

Exhibit A

**METES AND BOUNDS DESCRIPTION
OF A 50' ACCESS EASEMENT ABANDONMENT
0.2836 ACRES TRACT OF LAND
OUT OF SECTION 4, PHASE 2
OF THE CASTLEGATE SUBDIVISION
OUT OF THE ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION
BRAZOS COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Brazos County, Texas, in the Robert Stevenson Survey, A-54, also being out of the Castlegate Subdivision, Section 4, Phase 2, as recorded in Vol. 4362, Pages 42-43, of the Brazos County Official Records(B.C.O.R.), also being out of the Restricted Open Space Reserve tract as recorded in Vol. 5040, Page 30, of the B.C.O.R., and being more particularly described by metes and bounds as follows with all control referred to the 1983 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

BEGINNING at a point for corner having a Texas State Plane Coordinate Value of Y=10,185,242.21 X=3,574,042.62 and being South 71°50'00" West, a distance of 1067.96 feet from Monument #137 referenced to said Coordinate System;

THENCE South 42°54'16" West, a distance of 2.42 feet to a 5/8" iron rod found for corner;

THENCE South 43°15'51" West, a distance of 45.90 feet to a 5/8" iron rod found for corner;

THENCE South 43°46'32" West, a distance of 1.68 feet to a point for corner;

THENCE North 47°12'07" West, a distance of 36.73 feet to a point for corner;

THENCE North 19°44'44" West, a distance of 87.89 feet to a point for corner;

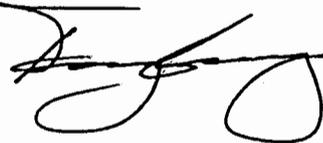
THENCE North 48°05'47" West, a distance of 121.82 feet to a point for corner, being on the southeast right-of-way line of Kendal Green Drive, and being North 41°54'13" East, a distance of 5.00 feet from a 5/8" iron rod found for reference for the north corner of Lot 38, of said subdivision;

THENCE North 41°54'13" East, a distance of 50.00 feet along the common line between this tract and said right-of-way line to a point for corner, also being South 41°54'13" West, 5.00 feet from a 5/8" iron rod found for reference for the west corner of Lot 37 of said subdivision;

THENCE South 48°05'47" East, a distance of 134.45 feet to a point for corner;

THENCE South 19°44'44" East, a distance of 88.30 feet to a point for corner;

THENCE South 47°12'07" East, a distance of 24.92 feet to the **PLACE OF BEGINNING** containing 0.2836 acres.



Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
Sect4ph2-Abandon.doc
December 23, 2004



Exhibit A

EASEMENT ABANDONMENT 50' ACCESS EASEMENT CASTLEGATE SUBDIVISION SECTION 4, PHASE 2 VOL. 4362, PG. 42-43

