METES AND BOUNDS DESCRIPTION
OF A
0.191 ACRE TRACT
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MORGAN RECTOR LEAGUE, ABSTRACT NO. 46, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 20.00 FOOT WIDE SEWER EASEMENT AS DESCRIBED IN VOLUME 479, PAGE 780 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID PORTION OF EASEMENT BEING LOCATED WITHIN A CALLED 7.011 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO WATERWOOD TOWNHOMES, L.P., RECORDED IN VOLUME 5157, PAGE 63 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF WINDSOR POINTE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2354, PAGE 257 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF LOT 1, BLOCK 1, E. & M. JONES FARM PLACE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5190, PAGE 162 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE WEST CORNER OF SAID 7.011 ACRE TRACT;

THENCE: N 42° 21' 14" E ALONG THE COMMON LINE OF SAID 7.011 ACRE TRACT AND WINDSOR POINTE FOR A DISTANCE OF 247.49 FEET TO A ½ INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 20.00 FOOT WIDE EASEMENT AND THE **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

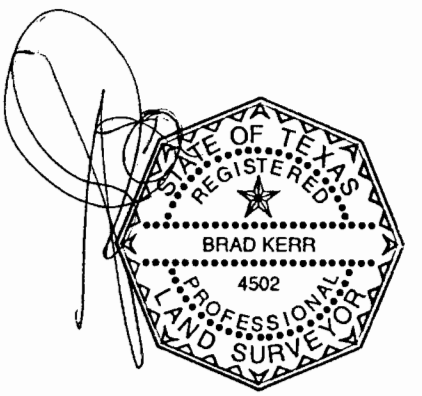
THENCE: N 41° 58' 42" E CONTINUING ALONG THE COMMON LINE OF SAID 7.011 ACRE TRACT AND WINDSOR POINTE FOR A DISTANCE OF 20.00 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID EASEMENT, FOR REFERENCE A ½ INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE BEARS: N 41° 58' 42" E FOR A DISTANCE OF 262.76 FEET;

THENCE: S 47° 35' 56" E THROUGH SAID 7.011 ACRE TRACT AND ALONG THE NORTHEAST LINE OF SAID EASEMENT FOR A DISTANCE OF 416.52 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 42° 31' 50" W CONTINUING THROUGH SAID 7.011 ACRE TRACT AND THROUGH SAID EASEMENT FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID EASEMENT MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, E. & M. JONES FARM PLACE, AND THE WEST CORNER OF A CALLED 3.00 ACRE TRACT AS DESCRIBED BY A DEED TO BEAUTIFUL SAVIOR EVANGELICAL LUTHERN CHURCH OF COLLEGE STATION RECORDED IN VOLUME 682, PAGE 775 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: S 47° 35' 56" E FOR A DISTANCE OF 13.18 FEET;

THENCE: N 47° 35' 56" W CONTINUING THROUGH SAID 7.011 ACRE TRACT AND ALONG THE SOUTHWEST LINE OF SAID EASEMENT FOR A DISTANCE OF 416.33 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.191 OF AN ACRE OF LAND. SEE PLAT PREPARED JULY 2004 FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



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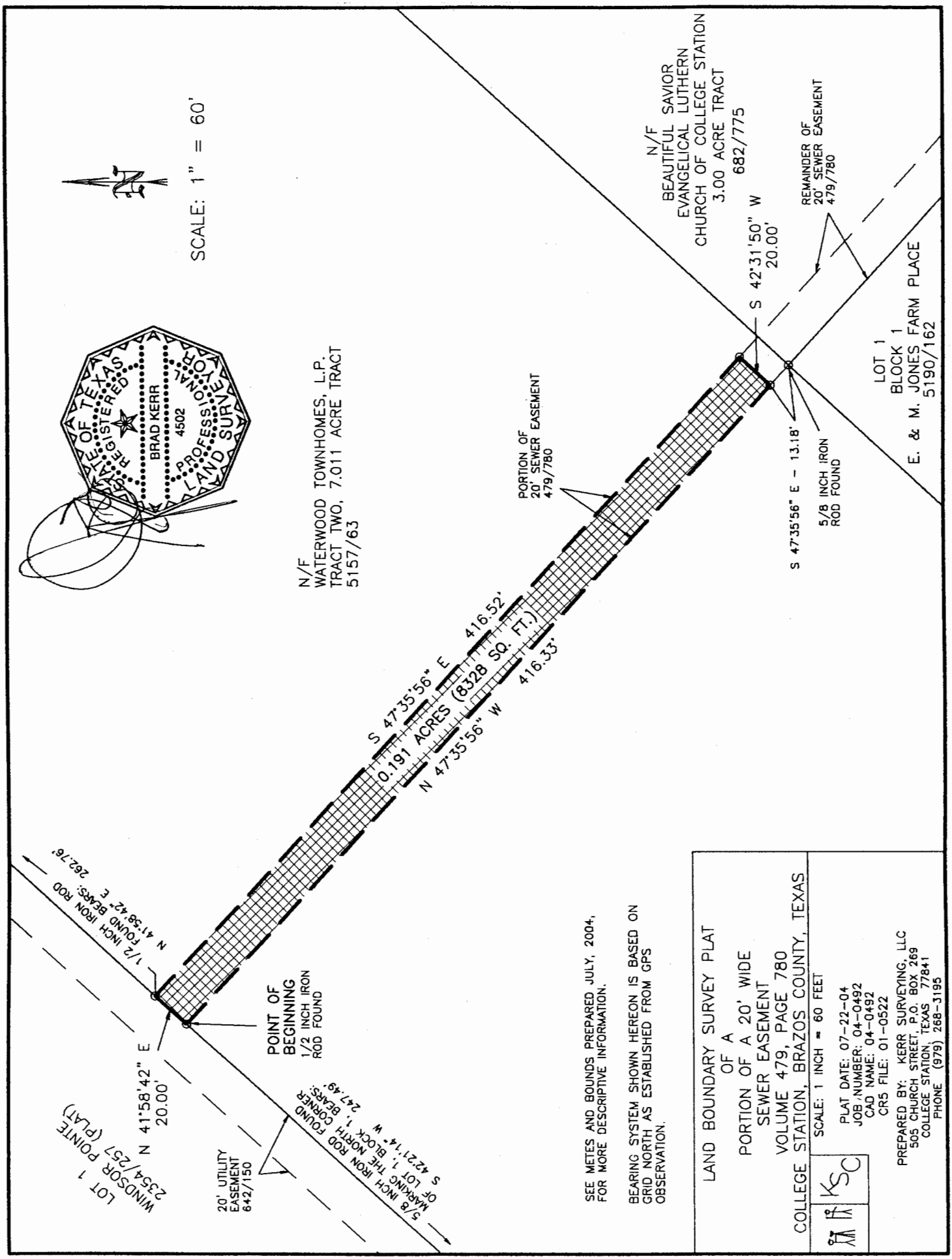
Exhibit "A" Sheet 3 of 3