

**FIELD NOTES  
0.474 OF ONE ACRE  
BEING A PART OF  
LUTHER STREET WEST  
OUT OF A CALLED 37.25 ACRE TRACT  
VOLUME 15, PAGE 435  
AND A CALLED 100 ACRE TRACT  
VOLUME 125, PAGE 364  
J. E. SCOTT SURVEY, A – 50  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
APRIL 8, 2004**

All that certain lot, tract or parcel of land being 0.474 of one acre situated in the J. E. SCOTT SURVEY, Abstract No. 50, Brazos County, Texas, and being a part of LUTHER STREET WEST, a possible prescriptive street in the City of College Station, Texas and being out of the following tracts: 1) Being a part of the Called 37.25 acre tract as described in deed to W. H. Davidson of record in Volume 15, Page 435, Deed Records of Brazos County, Texas, and 2) Being a part of the Called 100 acre tract as described in deed from Aline Brogdon to H. E. Burgess and Daniel Russell of record in Volume 125, Page 364, Deed Records of Brazos County, Texas, said 0.474 of one acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an "X" In Concrete found at the intersection of the northeast right-of-way line of Marion Pugh Drive and the prescriptive northwest right-of-way line of said LUTHER STREET WEST for the most westerly corner, said corner being the most southerly corner of the Callaway Development Corporation Called 5.082 acre tract as described in Volume 3987, Page 64;

THENCE N 45 ° 38 ' 34 " E, along the prescriptive northwest right-of-way line of said LUTHER STREET WEST and the southeast line of said Called 5.082 acre tract at a distance of 352.81 feet passing the calculated most easterly corner of said Called 5.082 acre tract and the most southerly corner of the Callaway Development Corporation Called 3.123 acre tract as described in volume 4036, Page 57, and continuing along the prescriptive northwest right-of-way line of said LUTHER STREET WEST and the southeast line of said Called 3.123 acre tract for a total distance of 502.56 feet to a 5/8" Iron Rod found for the most northerly corner, said corner being the most easterly corner of said Called 3.123 acre tract and also being located in the southwest right-of-way line of the Union Pacific Railroad;

THENCE S 26 ° 13 ' 17 " E, along the southwest right-of-way line of said Union Pacific Railroad at a distance of 21.86 feet passing a 1/2" Iron Rod with cap set near the centerline of said LUTHER STREET WEST for the calculated most easterly corner of said Called 100 acre tract and being located in the calculated southeast line of said Called 37.25 acre tract and continuing along the southwest right-of-way line of said Union Pacific Railroad for a total distance of 43.73 feet to a 1/2" Iron Rod found in the prescriptive southeast right-of-way line of said LUTHER STREET WEST for the most easterly corner, said corner being the most northerly corner of a Called 37.41 acre tract as described in Vacating Plat of the George McCulloch's Industrial Area as recorded in Volume 417, Page 495;

THENCE S 45 ° 48 ' 37 " W, along the prescriptive southeast right-of-way line of LUTHER STREET WEST and the northwest line of said Called 37.41 acre tract a distance of 508.19 feet to a 1/2" Iron Rod with cap set in the northeast right-of-way line of Marion Pugh Drive for the most southerly corner;

THENCE N 18 ° 42 ' 37 " W, along the northeast right-of-way line of said Marion Pugh Drive a distance of 44.45 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 20,639 square feet or 0.474 OF ONE ACRE OF LAND MORE OR LESS, according to a survey performed during March, 2004, under the supervision of H. Curtis Strong, registered Professional Land Surveyor no. 4961. North Orientation is based on rotating the northeast line to the Called Bearing of the southwest right-of-way line of the Union Pacific Railroad as recorded in Volume 3750, Page 327.



EXHIBIT

A

13.76 ACRE TRACT  
(VOL. 3750, PG. 237)  
(VOL. 3987, PG. 36)  
(VOL. 3987, PG. 64)  
(VOL. 4036, PG. 57)

REMAINDER OF CALLED 37.25 ACRE TRACT  
(VOL. 15, PG. 435)

CALLAWAY DEVELOPMENT CORPORATION  
1250 NE LOOP 410, SUITE 800  
SAN ANTONIO, TX 78209



UNION PACIFIC  
RAILROAD

S 26° 13' 17" E  
43.73'

MARION PUGH DR.

N 45° 38' 34" E - 502.56'

0.474 ACRES

S 45° 38' 34" W - 508.19'

SUBJECT R.O.W.  
ABANDONMENT

P.O.C.  
0.474 ACRE  
TRACT

N 18° 42' 37" W  
44.45'

17.44 ACRE TRACT  
(VOL. 1441, PG. 017)

REMAINDER OF CALLED 100 ACRE TRACT  
(VOL. 125, PG. 364)

COCA COLA ENTERPRISES  
2500 WINDY RIDGE PARKWAY  
ATLANTA, GA 30339

RABON  
METCALF  
ENGINEERING  
POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: rmengineer@juno.com  
OFFICE - (979) 690-0329  
FAX - (979) 690-0329  
CELL - (979) 219-4174



EXHIBIT #2A  
LUTHER STREET WEST  
R.O.W. ABANDONMENT

RME NO. 143-0170

DATE: 5/2/05  
FILE: LUTHER ROW  
SCALE: 1"=100'

DRAWN BY: RAM  
CHK BY: RAM

SHEET NO.

EXHIBIT  
**A**