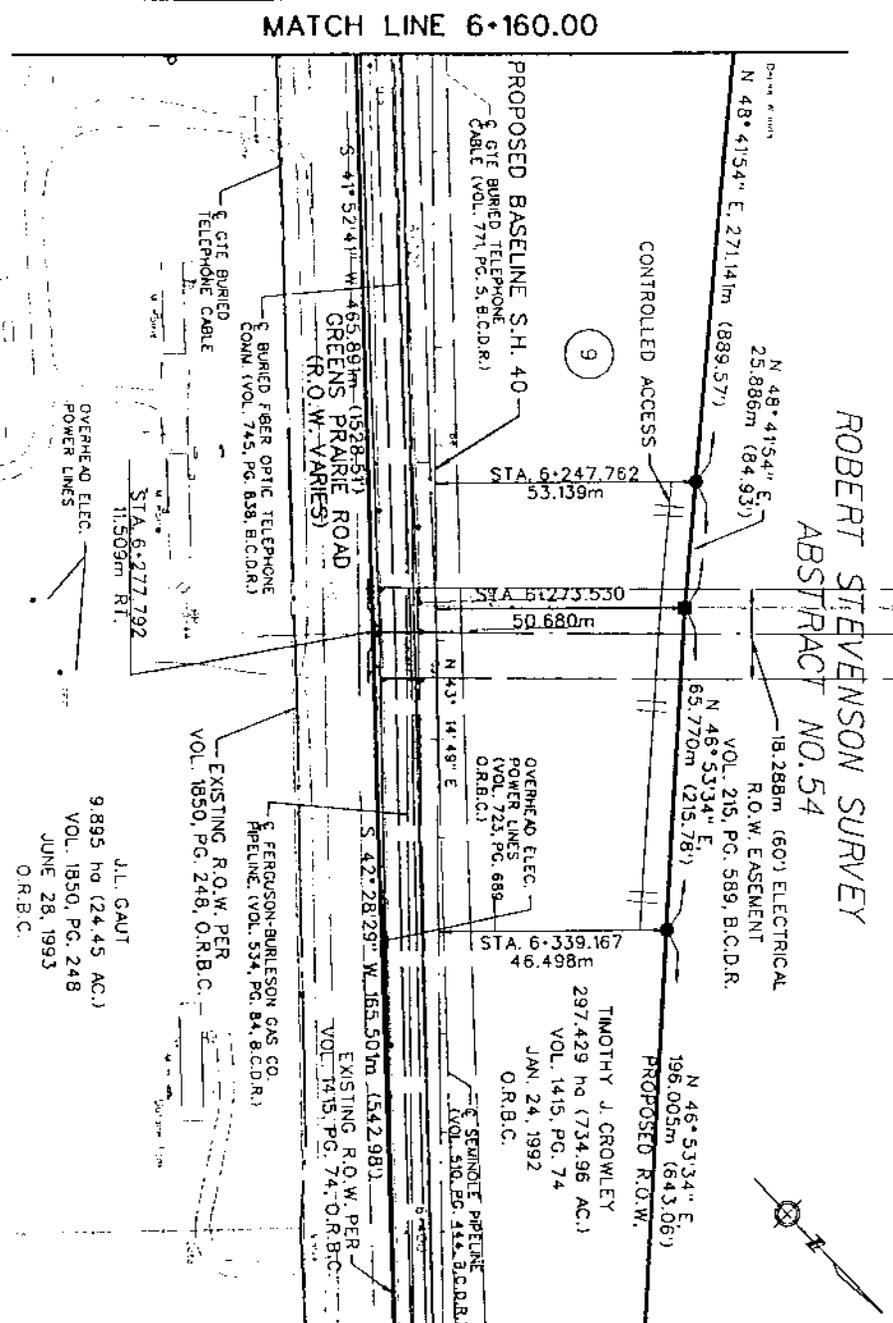
STATION - 3+769.200  
 DELTA  
 BEARING  
 DISTANCE  
 POINT  
 427.31' 02.55" S 6.11'  
 422.81' 00.00" M  
 620.000' M  
 1080.356 8909  
 3102.764 7073

TIMOTHY J. CROWLEY  
 297.429 ha (734.96 AC.)  
 VOL. 1415, PG. 74  
 JAN. 24, 1992  
 O.R.B.C.

9

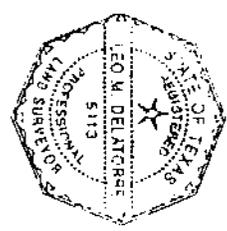
EXHIBIT A

ROBERT STEVENSON SURVEY  
ABSTRACT NO. 54



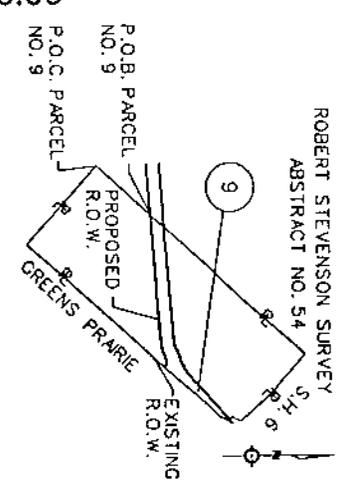
BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), THROUGH TXDOT SATELLITE STATION NO. S0210307 TO THE COLLEGE STATION WATER TOWER (BEARS N 45° 38' 22\"/>

LEO M. DELATORRE  
REG. PROF. LAND SURVEYOR NO. 5113  
DATE OF SURVEY: MARCH, 1998



PARCEL 9

MATCH LINE 6+420.00



PARCEL NO. 9  
NTS  
SCALE: 1:1000

- NOTES:
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  4. SUBJECT TO UNLOCATED SINCLAIR PL. ESMIT. RECORDED IN VOL. 132, PG. 95, B.C.D.R.

LEGEND

- SET 16 mm I.R. WITH ALUM. CAP
- ⊙ EXISTING PROPERTY CORNER
- SET CONCRETE MONUMENT W/ BRASS DISK

HECTARES	ACRES
EXISTING	297.429
TAKING	25.479
REMAINING	134.174 LT., 331.55 LT., 137.716 RT., 340.45 RT.

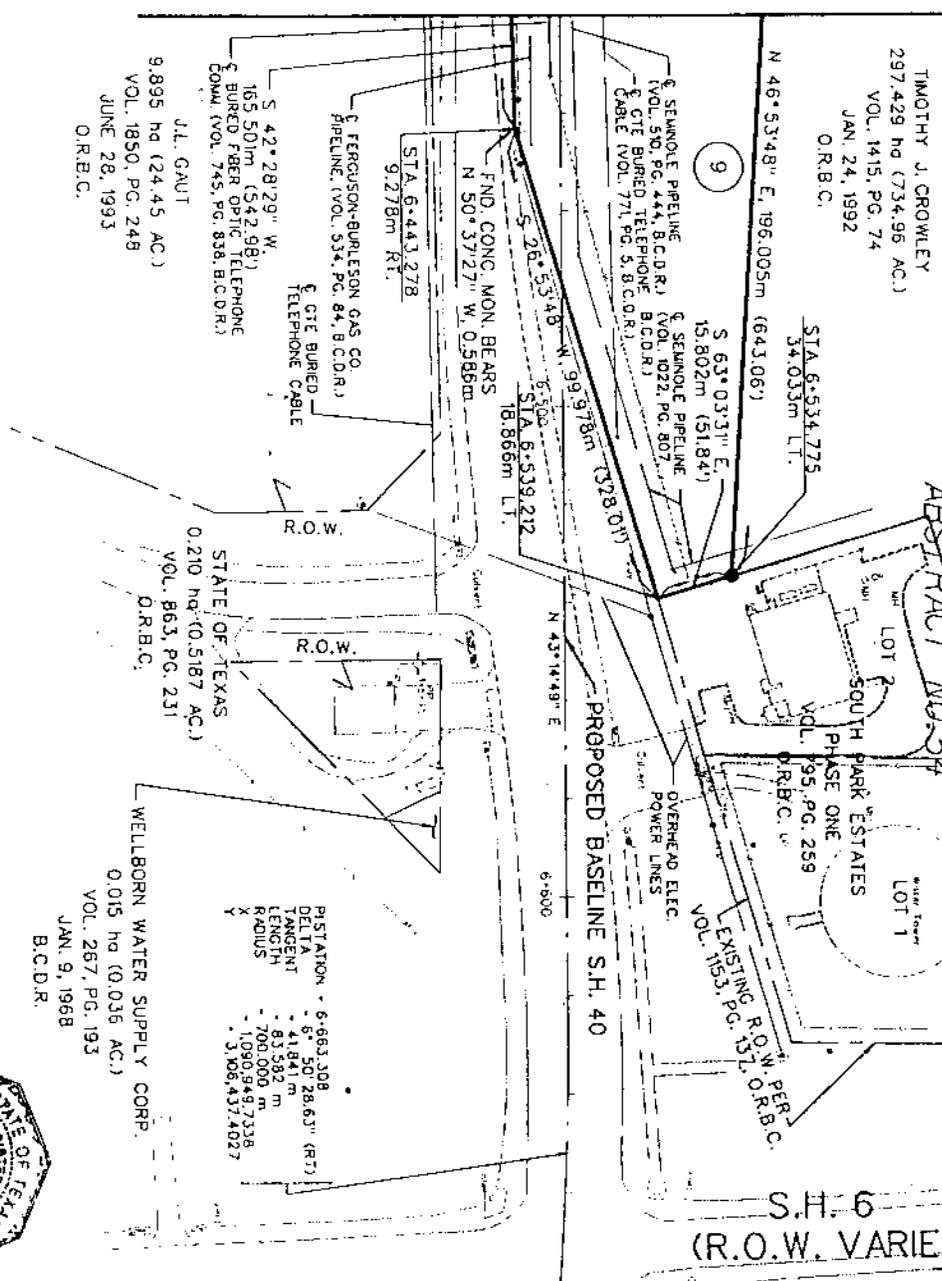
PARCEL PLAT  
SHOWING PROPERTY OF  
TIMOTHY J. CROWLEY

BRAZOS COUNTY  
MARCH, 1998

CSJ 0540-08-001  
LANDTECH CONSULTANTS, INC.  
SHEET 9 OF 10  
SCALE: 1:1000

MATCH LINE 6-420.00

ROBERT STEVENSON SURVEY  
ABSTRACT NO. 54

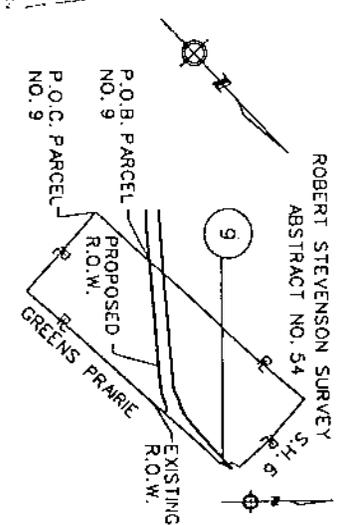


BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), THROUGH TADOT SATELLITE STATION NO. S0210307 TO THE COLLEGE STATION WATER TOWER (BEARS N 45° 38' 22\"/>

LEO M. DELATORRE  
REG. PROF. LAND SURVEYOR NO. 5113  
DATE OF SURVEY: MARCH, 1998



PARCEL 9



PARCEL NO. 9  
NTS  
SCALE: 1:1000

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- LEGEND
- SET 16 mm I.R. WITH ALUM. CAP
  - ⊙ EXISTING PROPERTY CORNER
  - SET CONCRETE MONUMENT W/ BRASS DISK

HECTARES	ACRES
EXISTING	297.429
TAKING	25.479
REMAINING	134.174 LT., 331.55 LT., 137.776 RT., 340.45 RT.

PARCEL PLAT  
SHOWING PROPERTY OF  
TIMOTHY J. CROWLEY

S.H. 40  
CSJ 0540-08-001  
Brazos County  
MARCH, 1998

LANDTECH CONSULTANTS, INC.  
SHEET 10 OF 10  
SCALE: 1:1000