

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

Proposed Easement
Shane Williams Tract
C. Burnett League A-7
College Station, Texas
August 16, 2004

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, being a part of that 20.27 acre tract conveyed to Shane Williams by deeds recorded in Volume 4628, Page 221 and Volume 4729, Page 138 of the Official Public Records of Brazos County, Texas, being an easement twenty feet (20') in width lying along and adjoining the northeast line of the said Williams tract and being more particularly described as follows:

Beginning at a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the common corner of the said Shane Williams tract and that 3.00 acre tract conveyed to David W. Holmes and Nancy J. Holmes by deed recorded in Volume 1209, Page 529 of the Official Public Records of Brazos County, Texas, in the southeast line of the L.M. Haupt, Jr. and wife, Stella Geren Haupt 136.063 acre tract described by deed recorded in Volume 171, Page 392 of the Deed Records of Brazos County, Texas, from which a ½" iron rod was found N 48° W – 1.14 feet and a ½" iron rod was found N 41° 30' 14" E – 1071.21 feet in the southwest line of Old Wellborn Road at the most easterly corner of the said Haupt tract and a ½" iron rod was found N 41° 17' E – 123.8 feet at the common corner of the said Holmes tract and the Merker-Strawn Subdivision described by plat recorded in Volume 1275, Page 15 of the Official Public Records of Brazos County, Texas;

Thence S 47° 40' 26" E – 1052.90 feet along the line between the said Holmes tract and the said Williams tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the common corner of the said Williams tract and the said Holmes tract in the northwest right-of-way line of Rock Prairie Road West which was platted as Gandy Road in Volume 352, Page 555 of the Deed Records of Brazos County, Texas;

Thence S 42° 17' 07" W – 20.00 feet along the northwest line of Rock Prairie Road West to the most southerly corner of this tract;

Thence N 47° 40' 26" W – 1052.63 feet, parallel to and twenty feet (20') from the line between the said Williams tract and the said Holmes tract to the most westerly corner of this tract in the southeast line of the said Haupt tract;

Thence N 41° 30' 14" E – 20.00 feet along the line between the said Haupt tract and the said Williams tract to the Point of Beginning and containing 0.48 acres of land more or less.

Bearings are Texas State Plane, central zone NAD83 (1986) datum, based on 1994 City of College Station GPS control points and GPS observations.



2

Joe Orr, Inc.
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2167 Post Oak Circle
College Station, TX 77845
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Proposed Temporary Easement
Shane Williams Tract
C. Burnett League A-7
College Station, Texas
August 17, 2004

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, being a part of that 20.27 acre tract conveyed to Shane Williams by deeds recorded in Volume 4628, Page 221 and Volume 4729, Page 138 of the Official Public Records of Brazos County, Texas, being an easement twenty five feet (25') in width lying along the northeast side of the said Williams tract and being more particularly described as follows:

Beginning in the northwest line of the said Shane Williams tract S 41° 30' 14" W – 20.00 feet from a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the common corner of the said Shane Williams tract and that 3.00 acre tract conveyed to David W. Holmes and Nancy J. Holmes by deed recorded in Volume 1209, Page 529 of the Official Public Records of Brazos County, Texas, in the southeast line of the L.M. Haupt, Jr. and wife, Stella Geren Haupt 136.063 acre tract described by deed recorded in Volume 171, Page 392 of the Deed Records of Brazos County, Texas, from which a ½" iron rod was found N 48° W – 1.14 feet and a ½" iron rod was found N 41° 30' 14" E – 1071.21 feet in the southwest line of Old Wellborn Road at the most easterly corner of the said Haupt tract,

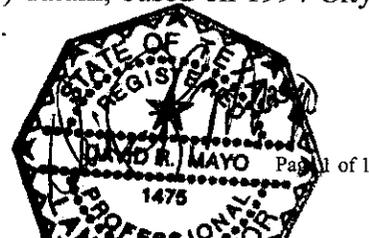
Thence S 41° 30' 14" W – 25.00 feet along the line between the said Haupt tract and the said Williams tract to the most westerly corner of this tract;

Thence S 47° 40' 26" E – 1052.29 feet along through the said Williams tract to the most southerly corner of this tract in the northwest line of Rock Prairie Road West;

Thence N 42° 17' 07" E – 25.00 feet along the northwest line of Rock Prairie Road West to the most easterly corner of this tract;

Thence N 47° 40' 26" W – 1052.63 feet, parallel to and twenty feet (20') from the line between the said Williams tract and the said Holmes tract to the Point of Beginning and containing 0.60 acres of land more or less.

Bearings are Texas State Plane, central zone NAD83 (1986) datum, based on 1994 City of College Station GPS control points and GPS observations.



Lot 2
Block One
Merker-Strawn Subdivision
Vol. 1275, Pg. 15

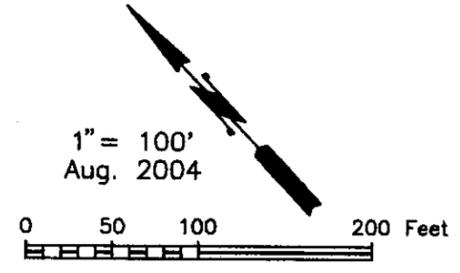
David W. Holmes
and Nancy J. Holmes
3.00 acres
Vol. 1209, Pg. 529

Proposed 20' Easement
0.48 acres

Proposed 25'
Temporary Easement
0.60 acres

Shane Williams
20.27 acres
Vol. 4628, Pg. 221
Vol. 4729, Pg. 138

L.M. Haupt, Jr. and
wife, Stella Geren Haupt
136.063 acres
Vol. 171, Pg. 392



Bearings are Texas State Plane,
central zone NAD83 (1986) datum,
based on 1994 City of CS GPS
control points and GPS observations.

Note:
All existing easements and utilities
are not shown on this plat.

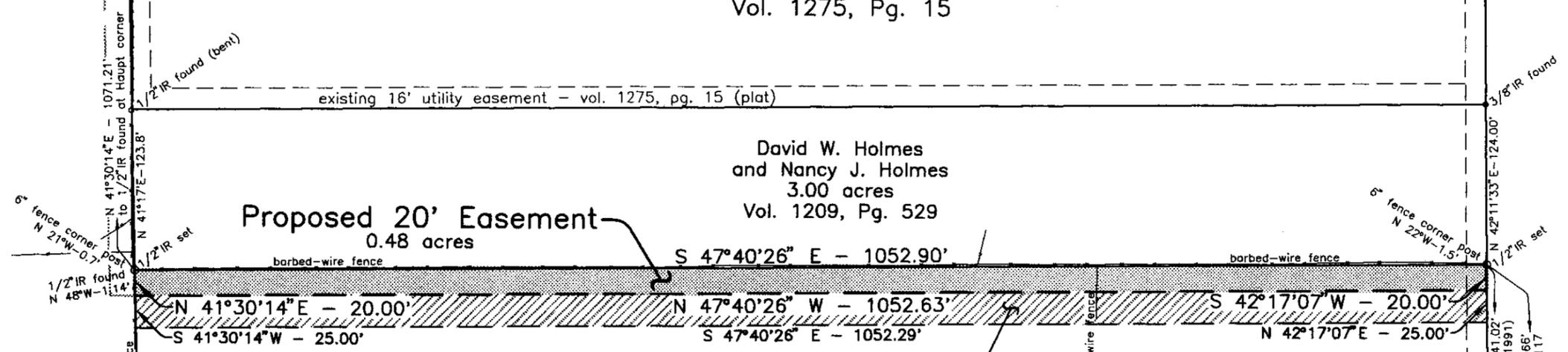
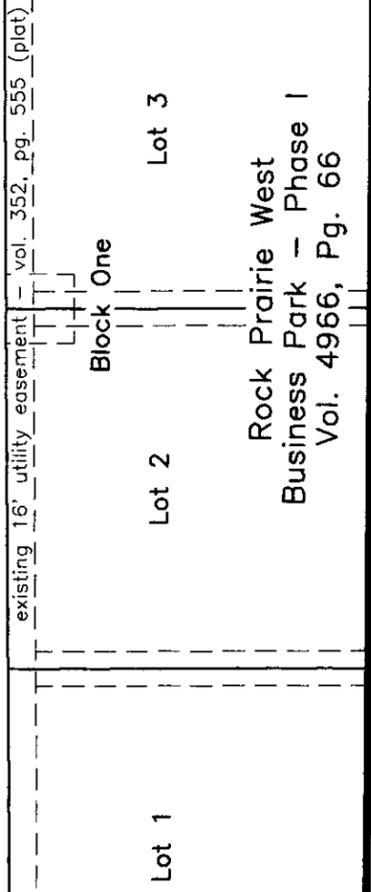
Iron rods set are 1/2" rebar
with orange plastic caps
stamped "H.P.MAYO RPLS 5045".

Proposed Easements
Shane Williams tract
C. Burnett League A-7
College Station, Texas



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ROCK PRAIRIE ROAD WEST
100' R.O.W. platted as Gandy Road
vol. 352, pg. 555



Joe Orr, Inc.
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Proposed Easement
L.M. Haupt, Jr. Tract
C. Burnett League A-7
College Station, Texas
August 16, 2004

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, being a part of that 136.063 acre tract conveyed to L.M. Haupt, Jr. and wife, Stella Geren Haupt by deed recorded in Volume 171, Page 392 of the Deed Records of Brazos County, Texas, lying along the northeast line and the southeast line of the said Haupt tract and being more particularly described as follows: .?

Beginning in the southwest line of Old Wellborn Road at a 6" fence corner post found at the most northerly corner of the said Haupt tract which is also the most easterly corner of that 35.85 acre tract conveyed to J. Wheeler Barger by deed recorded in Volume 171, Page 567 of the Deed Records of Brazos County, Texas.

Thence S 47° 03' 29" E – 1867.67 feet along the southwest line of Old Wellborn Road to a ½" iron rod found at the common corner of the said Haupt tract and that 12.40 acre tract conveyed to Osage, Ltd. by deed recorded in Volume 1130, Page 570 of the Official Records of Brazos County, Texas, from which a 6" fence corner post bears S 64° W – 2.0 feet;

Thence S 41° 30' 14" W – 1091.20 feet along the line between the said Haupt tract, the said Osage, Ltd. tract, the Merker-Strawn Subdivision described by plat recorded in Volume 1275, Page 15 of the Official Records of Brazos County, Texas, the David W. Holmes 3.00 acre tract described in Volume 1209, Page 529 of the Official Public Records of Brazos County, Texas, and the Shane Williams 20.27 acre tract described by deeds recorded in Volume 4628, Page 221 and Volume 4729, Page 138 of the Official Public Records of Brazos County, Texas, to the most southerly corner of this tract;

Thence through the said Haupt tract as follows:

N 47° 40' 26" W – 20.00 feet;
N 41° 30' 14" E – 1073.31 feet;
N 47° 03' 29" W – 1847.88 feet parallel to and 110.5 feet from the centerline of the Union Pacific Railroad to the line between the said Haupt tract and the said J. Wheeler Barger tract;

Thence N 42° 11' 19" E – 18.11 feet along the line between the said Haupt tract and the said J. Wheeler Barger tract to the Point of Beginning and containing 1.27 acres of land more or less.

Bearings are Texas State Plane, central zone NAD83 (1986) datum, based on 1994 City of College Station GPS control points and GPS observation.



Joe Orr, Inc.
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Proposed Temporary Easement
L.M. Haupt, Jr. Tract
C. Burnett League A-7
College Station, Texas
August 18, 2004

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, being a part of that 136.063 acre tract conveyed to L.M. Haupt, Jr. and wife, Stella Geren Haupt by deed recorded in Volume 171, Page 392 of the Deed Records of Brazos County, Texas, lying along the southeast line of the said Haupt tract and being more particularly described as follows:

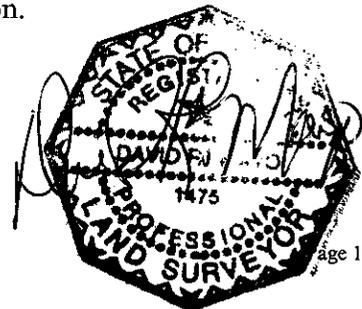
Beginning in the southeast line of the said Haupt tract which is also in the northwest line of the Shane Williams 20.27 acre tract described by deeds recorded in Volume 4628, Page 221 and Volume 4729, Page 138 of the Official Public Records of Brazos County, Texas, S 41° 30' 13" W – 20.00 feet from a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the common corner of the said Williams tract and that David W. Holmes 3.00 acre tract described in Volume 1209, Page 529 of the Official Public Records of Brazos County, Texas;

Thence through the said Haupt tract as follows:

N 47° 40' 26" W – 20.00 feet;
N 41° 30' 14" E – 1073.31 feet;
N 47° 03' 29" W – 25.01 feet;
S 41° 30' 14" W – 1098.58 feet;
S 47° 40' 26" E – 45.00 feet to the line between the said Haupt tract and the said Williams tract;

Thence N 41° 30' 14" E – 25.00 feet along the line between the said Haupt tract and the said Williams tract to the Point of Beginning and containing 0.64 acres of land more or less.

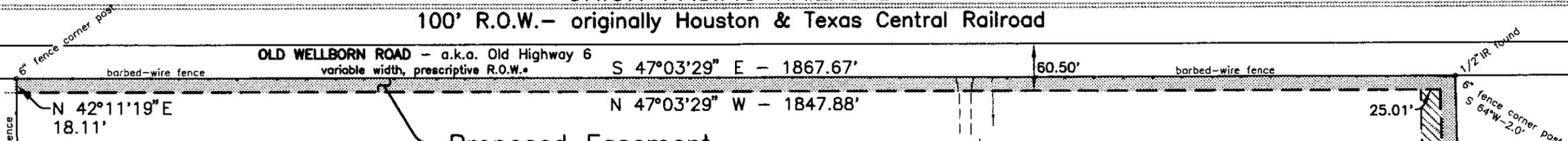
Bearings are Texas State Plane, central zone NAD83 (1986) datum, based on 1994 City of College Station GPS control points and GPS observation.



F.M. 2154 - WELLBORN ROAD
100' R.O.W.

UNION PACIFIC RAILROAD
100' R.O.W. - originally Houston & Texas Central Railroad

OLD WELLBORN ROAD - a.k.a. Old Highway 6
variable width, prescriptive R.O.W. S 47°03'29" E - 1867.67'



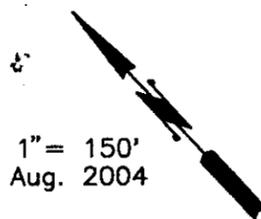
Proposed Easement
1.27 acres

Proposed 25'
Temporary Easement
0.64 acres

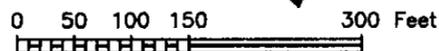
*Note:
No deed or dedication of the right-of-way for Old Wellborn Road was found. The Haupt deed describes the property line to be the southwest line of 'old Highway #6'. The old fenceline is approximately 42.4' from the southwest right-of-way line of the railroad, as shown.

L.M. Haupt, Jr. and
wife, Stella Geren Haupt
136.063 acres
Vol. 171, Pg. 392

J. Wheeler Barger
35.85 acres
Vol. 171, Pg. 567



1" = 150'
Aug. 2004



Bearings are Texas State Plane,
central zone NAD83 (1986) datum,
based on 1994 City of CS GPS
control points and GPS observations.

Notes:
All existing easements and utilities
are not shown on this plat.

Iron rods set are 1/2" rebar
with orange plastic caps
stamped "H.P.MAYO RPLS 5045".



Proposed Easements
Haupt Family Partnership tract
C. Burnett League A-7
College Station, Texas

Proposed Easement
1.27 acres

Osage, Ltd.
12.40 acres
Vol. 1130, Pg. 570

Lot 2
Block One

Merker-Strawn Subdivision
Vol. 1275, Pg. 15

David W. Holmes
and Nancy J. Holmes
3.00 acres
Vol. 1209, Pg. 529

N 47°40'26" W - 20.00'
S 47°40'26" E - 45.00'
N 41°30'14" E - 25.00'

Shane Williams
20.27 acres
Vol. 4628, Pg. 221
Vol. 4729, Pg. 138

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Proposed Easement
J. Wheeler Barger Tract
C. Burnett League A-7
College Station, Texas
August 16, 2004

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, being a part of that 35.85 acre tract conveyed to J. Wheeler Barger by deed recorded in Volume 171, Page 567 of the Deed Records of Brazos County, Texas, lying along and adjoining the southwest line of Old Wellborn Road and being more particularly described as follows:

Beginning in the southwest line of Old Wellborn Road at the most northerly corner of the said J. Wheeler Barger tract, from which a bent and loose ½" iron rod was found S 37° W – 3.0 feet near the most easterly corner of that 3.475 acre tract conveyed to Cain Road Corporation by deed recorded in Volume 4126, Page 117 of the Official Public Records of Brazos County, Texas.

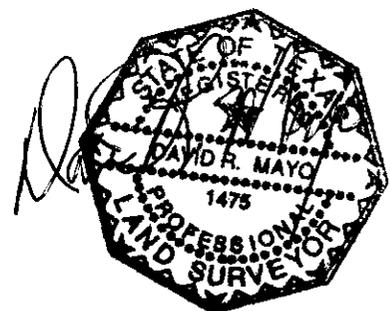
Thence S 47° 03' 29" E – 395.73 feet along the southwest line of Old Wellborn Road to a 6" fence corner post at the common corner of the said J. Wheeler Barger tract and the L.M. Haupt, Jr. and wife, Stella Geren Haupt 136.063 acre tract described in Volume 171, Page 392 of the Deed Records of Brazos County, Texas;

Thence S 42° 11' 19" W – 18.11 feet along the line between the said J. Wheeler Barger tract and the said Haupt tract to the most southerly corner of this tract;

Thence N 47° 03' 29" W – 395.72 feet through the said J. Wheeler Barger tract, parallel to and 110.5 feet from the centerline of the Union Pacific Railroad to the northwest line of same;

Thence N 42° 08' 11" E – 18.11 feet along the northwest line of the J. Wheeler Barger tract to the Point of Beginning and containing 0.16 acres of land more or less.

Bearings are Texas State Plane, central zone NAD83 (1986) datum, based on 1994 City of College Station GPS control points and GPS observations.



F.M. 2154 - WELLBORN ROAD
100' R.O.W.

UNION PACIFIC RAILROAD
100' R.O.W.- originally Houston & Texas Central Railroad

OLD WELLBORN ROAD - a.k.a. Old Highway 6
variable width, prescriptive R.O.W.*

S 47°03'29" E - 395.73'

barbed-wire fence

60.50'

6' fence corner post

Proposed Easement
0.16 ac. - 7164 sq.ft.

N 42°08'11"E
18.11'

N 47°03'29" W - 395.72'

S 42°11'19"W
18.11'

concrete parking lot

60.50'

1/2" IR found
(loose bent)
S 37°W-30'

chain-link fence
barbed-wire fence
S 42°08'11"W - 610.14'
to 1/2" IR found

*Note:
No deed or dedication of the right-of-way for
Old Wellborn Road was found. The Wheeler
Barger deed describes the property line to be
the "S.W. line of old Highway No. 6". The
old fenceline is approximately 42.4' from the
southwest right-of-way line of the railroad, as
shown.

Cain Road Corp.
3.475 acres
Vol. 4126, Pg. 117

J. Wheeler Barger
35.85 acres
Vol. 171, Pg. 567

L.M. Haupt, Jr. and
wife, Stella Geren Haupt
136.063 acres
Vol. 171, Pg. 392

1" = 50'
Aug. 2004

0 25 50 100 Feet

Bearings are Texas State Plane,
central zone NAD83 (1986) datum,
based on 1994 City of CS GPS
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Note:
All existing easements and utilities
are not shown on this plat.

Proposed Easement
Wheeler Barger tract
C. Burnett League A-7
College Station, Texas



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Proposed Easement
Cain Road Corporation Tract
C. Burnett League A-7
College Station, Texas
August 16, 2004

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, being a part of the 0.7658 acre tract, the 0.2841 acre tract and the 3.475 acre tract conveyed to Cain Road Corporation by deed recorded in Volume 4126, Page 117 of the Official Public Records of Brazos County, Texas, lying along and adjoining the southwest line of Old Wellborn Road and being more particularly described as follows:

Beginning at a 5/8" iron rod found in the southwest line of Old Wellborn Road at the common corner of the said Cain Road Corporation 0.7658 acre tract and that 19.76 acre tract conveyed to Albert P. Ribisi and Anne K. Ribisi by deed recorded in Volume 1169, Page 506 of the Official Records of Brazos County, Texas, and the southeast line of Cain Road.

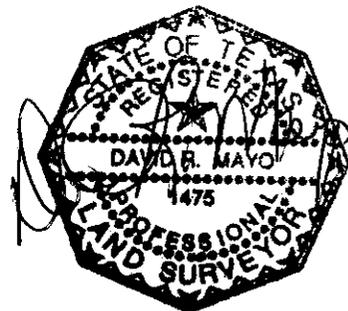
Thence S 47° 01' 48" E – 442.83 feet along the southwest line of Old Wellborn Road to the most easterly corner of the said Cain Road Corporation 3.475 acre tract, from which a 1/2" iron rod was found loose and bent S 36° E – 0.3 feet;

Thence S 42° 08' 11" W – 15.19 feet along the southeast line of the said Cain Road Corporation 3.475 acre tract to the most southerly corner of this tract, from which a 1/2" iron rod was found S 42° 08' 11" W – 610.14 feet at the most southerly corner of the said 3.475 acre tract;

Thence N 47° 03' 29" W – 442.97 feet through the said Cain Road Corporation tracts, parallel to and 110.5 feet from the centerline of the Union Pacific Railroad to the line between the said Cain Road Corporation 0.7658 acre tract and the said Ribisi tract, from which a bent 5/8" iron rod was found S 42° 40' 04" W – 225.24 feet at the most westerly corner of the said Cain Road Corporation 0.7658 acre tract;

Thence N 42° 40' 09" E – 15.41 feet along the line between the said Cain Road Corporation tract and the said Ribisi tract to the Point of Beginning and containing 0.16 acre of land more or less.

Bearings are Texas State Plane, central zone NAD83 (1986) datum, based on 1994 City of College Station GPS control points and GPS observations.



F.M. 2154 - WELLBORN ROAD
100' R.O.W.

UNION PACIFIC RAILROAD
100' R.O.W. - originally Houston & Texas Central Railroad

OLD WELLBORN ROAD - a.k.a. Old Highway 6
variable width, prescriptive R.O.W.*

*Note:
No deed or dedication of the right-of-way
for Old Wellborn Road was found.

N 42°40'09"E
15.41'

CAIN ROAD
- not dedicated to public -

Albert P. Ribisi
and Anne K. Ribisi
19.76 acres
Vol. 1169, Pg. 506

Cain Road Corp.
0.7658 acres
Vol. 4126, Pg. 117

Cain Road Corp.
0.2841 acres
Vol. 4126, Pg. 117

Cain Road Corp.
3.475 acres
Vol. 4126, Pg. 117

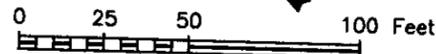
J. Wheeler Barger
35.85 acres
Vol. 171, Pg. 567

Proposed Easement
0.16 ac. - 6777 sq.ft.

Proposed Easement
Cain Road Corporation tracts
C. Burnett League A-7
College Station, Texas

Kenneth C. Tripp
3.021 acres
Vol. 3082, Pg. 152

1" = 50'
Aug. 2004



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Proposed Easement
Ribisi Tract
C. Burnett League A-7
College Station, Texas
August 16, 2004

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, being a part of that 19.76 acre tract conveyed to Albert P. Ribisi and Anne K. Ribisi by deed recorded in Volume 1169, Page 506 of the Official Records of Brazos County, Texas, lying along and adjoining the southwest line of Old Wellborn Road and being more particularly described as follows:

First Tract

Beginning at a ½" iron rod found in the southwest line of Old Wellborn Road at the common corner of the said Ribisi tract and that 1.62 acre tract conveyed to Ann Fleming Hays and F. Malcolm Hays by deeds recorded in Volume 420, Page 212 and Volume 421, Page 90 of the Deed Records of Brazos County, Texas.

Thence S 47° 16' 33" E – 115.07 feet along the southwest line of Old Wellborn Road to a ½" iron rod found at the common corner of the said Ribisi tract and that 3.021 acre tract conveyed to Kenneth C. Tripp by deed recorded in Volume 3082, Page 152 of the Official Public Records of Brazos County, Texas;

Thence S 41° 59' 29" W – 16.05 feet along the line between the said Ribisi tract and the said Tripp tract to the most southerly corner of this tract from which a ½" iron rod was found S 41° 59' 29" W – 725.30 feet at the most westerly corner of the said Tripp tract;

Thence N 47° 03' 29" W – 115.15 feet through the said Ribisi tract, parallel to and 110.5 feet from the centerline of the Union Pacific Railroad, to the line between the said Ribisi tract and the said Hays tract;

Thence N 42° 15' 42" E – 15.61 feet along the line between the said Ribisi tract and the said Hays tract to the Point of Beginning and containing 0.042 acres of land more or less.

Second Tract

Beginning at a bent 1/2" iron rod found in the southwest line of Old Wellborn Road at the most easterly corner of that 3.021 acre tract conveyed to Kenneth C. Tripp by deed recorded in Volume 3082, Page 152 of the Official Public Records of Brazos County, Texas, which is also the most northerly corner of that part of the said Ribisi tract known as Cain Road.

Thence S 45° 27' 24" E – 48.41 feet across Cain Road to a 5/8" iron rod found at the most northerly corner of that 0.7658 acre tract conveyed to Cain Road Corporation by deed recorded in Volume 4126, Page 117 of the Official Public Records of Brazos County, Texas;

Thence S 42° 40' 09" W – 15.41 feet along the line between the said Ribisi tract and the said Cain Road Corporation tract to the most southerly corner of this tract, from which a bent 5/8" iron rod was found S 42° 40' 09" W – 225.24 feet at the most westerly corner of the said 0.7658 acre tract;

Thence N 47° 03' 29" W – 48.34 feet through the said Ribisi tract, parallel to and 110.5 feet from the centerline of the Union Pacific Railroad, to the line between the said Ribisi Cain Road tract and the said Tripp tract, from which a 1/2" iron rod was found S 42° 30' 11" W – 723.94 feet at the most southerly corner of the said Tripp tract;

Thence N 42° 30' 11" E – 16.76 feet along the line between the said Ribisi tract and the said Tripp tract to the Point of Beginning and containing 0.018 acres of land more or less.

Bearings are Texas State Plane, central zone NAD83 (1986) datum, based on 1994 City of College Station GPS control points and GPS observations.



F.M. 2154 - WELLBORN ROAD
100' R.O.W.

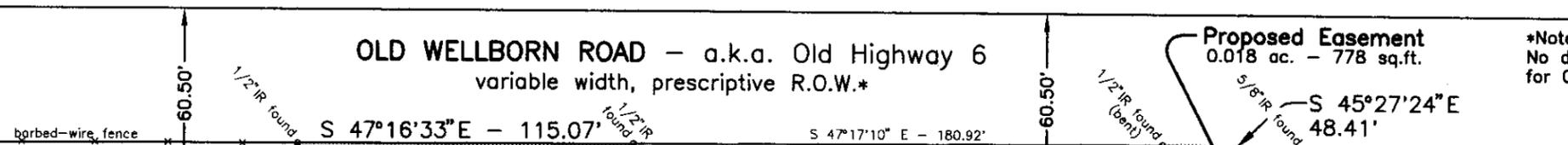
UNION PACIFIC RAILROAD

100' R.O.W. - originally Houston & Texas Central Railroad

OLD WELLBORN ROAD - a.k.a. Old Highway 6
variable width, prescriptive R.O.W.*

Proposed Easement
0.018 ac. - 778 sq.ft.

*Note:
No deed or dedication of the right-of-way
for Old Wellborn Road was found.



Ann Fleming Hays
& F. Malcolm Hays
1.62 acres
Vol. 420, Pg. 212
& Vol. 421, Pg. 90

Albert P. Ribisi
and Anne K. Ribisi
19.76 acres
Vol. 1169, Pg. 506

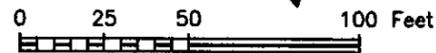
Kenneth C. Tripp
3.021 acres
Vol. 3082, Pg. 152

Cain Road Corp.
0.7658 acres
Vol. 4126, Pg. 117

Albert P. Ribisi
and Anne K. Ribisi
19.76 acres
Vol. 1169, Pg. 506

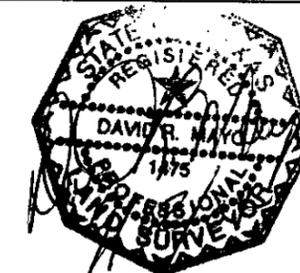
Proposed Easements
Ribisi tract
C. Burnett League A-7
College Station, Texas

1" = 50'
Aug. 2004



Bearings are Texas State Plane,
central zone NAD83 (1986) datum,
based on 1994 City of CS GPS
control points and GPS observations.

Note:
All existing easements and utilities
are not shown on this plat.



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

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

Proposed Easement
Tripp Tract
C. Burnett League A-7
College Station, Texas
August 16, 2004

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, being a part of that 3.021 acre tract conveyed to Kenneth C. Tripp by deed recorded in Volume 3082, Page 152 of the Official Public Records of Brazos County, Texas, lying along and adjoining the southwest line of Old Wellborn Road and being more particularly described as follows:

Beginning at a ½" iron rod found in the southwest line of Old Wellborn Road at the most northerly corner of the said Tripp tract which is a common corner of the said Tripp tract and that 19.76 acre tract conveyed to Albert P. Ribisi and Anne K. Ribisi by deed recorded in Volume 1169, Page 506 of the Official Records of Brazos County, Texas, from which a ½" iron rod was found N 47° 16' 33" W – 115.07 feet at the most northerly corner of the said Ribisi tract.

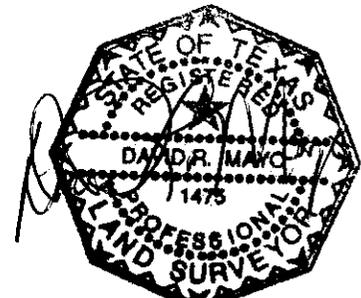
Thence S 47° 17' 10" E – 180.92 feet along the southwest line of Old Wellborn Road to a bent ½" iron rod found at the most easterly corner of the said Tripp tract and the most northerly corner of that part of the said Ribisi tract known as Cain Road;

Thence S 42° 30' 11" W – 16.76 feet along the southeast line of the said Tripp tract to the most southerly corner of this tract from which a bent ½" iron rod was found S 42° 30' 11" W – 740.71 feet at the most southerly corner of the said Tripp tract;

Thence N 47° 03' 29" W – 180.78 feet through the said Tripp tract, parallel to and 110.5 feet from the centerline of the Union Pacific Railroad, to the northwest line of the said Tripp tract;

Thence N 41° 59' 29" E – 16.05 feet along the northwest line of the said Tripp tract to the Point of Beginning and containing 0.068 acres of land more or less.

Bearings are Texas State Plane, central zone NAS83 (1986) datum, based on 1994 City of College Station GPS control points and GPS observations.



F.M. 2154 - WELLBORN ROAD
100' R.O.W.

UNION PACIFIC RAILROAD
100' R.O.W. - originally Houston & Texas Central Railroad

OLD WELLBORN ROAD - a.k.a. Old Highway 6
variable width, prescriptive R.O.W.*

*Note:
No deed or dedication of the right-of-way
for Old Wellborn Road was found.

60.50'

1/2 IR found

1/2 IR found

60.50'

1/2 IR found (bent)

5/8 IR found

N 47°16'33"W - 115.07'

S 47°17'10" E - 180.92'

S 45°27'24"E
48.41'

Proposed Easement
0.068 ac - 2966 sq. ft.

N 41°59'29"E
16.05'

N 47°03'29" W - 180.78'
concrete driveway & parking lot

S 42°30'11"W
16.76'

S 41°59'29"W - 741.34'
to 1/2 IR found

S 42°30'11"W - 740.71'
to 1/2 IR found (bent)

chain-link fence

Ann Fleming Hays
& F. Malcolm Hays
1.62 acres
Vol. 420, Pg. 212
& Vol. 421, Pg. 90

Albert P. Ribisi
and Anne K. Ribisi
19.76 acres
Vol. 1169, Pg. 506

Kenneth C. Tripp
3.021 acres
Vol. 3082, Pg. 152

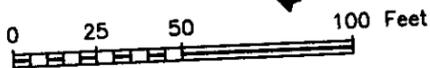
Albert P. Ribisi
and Anne K. Ribisi
19.76 acres
Vol. 1169, Pg. 506

Cain Road Corp.
0.7658 acres
Vol. 4126, Pg. 117

CAIN ROAD
- not dedicated to public -

5/8 IR found (bent)

1" = 50'
Aug. 2004



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central zone NAD83 (1986) datum,
based on 1994 City of CS GPS
control points and GPS observations.

Note:
All existing easements and utilities
are not shown on this plat.

Proposed Easement
Tripp tract
C. Burnett League A-7
College Station, Texas



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

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

Proposed Easement
Hays Tract
C. Burnett League A-7
College Station, Texas
August 16, 2004

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, being a part of that 2.84 acre tract and that 1.62 acre tract conveyed to Ann Fleming Hays and F. Malcolm Hays by deeds recorded in Volume 411, Page 229 and Volume 421, Page 90 of the Deed Records of Brazos County, Texas, lying along and adjoining the southwest line of Old Wellborn Road and being more particularly described as follows:

Beginning at a ½” iron rod found in the southwest line of Old Wellborn Road at the most northerly corner of the said Hays 2.84 acre tract.

Thence S 47° 11’ 37” E – 447.92 feet along the southwest line of Old Wellborn Road to a ½” iron rod found at the most easterly corner of the said Hays 1.62 acre tract, from which a ½” iron rod was found S 47° 16’ 33” E – 115.07 feet;

Thence S 42° 15’ 42” W – 15.61 feet along the southeast line of the said Hays 1.62 acre tract to the most southerly corner of this tract;

Thence N 47° 03’ 29” W – 448.47 feet through the said Hays tract, parallel to and 110.5 feet from the centerline of the Union Pacific Railroad, to the northwest line of the said 2.84 acre tract at the most westerly corner of this tract;

Thence N 44° 23’ 32” E – 14.55 feet along the northwest line of the said 2.84 acre tract to the point of Beginning and containing 0.16 acres of land more or less.

Bearings are Texas State Plane, central zone NAD83 (1986) datum, based on 1994 City of College Station GPS control points and GPS observations.

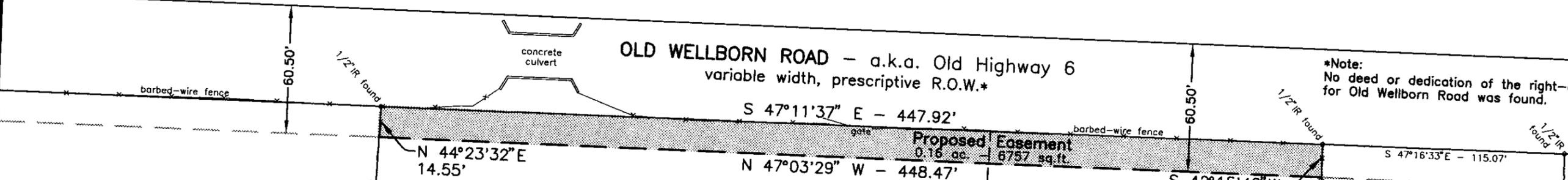


F.M. 2154 - WELLBORN ROAD
100' R.O.W.

UNION PACIFIC RAILROAD
100' R.O.W.- originally Houston & Texas Central Railroad

OLD WELLBORN ROAD - a.k.a. Old Highway 6
variable width, prescriptive R.O.W.*

*Note:
No deed or dedication of the right-of-way
for Old Wellborn Road was found.



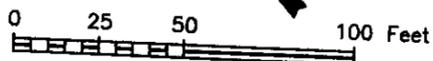
D.W. Fleming
70.4 acres
Vol. 143, Pg. 635

Ann Fleming Hays
& F. Malcolm Hays
2.84 acres
Vol. 411, Pg. 229
& Vol. 421, Pg. 90

Ann Fleming Hays
& F. Malcolm Hays
1.62 acres
Vol. 420, Pg. 212
& Vol. 421, Pg. 90

Albert P. Ribisi
and Anne K. Ribisi
19.76 acres
Vol. 1169, Pg. 506

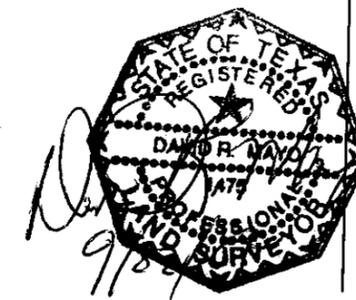
1" = 50'
Aug. 2004



Bearings are Texas State Plane,
central zone NAD83 (1986) datum,
based on 1994 City of CS GPS
control points and GPS observations.

Note:
All existing easements and utilities
are not shown on this plat.

Proposed Easement
Hays tracts
C. Burnett League A-7
College Station, Texas



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

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

Proposed Easement
Hopkins Tract
C. Burnett League A-7
College Station, Texas
August 16, 2004

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, being a part of that 1.00 acre tract conveyed to Charles Mark Hopkins and Tiersa Hays Hopkins by deed recorded in Volume 3301, Page 202 of the Official Public Records of Brazos County, Texas, lying along and adjoining the southwest line of Old Wellborn Road and being more particularly described as follows:

Beginning in the southwest line of Old Wellborn Road at the most northerly corner of the said Hopkins tract from which a 1/2" iron rod was found southwest 0.3 feet and a 3/8" iron rod was found N 47° 04' 50" W – 340.76 feet.

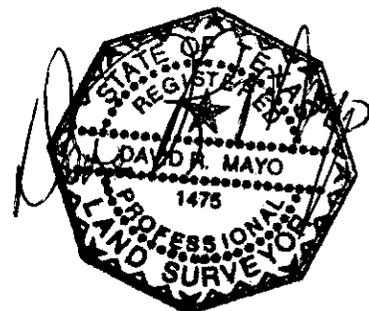
Thence S 47° 04' 50" E – 180.00 feet along the southwest line of Old Wellborn Road to the most easterly corner of the said Hopkins tract from which a 1/2" iron rod was found southwest 0.2 feet and a 1/2" iron rod was found S 47° 04' 50" E – 324.13 feet;

Thence S 42° 57' 15" W – 14.42 feet along the southeast line of the said Hopkins tract to the most southerly corner of this tract;

Thence N 47° 03' 29" W – 180.00 feet through the said Hopkins tract, parallel to and 110.5' from the centerline of the Union Pacific Railroad to the northwest line of the said Hopkins tract, at a point from which a 1/2" iron rod was found S 42° 57' 15" W – 227.94 feet at the most westerly corner of the said Hopkins tract;

Thence N 42° 57' 15" E – 14.35 feet along the northwest line of the said Hopkins tract to the Point of Beginning and containing 0.059 acres of land more or less.

Bearings are Texas State Plane, central zone NAD83 (1986) datum, based on 1994 City of College Station GPS control points and GPS observations.



F.M. 2154 - WELLBORN ROAD
100' R.O.W.

UNION PACIFIC RAILROAD
100' R.O.W. - originally Houston & Texas Central Railroad

OLD WELLBORN ROAD - a.k.a. Old Highway 6
variable width, prescriptive R.O.W.*

N 47°04'50"W - 340.76'
to 3/8" IR found

1/2" IR found
SW - 0.3'

N 42°57'15"E
14.35'

S 47°04'50" E - 180.00'

Proposed Easement
0.059 ac. - 2589 sq.ft.

gate

S 47°04'50"E - 324.13'
to 1/2" IR found

1/2" IR found
SW - 0.2'

S 42°57'15"W
14.42'

wire fence

wire fence

wire fence

wire fence

S 42°57'15"W - 227.94'

1/2" IR found

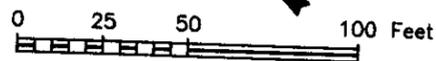
*Note:
No deed or dedication of the right-of-way for Old Wellborn Road was found. The Fleming deed describes the property line to be the "S.W. right of way line of Old Highway No. 6." The old fenceline is approximately 46' from the southwest right-of-way line of the railroad, as shown.

D.W. Fleming
70.4 acres
Vol. 143, Pg. 635

Charles Mark Hopkins
& Tiersa Hays Hopkins
1.000 acre
Vol. 3301, Pg. 202

D.W. Fleming
70.4 acres
Vol. 143, Pg. 635

1" = 50'
Aug. 2004



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central zone NAD83 (1986) datum,
based on 1994 City of CS GPS
control points and GPS observations.

Note:
All existing easements and utilities
are not shown on this plat.

Proposed Easement
Hopkins tract
C. Burnett League A-7
College Station, Texas



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

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

Proposed Easement
Fleming Tract
C. Burnett League A-7
College Station, Texas
August 16, 2004

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, being a part of that 70.4 acre tract conveyed to D.W. Fleming by deed recorded in Volume 143, Page 635 of the Deed of Brazos County, Texas, lying along and adjoining the southwest line of Old Wellborn Road and being more particularly described as follows:

First Tract

Beginning at a 3/8" iron rod found in the southwest line of Old Wellborn Road at the common corner of the said Fleming tract and that 10.84 acre tract conveyed to The O.D. Butler Family Partnership, Ltd. by deeds recorded in Volume 3003, Page 272 of the Official Public Records of Brazos County, Texas.

Thence S 47° 04' 50" E – 340.76 feet along the southwest line of Old Wellborn Road to the most northerly corner of that 1.00 acre tract conveyed to Charles Mark Hopkins and Tiersa Hays Hopkins by deed recorded in Volume 3301, Page 202 of the Official Public Records of Brazos County, Texas, from which a 1/2" iron rod was found SW – 0.3 feet;

Thence S 42° 57' 15" W – 14.35 feet along the northwest line of the said Hopkins tract to the most southerly corner of this tract;

Thence N 47° 03' 29" W – 342.44 feet through the said Fleming tract, parallel to and 110.5 feet from the centerline of the Union Pacific Railroad, to the line between the said Fleming tract and the said Butler tract;

Thence N 49° 40' 36" E – 14.31 feet along the line between the said Fleming tract and the said Butler tract to the Point of Beginning and containing 0.112 acres of land more or less.

Second Tract

Beginning at the most easterly corner of that 1.00 acre tract conveyed to Charles Mark Hopkins and Tiersa Hays Hopkins by deed recorded in Volume 3301, Page 202 of the

Official Public Records of Brazos County, Texas, in the southwest line of Old Wellborn Road from which a 1/2" iron rod was found SW 0.2 feet.

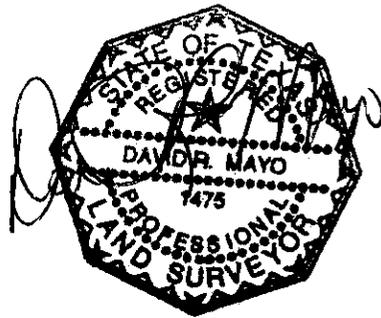
Thence S 47° 04' 50" E – 324.13 feet along the southwest line of Old Wellborn Road to a 1/2" iron rod found at the most northerly corner of that 2.84 acre tract conveyed to Ann Fleming Hays and F. Malcolm Hays by deeds recorded in Volume 411, Page 229 and Volume 421, Page 90 of the Deed Records of Brazos County, Texas;

Thence S 44° 23' 32" W – 14.55 feet along the northwest line of the said Hays tract and to the most southerly corner of this tract;

Thence N 47° 03' 29" W – 323.76 feet through the said Fleming tract, parallel to and 110.5 feet from the centerline of the Union Pacific Railroad, to the southeast line of the said Hopkins tract;

Thence N 42° 57' 15" E – 14.42 feet along the southeast line of the said Hopkins tract to the Point of Beginning and containing 0.108 acres of land more or less.

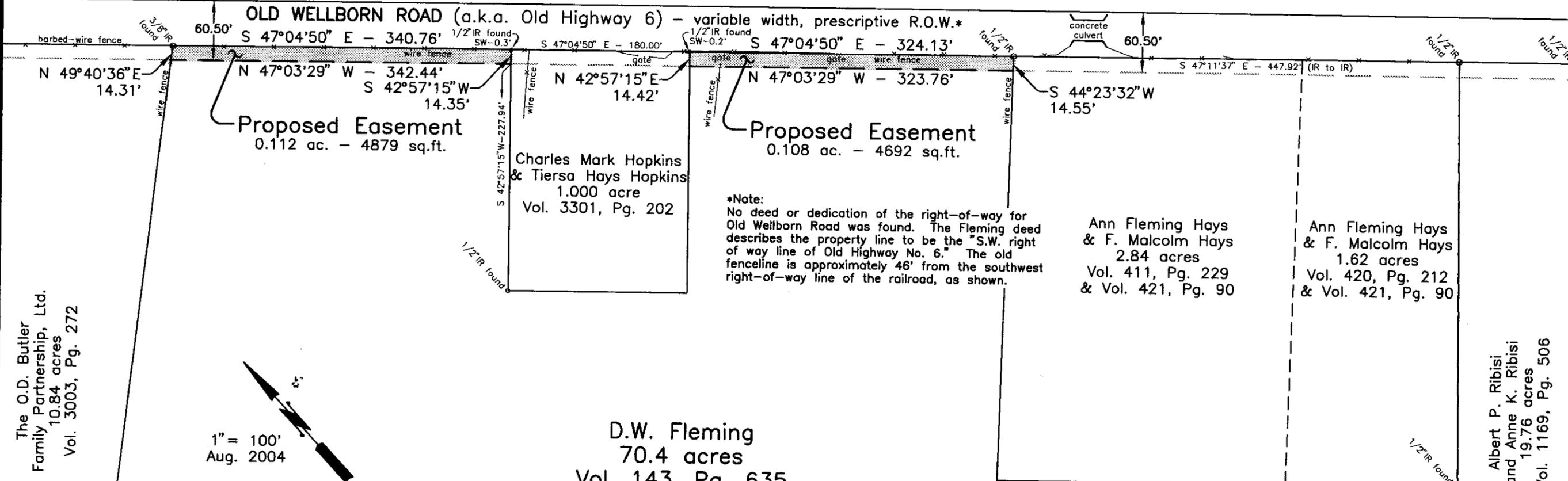
Bearings are Texas State Plane, central zone NAD83 (1986) datum, based on 1994 City of College Station GPS control points and GPS observations.



F.M. 2154 - WELLBORN ROAD
100' R.O.W.

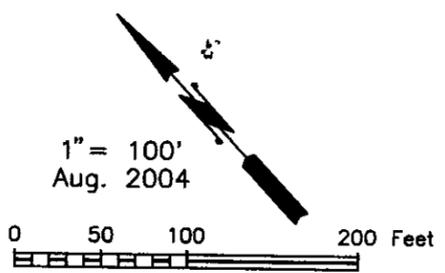
UNION PACIFIC RAILROAD
100' R.O.W.- originally Houston & Texas Central Railroad

OLD WELLBORN ROAD (a.k.a. Old Highway 6) - variable width, prescriptive R.O.W.*



*Note:
No deed or dedication of the right-of-way for Old Wellborn Road was found. The Fleming deed describes the property line to be the "S.W. right of way line of Old Highway No. 6." The old fenceline is approximately 46' from the southwest right-of-way line of the railroad, as shown.

The O.D. Butler
Family Partnership, Ltd.
10.84 acres
Vol. 3003, Pg. 272



D.W. Fleming
70.4 acres
Vol. 143, Pg. 635

Ann Fleming Hays
& F. Malcolm Hays
2.84 acres
Vol. 411, Pg. 229
& Vol. 421, Pg. 90

Ann Fleming Hays
& F. Malcolm Hays
1.62 acres
Vol. 420, Pg. 212
& Vol. 421, Pg. 90

Albert P. Ribisi
and Anne K. Ribisi
19.76 acres
Vol. 1169, Pg. 506

Proposed Easements
Fleming tract
C. Burnett League A-7
College Station, Texas



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

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

Proposed Easement
Butler Tract
C. Burnett League A-7
College Station, Texas
August 16, 2004

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, being a part of those three 10.84 acre tracts conveyed to The O.D. Butler Family Partnership, Ltd. by deeds recorded in Volume 3003, Pages 272, 274, and 276 of the Official Public Records of Brazos County, Texas, lying along and adjoining the southwest line of Old Wellborn Road and being more particularly described as follows:

Beginning at a 3/8" iron rod found at the most northerly corner of the said Butler tracts which is also the most easterly corner of that 2.33 acre tract conveyed to Edsel G. Jones by deed recorded in Volume 2646, Page 286 of the Official Public Records of Brazos County, Texas, from which the City of College Station 1994 GPS monument no. 119 bears N 62° 25' 52" E – 3890.6 feet.

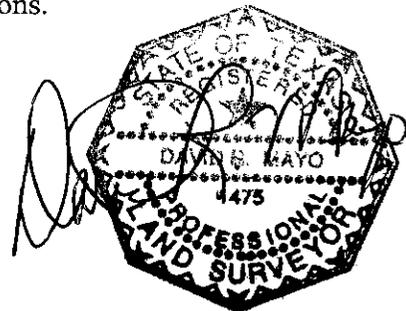
Thence S 47° 02' 44" E – 1806.09 feet along the southwest line of Old Wellborn Road to a 3/8" iron rod found at the common corner of the said Butler tracts and that 70.4 acre tract conveyed to D.W. Fleming by deed recorded in Volume 143, Page 635 of the Deed Records of Brazos County, Texas;

Thence S 49° 40' 36" W – 14.31 feet along the line between the said Butler tracts and the said Fleming tract to the most southerly corner of this tract;

Thence N 47° 03' 29" W – 1804.92 feet through the said Butler tracts to the line between the said Butler tracts and the said Edsel Jones 2.33 acre tract;

Thence N 44° 55' 59" E – 14.62 feet along the line between the said Jones tract and the said Butler tracts to the Point of Beginning and containing 0.60 acres of land more or less.

Bearings are Texas State Plane, central zone NAD83 (1986) datum, based on 1994 City of College Station GPS control points and GPS observations.



Edsel G. Jones
70.734 acres
Vol. 3003, Pg. 259

Edsel G. Jones
6.79 acres
Vol. 387, Pg. 699

F.M. 2154 - WELLBORN ROAD
100' R.O.W.

UNION PACIFIC RAILROAD
100' R.O.W. - originally Houston & Texas Central Railroad

OLD WELLBORN ROAD (a.k.a. Old Highway 6) - variable width, prescriptive R.O.W.*
S 47°02'44" E - 1806.09'

N 44°55'59" E
14.62'

Proposed Easement
0.60 acres

*Note:
No deed or dedication of the right-of-way
for Old Wellborn Road was found.

The O.D. Butler
Family Partnership, Ltd.
10.84 acres
Vol. 3003, Pg. 274

The O.D. Butler
Family Partnership, Ltd.
10.84 acres
Vol. 3003, Pg. 272

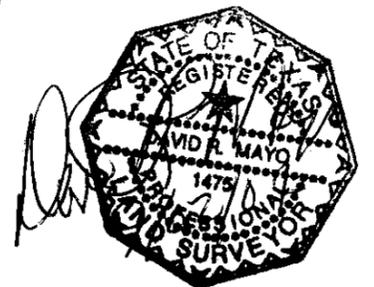
D.W. Fleming
70.4 acres
Vol. 143, Pg. 635

Edsel G. Jones
2.33 acres
Vol. 2646, Pg. 286

The O.D. Butler
Family Partnership, Ltd.
10.84 acres
Vol. 3003, Pg. 276

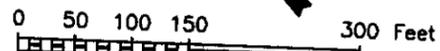
The O.D. Butler
Family Partnership, Ltd.
36.85 acres
Vol. 3003, Pg. 278

Proposed Easement
O.D. Butler Family Partnership tracts
C. Burnett League A-7
College Station, Texas



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

1" = 150'
Aug. 2004



Bearings are Texas State Plane,
central zone NAD83 (1986) datum,
based on 1994 City of CS GPS
control points and GPS observations.

Notes:
All existing easements and utilities
are not shown on this plat.

82°25'52"E - 3890.6'
to CS GPS mon. no. 119
3/8" IR found
chain-link fence
S 44°55'59"W - 449.47' (to IR)
S 45°19'25"W - 898.5' to 3/8" IR found

barbed-wire fence
60.50'
599.5'
3/8" IR found (bent) NE-0.1'

1199.4'
3/8" IR found (bent) NE-0.4'

barbed-wire fence
60.50'

S 49°40'36" W
14.31'

wire fence
S 49°40'36" W - 2111.3'
to 3/8" IR found

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

Proposed Easement
Edsel Jones Tract
C. Burnett League A-7
College Station, Texas
August 17, 2004

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, being a part of that 70.734 acre tract conveyed to Edsel G. Jones by deed recorded in Volume 3003, Page 259 of the Official Public Records of Brazos County, Texas, and a part of that 6.79 acre tract conveyed to Edsel G. Jones by deed recorded in Volume 387, Page 699 of the Deed Records of Brazos County, Texas, lying along and adjoining the southeast line of said Jones tracts and being more particularly described as follows:

Beginning at a bent 3/8" iron rod found in the northeast right-of-way line of Wellborn Road (FM 2154) at the common corner of the said Jones 6.79 acre tract and that 1.891 acre tract conveyed to Delph Ross. by deeds recorded in Volume 2569, Page 112 of the Official Public Records of Brazos County, Texas, from which the City of College Station 1994 GPS monument no. 119 bears N 27° 31' 57" E – 3549.4 feet.

Thence N 47° 03' 29" W – 26.58 feet along the northeast line of Wellborn Road to the most westerly corner of this tract;

Thence N 40° 39' 20" E – 1061.76 feet through the said Jones tracts to an angle point;

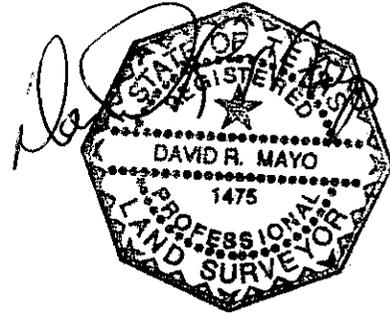
Thence S 78° 58' 41" E – 28.76 feet continuing through the said Jones 70.734 acre tract to the line between the said Jones tract and the Steeplechase Subdivision Phase One according to plat of record in Volume 3423, Page 305 of the Official Public Records of Brazos County, Texas;

Thence S 40° 39' 20" W – 294.70 feet along the line between the said Jones tract and the said Steeplechase Subdivision to the most westerly corner of the Steeplechase Subdivision Phase One, from which an angle iron at a fence corner was found S 69° W – 7.8 feet;

Thence S 40° 39' 20" W – 414.60 feet continuing along the southeast line of the said Jones 70.734 acre tract to a 5/8" iron rod with a plastic cap stamped "BRAD KERR RPLS 4502" found at the common corner of the said Jones 70.734 acre tract and the said Jones 6.79 acre tract;

Thence S 40° 24' 44" W – 367.75 feet along the southeast line of the said Jones 6.79 acre tract, at 51.4 feet pass a ¾" iron pipe at the most northerly corner of the said Delph Ross tract, and continuing along the line between the said Jones tract and the said Ross tract to the Point of Beginning and containing 0.62 acres of land more or less.

Bearings are Texas State Plane, central zone NAD83 (1986) datum, based on 1994 City of College Station GPS control points and GPS observations.



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

Proposed Temporary Easement
Edsel Jones Tract
C. Burnett League A-7
College Station, Texas
August 17, 2004

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, being a part of that 70.734 acre tract conveyed to Edsel G. Jones by deed recorded in Volume 3003, Page 259 of the Official Public Records of Brazos County, Texas, and a part of that 6.79 acre tract conveyed to Edsel G. Jones by deed recorded in Volume 387, Page 699 of the Deed Records of Brazos County, Texas, lying along and adjoining the southeast line of said Jones tracts and being more particularly described as follows:

Beginning in the northeast right-of-way line of Wellborn Road (FM 2154) N 47° 03' 29" W – 26.58 feet from the common corner of the said Jones 6.79 acre tract and that 1.891 acre tract conveyed to Delph Ross. by deeds recorded in Volume 2569, Page 112 of the Official Public Records of Brazos County, Texas.

Thence N 40° 39' 20" E – 1061.76 feet through the said Jones Tracts to the an angle point;

Thence S 78° 58' 41" E – 28.76 feet continuing through the said Jones 70.734 acre tract to the line between the said Jones tract and the Steeplechase Subdivision Phase One according to plat of record in Volume 3423, Page 305 of the Official Public Records of Brazos County, Texas;

Thence N 40° 39' 20" E – 28.76 feet along the line between the said Jones tract and the said Steeplechase Subdivision to the most easterly corner this tract;

Thence N 78° 58' 41" W – 57.52 feet through the said Jones 70.734 acre tract to the most northerly corner of this tract;

Thence S 40° 39' 20" W – 1075.30 feet through the said Jones tracts to the northeast right-of-way line of Wellborn Road;

Thence S 47° 03' 29" E – 25.02 feet along the northeast line of the said Jones 6.79 acre tract to the Point of Beginning and containing 0.64 acres of land more or less.

Bearings are Texas State Plane, central zone NAD83 (1986) datum, based on 1994 City of College Station GPS control points and GPS observations.



UNION PACIFIC RAILROAD - 100' R.O.W.
originally Houston & Texas Central Railroad

F.M. 2154 - WELLBORN ROAD
100' R.O.W.

Edsel G. Jones
6.79 acres
Vol. 387, Pg. 699

Proposed Easements
Edsel Jones tracts
C. Burnett League A-7
College Station, Texas

Edsel G. Jones
70.734 acres
Vol. 3003, Pg. 259

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

Proposed 25' Temporary Easement
0.64 acres

Proposed Easement
0.62 acres

Delph Ross
1.891 acres
Vol. 2569, Pg. 112

Robert Smith
Two acres
Vol. 134, Pg. 328

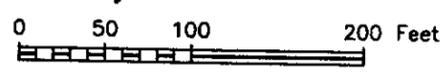
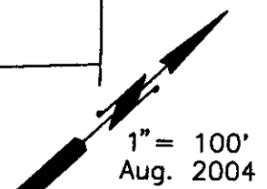
Robert Smith
Two acres
Vol. 160, Pg. 539

City Park and
Stormwater Detention Facility

Steeplechase Subdivision
Phase One
Vol. 3423, Pg. 305

West Ridge Drive

Antelope Ln.



Bearings are Texas State Plane,
central zone NAD83 (1986) datum,
based on 1994 City of CS GPS
control points and GPS observations.

Note:
All existing easements and utilities
are not shown on this plat.

