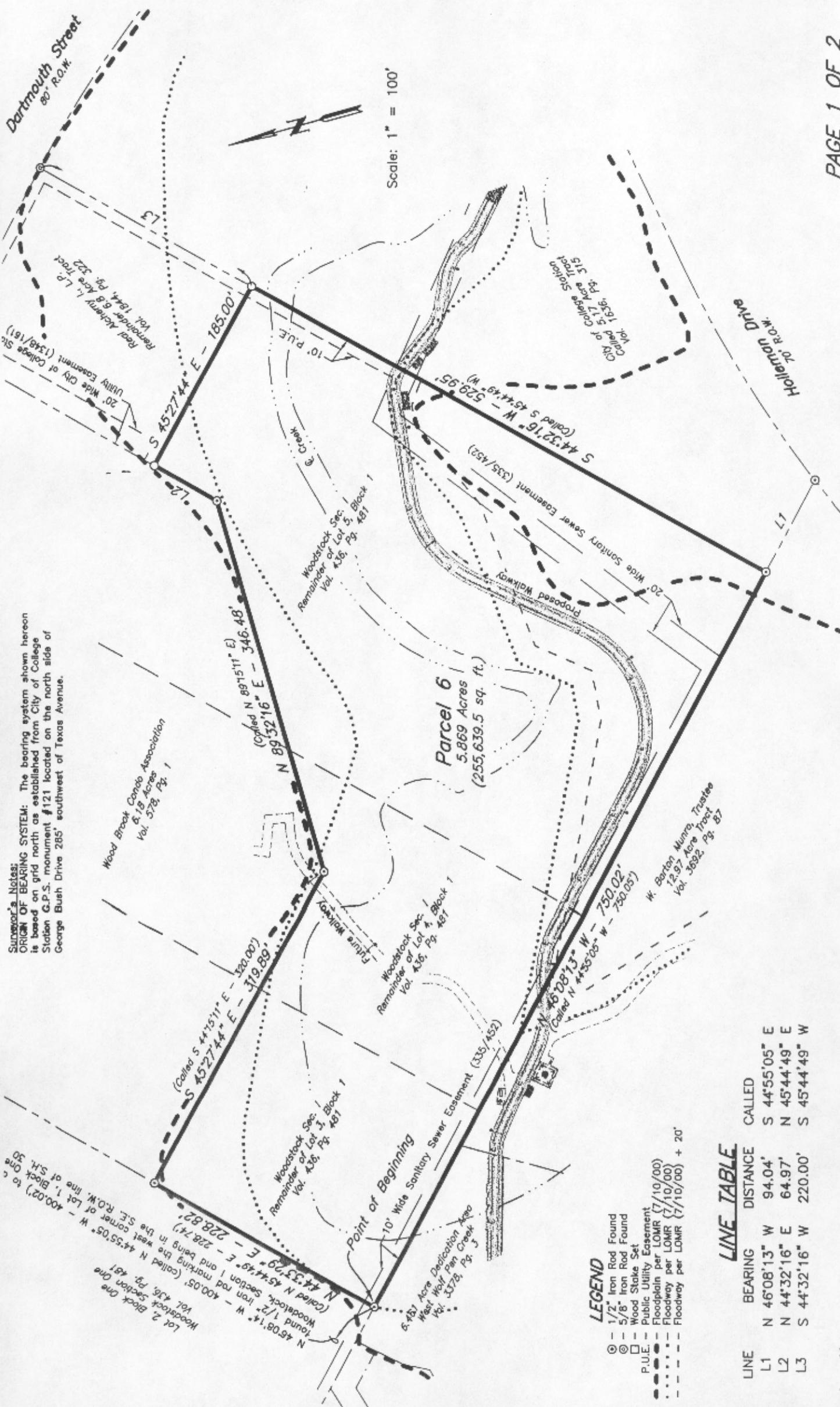


**WOLF PEN CREEK  
UPPER TRAIL SYSTEM  
PARCEL MAP**

COLLEGE STATION, BRAZOS COUNTY, TEXAS  
JANUARY, 2003



Surveyor's Notes:  
 ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is based on grid north as established from City of College Station G.P.S. monument #121 located on the north side of George Bush Drive 285' southwest of Texas Avenue.

Scale: 1" = 100'



**LEGEND**

- ⊙ 1/2" Iron Rod Found
- ⊙ 5/8" Iron Rod Found
- Wood Stake Set
- P.U.E. Public Utility Easement
- Floodplain per LOMR (7/10/00)
- Floodway per LOMR (7/10/00)
- Floodway per LOMR (7/10/00) + 20'

**LINE TABLE**

LINE	BEARING	DISTANCE	CALLED
L1	N 46°08'13"	W 94.04'	S 44°55'05" E
L2	N 44°32'16"	E 64.97'	N 45°44'49" E
L3	S 44°32'16"	W 220.00'	S 45°44'49" W

**Parcel 6**  
 5.869 Acres  
 (255,639.5 sq. ft.)

FIELD NOTES  
PARCEL NO. 6  
5.869 Acres

Being all that certain tract or parcel of land lying and being situated in the MORGAN RECTOR LEAGUE, Abstract No. 46 in College Station, Brazos County, Texas and being a portion of Lots 3, 4 and 5, Block 1 of WOODSTOCK SECTION I recorded in Volume 436, Page 481 of the Brazos County Deed Records (B.C.D.R.), being the same land called 6.80 acres conveyed to Real Alchemy I, L.P. by Real Alchemy, L.C., recorded in Volume 1844, Page 322 of the Official Records of Brazos County (O.R.B.C.), and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron marking the west corner of said 6.80 acre tract, the south corner of Lot 2, Block One of said WOODSTOCK, SECTION ONE and being in the northeast line of a 6.461 acre Wolfpen Creek Dedication Area according to the plat of WEST WOLF PEN CREEK Subdivision recorded in Volume 3378, Page 3 (O.R.B.C.); from whence a 1/2-inch iron rod marking the west corner of Lot 1, Block One of said WOODSTOCK, SECTION ONE bears N 46° 08' 14" W (Plat call N 44° 55' 05" W - 400.02') at a distance of 400.05 feet for reference;

THENCE: N 44° 33' 29" E (called - N 45° 44' 49" E - 228.74') along the southeast line of said Lot 2, Block One for a distance of 228.82 feet to a found 1/2-inch iron rod marking the northwest corner of the said 6.80 acre tract and the west corner of Wood Brook Condo Association 6.18 acre tract described in Volume 578, Page 1 (B.C.D.R.);

THENCE: S 45° 27' 44" E (called - S 44° 15' 11" E - 320.00') along the common line of the said 6.80 and 6.18 acre tracts for a distance of 319.89 feet to a found 1/2-inch iron rod for corner;

THENCE: N 89° 32' 16" E (called - N 89° 15' 11" E) continuing along said common line for a distance of 346.48 feet to a found 1/2-inch iron rod for corner;

THENCE: N 44° 32' 16" E (called - N 45° 44' 49" E) continuing along said common line for a distance of 64.97 feet to a 1/2-inch iron rod set for the most northerly corner of this tract;

THENCE: S 45° 27' 44" E through said 6.80 acre tract for a distance of 185.00 feet to a 1/2-inch iron rod set in the southeast line of said 6.80 acre tract, said iron rod also being in the northwest line of a called 5.17 acre City of College Station tract as described in Volume 1636, Page 315 (O.R.B.C.);

THENCE: S 44° 32' 16" W (called - S 45° 44' 49" W) for a distance of 529.95 feet to a found 1/2-inch iron rod marking the south corner of the said 6.80 acre tract, the west corner of the called 5.17 acre tract and being in the northeast line of the W. Barton Munro, Trustee 12.97 acre tract described in Volume 3692, Page 87 (O.R.B.C.);

THENCE: N 46° 08' 13" W (called - N 44° 55' 05" W - 750.05') along the southwest line of the 6.80 acre tract and the northeast line of the 12.97 acre tract, at a distance of 550.02 feet pass the north corner of the said 12.97 acre tract and the east corner of the beforementioned 6.461 acre Wolfpen Creek Dedication Area, continue for a total distance of 750.02 feet to the POINT OF BEGINNING and containing 5.869 acres (255,639.5 square feet) of land, more or less.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650 in the State of Texas do certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

Kevin R. McClure 1/23/03

Kevin R. McClure, R.P.L.S. #5650





FIELD NOTES  
PARCEL NO. 7  
5.359 Acres

Being all that certain tract or parcel of land lying and being situated in the MORGAN RECTOR LEAGUE, Abstract No. 46 in College Station, Brazos County, Texas and being a portion of the 12.97 acre tract conveyed to W. Barton Munro, Trustee by W. Barton Munro, Sr. and Lauren Munro Carlson recorded in Volume 3692, Page 87 of the Official Records of Brazos County (O.R.B.C.), and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking the east corner of said 12.97 acre tract, southwest corner of a called 5.17 acre City of College Station tract described in Volume 1636, Page 315 (O.R.B.C.) and being in the northwest right-of-way line of Holleman Drive (based on a 70' width at this location);

THENCE: N 46° 08' 13" W (called N 44° 55' 05" W) along the common line of said 12.97 acre tract and the called 5.17 acre tract, at 94.11 feet pass a found 1/2-inch iron rod marking the west corner of the called 5.17 acre tract, continue along said course marking the common line of said 12.97 acre tract and the 6.80 acre Real Alchemy I., L.P. tract as described in Volume 1844, Page 322 (O.R.B.C.) for a total distance of 498.13 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING;

THENCE: into the interior of said 12.97 acre tract for the following five (5) calls:

- 1) S 06° 11' 06" E for a distance of 162.24 feet to a 1/2-inch iron rod set for corner,
- 2) S 02° 07' 57" E for a distance of 174.45 feet to a 1/2-inch iron rod set for corner,
- 3) S 49° 14' 16" W for a distance of 145.31 feet to a 1/2-inch iron rod set for corner,
- 4) N 80° 49' 15" W for a distance of 546.20 feet to a 1/2-inch iron rod set for corner and
- 5) S 38° 42' 50" W for a distance of 218.91 feet to a 1/2-inch iron rod set for corner in the southwest line of the beforementioned 12.97 acre tract, said iron rod also being in the northeast line of a 2.697 acre Reserve Tract as described on the LACOUR SUBDIVISION plat recorded in Volume 2608, Page 207 (O.R.B.C.);

THENCE: N 47° 24' 25" W (called N 46° 13' 27" W) along said common line for a distance of 150.89 feet to a 1/2-inch iron rod marking the south corner of a 6.461 acre dedication tract according to the WEST WOLF PEN CREEK Final Plat recorded in Volume 3378, Page 3 (O.R.B.C.) and being in the east line of a 5.1 acre City of College Station tract recorded in Volume 2608, Page 207 (O.R.B.C.);

THENCE: along the northwest lines of the said 12.97 acre tract, said lines also being common with the before said 6.461 acre Dedication Area, for the following three (3) calls:

- 1) N 49° 49' 25" E (called N 51° 00' 45" E - 324.76') for a distance of 324.78 feet to a found 1/2-inch iron rod for corner;
- 2) N 76° 58' 31" E (called N 78° 09' 51" E) for a distance of 359.19 feet to a found 1/2-inch iron rod for corner;
- 3) N 30° 21' 33" E (called N 31° 32' 53" E - 286.00') for a distance of 286.27 feet to a found 1/2-inch iron rod marking the east corner of the beforementioned 6.461 acre tract, said iron rod also being in the southwest line of the beforementioned 6.80 acre Real Alchemy I., L.P. tract;

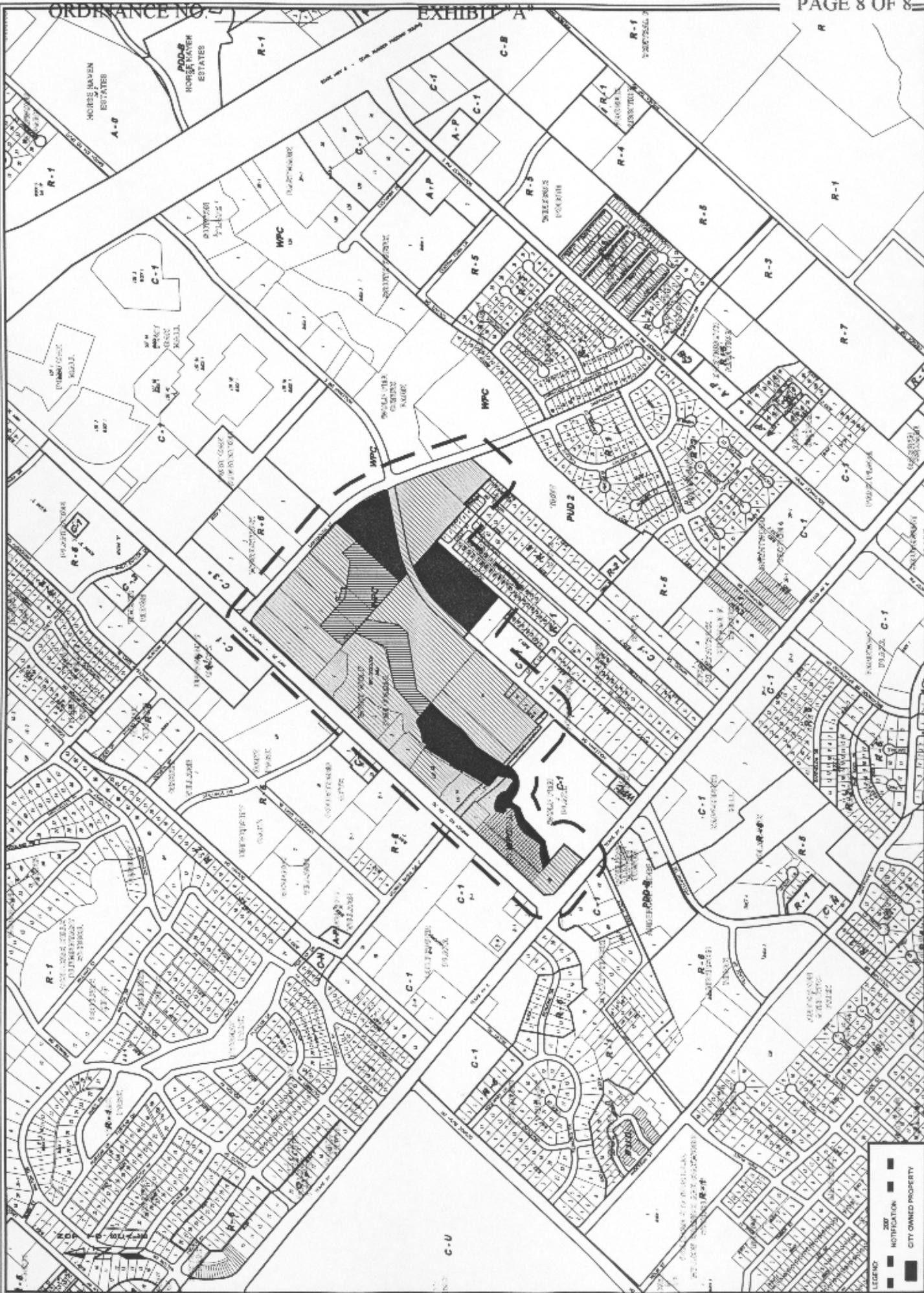
THENCE: S 46° 08' 13" E (called S 44° 55' 05" E) along said southwest line for a distance of 181.01 feet to the POINT OF BEGINNING and containing 5.359 acres (233,425 square feet) of land, more or less.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650 in the State of Texas do certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

*Kevin R. McClure* 1/23/03

Kevin R. McClure, R.P.L.S. #5650





ORDINANCE AMENDMENT

Case: 03-105

WOLF PEN CREEK

City of College Station, Texas  
DEVELOPMENT REVIEW

LEGEND

- ZONING NOTIFICATION
- CITY OWNED PROPERTY