

Amendment to Real Estate Sales Contract

This Amendment to Real Estate Sales Contract ("Amendment") is entered into between Mary Harriet Lott Travilla ("Seller") and the City of College Station, Texas and the City of Bryan, Texas ("Buyer"), this 7th day of August, 2005.

RECITALS

A. Seller and Buyer entered into a Real Estate Sales Contract ("Contract") dated by the Escrow Agent December 6, 2002 regarding a fifty percent (50%) undivided interest in three tracts of land located in the Joseph T. Robinson Survey, A-390, Grimes County, Texas as more particularly described by metes and bounds description attached to said Contract.

B. Harold Trant has signed an affidavit waiving any claims by adverse possession to one of the three tracts which were the subject of the Contract and also to a 17.82 acre tract which is now reported as owned by Seller in a title commitment issued by the Title Company.

C. Seller and Buyer desire to amend the Contract to allow Closing to occur with regard to Seller's interest in the two tracts for which Trant does not claim an ownership interest and to terminate the parties obligations to each other as to the other two tracts except as set forth in this Amendment.

D. Seller and Buyer have agreed that Seller can reserve ownership of oil, gas and other minerals produced at a depth greater than 1,500 feet beneath the surface of the Properties but Seller will waive and convey to Buyer all rights of ingress and egress and all rights to explore from the surface of the Properties.

THE PARTIES THEREFORE AGREE AS FOLLOWS:

1. For valuable consideration the receipt and sufficiency of which is acknowledged by all parties:

- (a) that the Contract is amended to provide for the sale by Seller to Buyer of two tracts of land, the first being a tract of land containing 17.82 acres, more or less, situated in the Joseph T. Robinson Survey A-390, being all that called 16.25 acre tract of land described in a Deed to Mary Travilla recorded in Volume 50, Page 291, Official/Deed Records of Grimes County, Texas and the second being a fifty percent (50%) undivided interest in a tract of land containing 40.00 acres, more or less, situated in the Joseph T. Robinson Survey A-390. Each tract of land is more particularly described by metes and bounds in Exhibits

"A-3" and "A-7" to the General Warranty Deed attached hereto as Exhibit "A";

- (b) that the Contract is amended to eliminate Seller's obligations to sell and Buyer's obligations to purchase the fifty percent (50%) undivided interest of Seller in the other two tracts of land described in the Contract, the first being a 47.60 acre tract of land situated in the Joseph T. Robinson Survey A-390, being all of that certain called 47.50 acre tract in Grimes County, Texas ("47.6 Acre Tract") and the second being a 10.00 acre tract of land situated in the Joseph T. Robinson Survey A-390 ("10.0 Acre Tract") both as more particularly described by metes and bounds in Exhibits to the Contract;
- (c) that the Contract is amended to provide that upon any condemnation action by Buyer involving the 47.6 Acre Tract or the 10.0 Acre Tract that the Seller be named as a defendant in such condemnation litigation;
- (d) that the Contract is amended so that following the Closing the Seller reserves ownership of oil, gas and other minerals produced at a depth greater than 1,500 feet beneath the surface of the Properties conveyed and that the Seller convey to Buyer all rights of ingress and egress and all rights to explore from the surface of the Properties related to the oil, gas and other minerals; and
- (e) that the Contract is amended so that the General Warranty Deed ("Deed") attached hereto as Exhibit "A", contains the correct legal description of that portion of the property to be conveyed without necessity of condemnation and shall be executed and delivered by Seller in conveying the Property to Buyer at the Closing. The property to be conveyed by the Deed consists of two (2) tracts and totals the equivalent of 37.82 acres. The sales price of the property is \$3,200.00 per acre. The total consideration (all cash) due at Closing for such property is \$121,024.00 (37.82 acres x \$3,200.00 per acre). The Deed and its exhibits will be revised to reflect additions or revisions to the updated Title Commitment.
- (f) that the Contract is amended so that the Buyers waive all objections to Seller's title reflected in Schedule B of the commitment for title insurance issued by Navasota Abstract & Title Co., Inc. as Agent for Stewart Title Guaranty Company GF No., N-204652S issued May 7, 2004 ("Title Commitment") but reserves the right to object to any additional encumbrances to title reflected on Schedule B of an updated Title Commitment;

(g) that the Closing Date shall be the later of thirty days after the receipt by Buyer of a copy of this Amendment fully executed by Seller or September 29, 2005.

2. In the event of a conflict between the provisions of this Amendment and the Contract, the provisions of this Amendment shall prevail.

3. Except for the modifications made by Paragraph 1. of this Amendment, all provisions of the Contract shall continue in full force.

SELLER

Mary Harriet Lott Travilla
Mary Harriet Lott Travilla

Date: 8/17/05

BUYER

City of College Station, Texas

City of Bryan, Texas

By: _____
Printed Name: _____
Title: _____
Date: _____

By: _____
Printed Name: _____
Title: _____
Date: _____

TITLE COMPANY

NAVASOTA ABSTRACT & TITLE CO., INC., acknowledges receipt of a copy of this Amendment executed by both Seller and Buyer.

NAVASOTA ABSTRACT & TITLE CO., INC

By: _____
Printed Name: _____
Title: _____
Date: _____

NOTICE OF CONFIDENTIALITY RIGHTS:
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE
ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT
BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:
YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE
NUMBER.

GENERAL WARRANTY DEED

Date: September __, 2005

Grantor: Mary Harriet Lott Travilla, also known as Mary Travilla

Grantor's Mailing Address: c/o Harriet T. Reynolds
Reynolds, Smith & Winters, P.C.
P.O. Box 3668
Norfolk, Virginia 23514-3668

Grantee: The City of College Station, Texas as to an undivided ½ interest and
The City of Bryan, Texas as to an undivided ½ interest, each being a
Municipal Corporation of the State of Texas

Grantee's Mailing Address:

The City of College Station, Attention: City Manager
P.O. Box 9960, College Station, Brazos County, Texas 77842

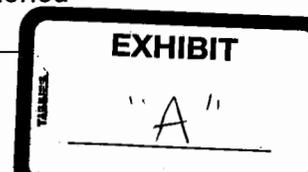
The City of Bryan, Attention: City Manager
P.O. Box 1000, Bryan, Brazos County, Texas 77805

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration

Property (including any improvements):

Those two tracts of land hereinafter set forth and described by metes and bounds in Exhibits "A-3" and "A-7" attached hereto and made a part hereof all of which are contained within that certain tract or parcel of land being 609.50 acres situated in the JOSEPH T. ROBINSON SURVEY Abstract 390 and the GEORGE MASON SURVEY Abstract 342, Grimes County, Texas out of and a part of that certain called 609.75 acre tract described in City of College Station Resolution No. 04-12-2001-11.9 and City of Bryan Resolution No. 2754; said 609.50 acres being more fully described by metes and bounds as set out on Exhibit "B" attached hereto and made a part hereof, such tracts being:

(Tract 3) Being all of that certain tract of land containing 17.82 acres, more or less, situated in the JOSEPH T. ROBINSON SURVEY A-390, and being all that called 16.25 acre tract of land described in Deed to Mary Travilla recorded in Volume 50, Page 291, Official/Deed Records of Grimes County, Texas and said 17.82 acres further described by metes and bounds on Exhibit "A-3", attached



hereto and made a part hereof.

(Tract 7) One-Half (1/2) undivided interest in that certain tract or parcel of land containing 40.00 acres, more or less, located in the JOSEPH T. ROBINSON SURVEY A-390, Grimes County, Texas and said 40.00 acres further described on Exhibit "A-7", attached hereto and made a part hereof.

The above described tracts being the "Land", together with all buildings, structures or other improvements located thereon or affixed thereto (the "Improvements"), and all of Grantor's right, title, and interest in and to all claims, permits, easements, tenements, hereditaments, privileges, and appurtenances in any way belonging to the Land or Improvements, including, without limitation, (i) any land to the midpoint of the bed of any highway, street, road, or avenue, open or proposed, in front of, abutting, or adjoining the Land, (ii) any land lying in or under the bed of any creek, stream, bayou, or river running through, abutting, or adjacent to the Land, (iii) any riparian, appropriative, or other water rights of Grantor appurtenant to the Land and relating to surface or subsurface waters, and (iv) all easements, rights-of-way, rights of ingress or egress, and reversionary interests benefiting the Land (all such Land, Improvements, easements, and other appurtenant rights being herein referred to collectively as the "Property").

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from a depth greater than 1,500 feet below the surface of the Property. If the reserved mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property and all Grantor's right to explore from the surface of the Property or from the surface to a depth of 1,500 feet below the surface all oil, gas, and other minerals at any depth on the Property.

Grantor reserves the right to develop the retained oil, gas, and other minerals from off the Property using directional drilling or other recovery methods that do not require the use and/or occupancy of the surface or from the surface to a depth of 1,500 feet below the surface, provided that any of these operations in no manner interfere with the surface, water, or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and/or Warranty: Those exceptions and reservations set forth in Exhibit "C" attached hereto and made a part hereof.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every

person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and/or Warranty.

When the context requires, singular nouns and pronouns include the plural.

This Deed is to be effective _____, 2005, although it may be executed by Grantor on a different date.

Mary Harriet Lott Travilla
Mary Harriet Lott Travilla

STATE OF VIRGINIA
COUNTY OF Norfolk to wit
CITY

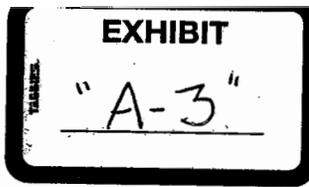
The foregoing instrument was acknowledged before this 18th day of August, 2005, by Mary Harriet Lott Travilla, the grantor in this General Warranty Deed.

Michelle M. Dutton
Notary Public, State of Virginia

My commission expires: 1-31-2006.

AFTER RECORDING RETURN TO:

Robert D. Fowler, P.C.
Attorney at Law
1301 West 25th Street, Suite 320
Austin, Texas 78705



**TRACT 3
17.82 ACRES
ALL OF A CALLED 16.25 ACRE TRACT, AS OCCUPIED
JOSEPH T. ROBINSON SURVEY, A-390
VOLUME 50, PAGE 291
GRIMES COUNTY, TEXAS**

Being all of that certain lot, tract, or parcel of land containing 17.82 acres of land situated in the JOSEPH T. ROBINSON SURVEY, Abstract 390, and being all of that certain called 16.25 acre tract of land described in deed to Mary Travilla recorded in Volume 50, Page 291 of the Official/Deed Records of Grimes County, Texas (O./D.R.G.C.T.); said 17.82 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod w/cap set for the southwest corner at the calculated southwest corner of said Travilla called 16.25 acre tract and the calculated southeast corner of a called 48.75 acre tract as described in deed to Harold B. Trant recorded in Volume 673, Page 672 (O./D.R.G.C.T.), same being a point in the calculated most westerly south line of said Joseph T. Robinson Survey, A-390 and in the calculated north line of a called 57 acre tract as described in a deed to R. P. Trant recorded in Volume 193, Page 480 (O./D.R.G.C.T.) and of the George Mason Survey, A-342;

THENCE, N 01 ° 09 ' 42 " W, along the calculated line common to said Travilla called 16.25 acre tract, and said Trant called 48.75 acre tract, across and through said Joseph T. Robinson Survey, A-390, a distance of 3277.80 feet to a 1/2" Iron Rod w/cap set for the northwest corner at the calculated northwest corner of said Travilla called 16.25 acre tract of land and at the calculated northeast corner of said Trant called 48.75 acre tract, same being a point in the calculated south line of a called 20 acre tract as described in a deed to Harold B. Trant, et al. recorded in Volume 52, Page 391 (O./D.R.G.C.T.);

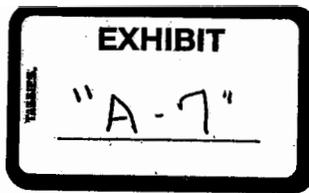
THENCE, N 88 ° 50 ' 18 " E, along the calculated line common to said Travilla called 16.25 acre tract, and said Trant called 20 acre tract, continuing across and through said Joseph T. Robinson Survey, A-390, a distance of 236.81 feet to a 1/2" Iron Rod w/cap set for the northeast corner at the calculated northeast corner of said Travilla called 16.25 acre tract of land, same being the calculated northwest corner of a called 6.25 acre tract as described in deed to Harold B. Trant recorded in said Volume 673, Page 672 (O./D.R.G.C.T.);

THENCE, S 01°09'42" E, along the calculated line common to said Travilla called 16.25 acre tract and said Trant called 6.25 acre tract and continuing with the calculated line common to said Travilla called 16.25 acre tract and of a called 10 acre tract as described in a deed to Sam B. Wilson, et al. recorded in Volume 88, Page 429 (O./D.R.G.C.T.), continuing across and through said Joseph T. Robinson Survey, A-390, a distance of 3277.80 feet to a 1/2" Iron Rod w/cap set for the southeast corner at the calculated southeast corner of said Travilla called 16.25 acre tract and at the calculated southwest corner of said Wilson called 10 acre tract, same being a point in the aforesaid calculated most westerly south line of the Joseph T. Robinson Survey, A-390 and in the aforesaid calculated north line of the R. P. Trant called 57 acre tract and of the aforesaid George Mason Survey, A-342;

THENCE, S 88 ° 50 ' 18 " W, along the calculated line common to said Travilla called 16.25 acre tract, said Trant called 57 acre tract, said Joseph T. Robinson Survey, A-390, and said George

Mason Survey, A-342, a distance of 236.81 feet to the PLACE OF BEGINNING and containing 17.82 acres of land, more or less, according to a survey performed on the ground in July, 2001, under the supervision of Horace Curtis Strong, Texas Registered Professional Land Surveyor No. 4961. North orientation is based on rotating the south right-of-way line of Highway 30 to True North by using GPS Methods.





**TRACT 7
40.00 ACRES
ALL OF A CALLED 40 ACRE TRACT
JOSEPH T. ROBINSON SURVEY, A-390
VOLUME 67, PAGE 584
GRIMES COUNTY, TEXAS**

Being all of that certain lot, tract, or parcel of land containing 40.00 acres of land situated in the JOSEPH T. ROBINSON SURVEY, Abstract 390, and being all of that certain called 40 acre tract of land described in deed to Royal and Jeff Lott recorded in Volume 67, Page 584 of the Official/Deed Records of Grimes County, Texas (O./D.R.G.C.T.); said 40.00 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod w/cap set for the southwest corner at the calculated southwest corner of said Lott called 40 acre tract and the calculated southeast corner of a called 47.5 acre tract as described in deed to Harold B. Trant, et al. recorded in Volume 673, Page 672 (O./D.R.G.C.T.), same being the calculated northeast corner of a called 7 acre tract as described in a deed to M. Lange, et al. recorded in Volume 49, Page 238 (O./D.R.G.C.T.), same also being the calculated most northerly northwest corner of a called 568.359 acre tract as described in deed to Harold B. Trant recorded in said Volume 673, Page 672 (O./D.R.G.C.T.), said corner also being a point on the calculated most westerly south line of said Joseph T. Robinson Survey, A-390 and the calculated north line of the George Mason Survey, A-342;

THENCE, N 01 ° 09 ' 42 " W, along the calculated line common to said Lott called 40 acre tract and said Trant called 47.5 acre tract, across and through said Joseph T. Robinson Survey, A-390, a distance of 2643.25 feet to a 1/2" Iron Rod w/cap set for the northwest corner at the calculated northwest corner of said Lott called 40 acre tract of land and the calculated southwest corner of a called 6 acre tract as described in deed to Harold B. Trant, et al. recorded in said Volume 673, Page 672 (O./D.R.G.C.T.);

THENCE, N 88 ° 50 ' 18 " E, along the calculated line common to said Lott called 40 acre tract and said Trant called 6 acre tract, continuing across and through said Joseph T. Robinson Survey, A-390, a distance of 659.14 feet to a 1/2" Iron Rod w/cap set for the northeast corner at the calculated northeast corner of said Lott called 40 acre tract of land, same being the calculated southeast corner of said Trant called 6 acre tract, same also being a point in the calculated most southerly west line of a called 97 acre tract as described in deed to Harold B. Trant recorded in said Volume 673, Page 672 (O./D.R.G.C.T.);

THENCE, S 01°09'42" E, along the calculated line common to said Lott called 40 acre tract and said Trant called 97 acre tract, continuing across and through said Joseph T. Robinson Survey, A-390, a distance of 2643.25 feet to a 1/2" Iron Rod w/cap set for the southeast corner at the calculated southeast corner of said Lott called 40 acre tract, same being a point in the calculated most easterly north line of the aforesaid Trant called 568.359 acre tract and in the aforesaid calculated most westerly south line of the Joseph T. Robinson Survey, A-390 and the aforesaid calculated north line of the George Mason Survey, A-342;

THENCE, S 88 ° 50 ' 18 " W, along the calculated line common to said Lott called 40 acre tract, said Trant called 568.359 acre tract, said Joseph T. Robinson Survey, A-390, and said George Mason Survey, A-342, a distance of 659.14 feet to the PLACE OF BEGINNING and containing 40.00 acres of land, more or less, according to a survey performed on the ground in July, 2001, under the supervision of Horace Curtis Strong, Texas Registered Professional Land Surveyor No. 4961. North orientation is based on rotating the south right-of-way line of Highway 30 to True North by using GPS Methods.



FIELD NOTES
609.50 ACRES
BEING A PART OF A CALLED 609.75 ACRE TRACT AS DESCRIBED IN
CITY OF COLLEGE STATION RESOLUTION NO. 04-12-2001-11.9 AND
CITY OF BRYAN RESOLUTION NO. 2754
BRAZOS VALLEY SOLID WASTE
MANAGEMENT AGENCY
JOSEPH T. ROBINSON SURVEY, ABSTRACT NO. 390 &
THE GEORGE MASON SURVEY, ABSTRACT NO. 342
GRIMES COUNTY, TEXAS
APRIL 18, 2001

All of that certain lot, tract or parcel of land being 609.50 acres situated in the JOSEPH T. ROBINSON SURVEY, Abstract No. 390 and the GEORGE MASON SURVEY, Abstract No. 342, and being all or part of the following tracts:

- 1.) Being a called 60 acre tract as described in deed from Annie T. Perry, et al. to R. P. Trant of record in Volume 162, Page 181 (Second Tract);
- 2.) Being a called 48-3/4 acre tract as described in deed from Joe Holly, et al. to R. P. Trant of record in Volume 224, Page 599;
- 3.) Being a called 16-1/4 acre tract as described in deed from Mrs. Sallie A. Ross, et al. to Mrs. Hattie C. Bowen of record in Volume 88, Page 430 (Second Tract);
- 4.) Being a called 10 acre tract as described in deed from T. P. Buffington to Sam B. Wilson, et al. of record in Volume 88, Page 429;
- 5.) Being a called 6-1/4 acre remainder of a called 16-1/4 acre tract as described in deed from Vivienne Buffington, et al. to R. P. Trant of record in Volume 223, Page 70 (Second Tract);
- 6.) Being a called 47-1/2 acre tract as described in deed from Vivienne Buffington, et al. to R. P. Trant of record in Volume 223, Page 70 (First Tract);
- 7.) Being a called 40 acre remainder of a called 49-6/10 acre tract as described in deed from H. C. Cameron, et ux. to Royal Lott and Jeff Lott of record in Volume 67, Page 584;
- 8.) Being a called 6 acre tract as described in deed from A. L. Showalter, et ux. to R. P. Trant of record in Volume 237, Page 476 (First Tract);
- 9.) Being a called 3-6/10 acre remainder of a called 9-6/10 acre tract as described in deed from Barbara M. Cameron to Fred Wilhelm of record in Volume 96, Page 108;
- 10.) Being a called 97 acre tract as described in deed from Carrie Grimes Gillen to R. P. Trant of record in Volume 217, Page 370;
- 11.) Being a called 20.228 acre tract as described in deed from Catlin, Bryan, Stacy, & Dillard to Colby G. Muth of record in Volume 745, Page 584;
- 12.) Being a called 20 acre tract (north 1/2 of a called 40 acre tract) as described in deed from Mary Elizabeth Meechum to R. P. Trant of record in Volume 195, Page 433;
- 13.) Being a called 14.81 acre tract as described in deed from Frances W. Rucker, et al. to R. P. Trant of record in Volume 223, Page 69 (First Tract);
- 14.) Being a called 44.43 acre tract as described in deed from Ike Ashburn, III to Robert P. Trant of record in Volume 221, Page 42;
- 15.) Being a called 20 acre tract as described in deed from Travis L. Wilson to Harold B. Trant of record in Volume 659, Page 346 (Second Tract);
- 16.) Being a called 10 acre tract as described in deed from John L. Franklow and W. W. Kinnard to H. B. Wilson of record in Volume 52, Page 336;

EXHIBIT

"B"

- 17.) Being a called 10 acre tract as described in deed from Frances W. Rucker to R. P. Trant of record in Volume 223, Page 69 (Second Tract);
- 18.) Being a called 10 acre tract as described in deed from Billie H. Quinn to Harold B. Trant, et ux. of record in Volume 867, Page 728;
- 19.) Being a called 10 acre tract as described in deed from Eloise Harris, et vir. to R. P. Trant of record in Volume 279, Page 83;
- 20.) Being a called 8.5 acre tract as described in deed from Hanna Frank Howell, et al. to Larue Howell Henry of record in Volume 709, Page 137;
- 21.) Being a called 22.20 acre tract as described in deed from Paul L. Levy, Executor of the Estate of Jeanne L. Gelber to Paul L. Levy of record in Volume 922, Page 283;
- 22.) Being a called 60 acre remainder of a called 62-5/6 acre tract as described in deed from Ernest W. Sydow to R. P. Trant of record in Volume 190, Pages 482 & 483;
- 23.) Being the remainder of a called 99.23 acre tract as described in deed from W. S. Beard, et al. to John Franklow and W. W. Kinnard of record in Volume 52, Page 155;
- 24.) Being a called 568.359 acre tract as described in Final Judgement No. 30,384-361 to Harold P. Trant of record in Volume 673, Page 672;
- 25.) Being a called 7 acre tract as described in deed from Larry Jacobs to Morris Lange, et al. of record in Volume 49, Page 238;
- 26.) Being a called 5 acre tract as described in deed from Larry Jacobs to B. Roman, et al. of record in Volume 49, Page 260;
- 27.) Being a called 10 acre tract as described in deed from Larry Jacobs to S. Keller, et al. of record in Volume 49, Page 237;
- 28.) Being a called 57 acre tract as described in deed from Larry Jacobs to R. P. Trant of record in Volume 193, Page 480; and,
- 29.) Being the remainder of a called 50 acre remainder of a called 122 acre tract as described in deed from Mrs. Mamie Gillen to R. P. Trant of record in Volume 221, Page 605, all in the Deed Records of Grimes County, Texas (D.R.G.C.T.): said 609.50 acre tract of land being out of and a part of that certain called 609.75 acre tract described in City of College Station Resolution No. 04-12-2001-11.9 and in City of Bryan Resolution No. 2754 and being more particularly described by metes and bounds as follows:

COMMENCING at a ½" Iron Rod Found at the intersection of the south right-of-way line of State Highway 30 with the east line of said R. P. Trant called 20 acre tract (north ½ of a called 40 acre tract -195/433), same also being a point in the most northerly west line of the Jill M. Hybner called 473 acre tract as described in Volume 840, Page 445 D.R.G.C.T.;

THENCE, S 00 ° 41 ' 38" E, along the line common to said Trant called 20 acre tract and said Hybner called 473 acre tract, a distance of 0.46 feet to a point for the northeast corner and the POINT OF BEGINNING of the herein described tract of land;

THENCE, S 00 ° 41 ' 38 " E, continuing along said line common to the Trant called 20 acre tract and the Hybner called 473 acre tract, a distance of 7.30 feet to a point for angle;

THENCE, S 05 ° 19 ' 14 " W, leaving said common line and with a line through the interior of said Trant called 20 acre tract, a distance of 214.76 feet to a point for angle;

THENCE, S 38 ° 27 ' 45 " E, continuing with a line through the interior of said Trant called 20 acre tract of land, a distance of 35.88 feet to a point for angle;

THENCE, S 00 ° 46 ' 59 " E, continuing with a line through the interior of said Trant called 20 acre tract of land, a distance of 339.61 feet to a point for angle;

THENCE, S 00 ° 41 ' 38 " E, a distance of 44.49 feet to a Petrified Wood Marker found at a 2" Iron Pipe for the southeast corner of said Trant called 20 acre tract and at an exterior corner of said Hybner called 473 acre tract, same being the northeast corner of said Colby G. Muth called 20.228 acre tract (745/584) and the most northerly northwest corner of said R. P. Trant called 97 acre tract (217/370);

THENCE, S 00 ° 47 ' 13 " E, a distance of 1033.19 feet to a point in an existing fence line for an angle;

THENCE, S 02 ° 06 ' 14 " E, along said existing fence line, a distance of 98.61 feet to a point for angle;

THENCE, S 06 ° 41 ' 18 " E, continuing along said existing fence line, a distance of 1.32 feet to a point in the southerly line of said Muth called 20.228 acre tract and the most westerly north line of said Trant called 97 acre tract, said corner bears S 87°10'10" W, a distance of 11.95 feet from a 2" Iron Pipe found at the southeast corner of said Muth called 20.228 acre tract and at an interior corner of said Trant called 97 acre tract;

THENCE, continuing along said existing fence line, across and through the interior of said Trant called 97 acre tract, the following courses:

- 1.) S 06 ° 41 ' 18 " E, a distance of 126.07 feet to an angle point in said fence;
- 2.) S 07 ° 43 ' 02 " E, a distance of 421.80 feet to an angle point in said fence;
- 3.) S 10 ° 27 ' 39 " E, a distance of 967.91 feet to an angle point in said fence;
- 4.) S 10 ° 33 ' 41 " E, a distance of 1240.63 feet to an angle point in said fence;
- 5.) S 10 ° 47 ' 06 " E, a distance of 192.87 feet to an 8" Post Oak at an angle point in said fence;
- 6.) S 13 ° 11 ' 44 " E, a distance of 61.68 feet to a 12" Post Oak at an angle point in said fence; and,
- 7.) S 14 ° 14 ' 43 " E, a distance of 190.90 feet to a ½" Iron Rod w/cap set for an exterior corner, same being a point in the east line of said Trant called 97 acre tract, same being the west line of the aforesaid Hybner called 473 acre tract;

THENCE, S 01 ° 12 ' 12 " E, along a line common to said Trant called 97 acre tract and said Hybner called 473 acre tract, a distance of 135.40 feet to a ½" Iron Rod w/cap set for an interior corner at the southeast corner of said Trant called 97 acre tract and at the southwest corner of said Hybner called 473 acre tract, same being a point in the most easterly north line of said Harold P. Trant called 568.359 acre tract and in the approximate north survey line of said George Mason Survey, Abstract No. 342, same being an approximate south line of said Joseph T. Robinson Survey, Abstract No. 390;

THENCE, N 88 ° 50 ' 27 " E, along said most easterly north line of said Trant called 568.359 acre tract, the south line of said Hybner called 473 acre tract, said approximate north survey line of the George Mason Survey, Abstract No. 342, and said approximate south line of the Joseph T. Robinson Survey, Abstract No. 390, a distance of 19.66 feet to a point for an exterior corner;

THENCE, S 01 ° 07 ' 42 " E, a distance of 1.92 feet to a point for an interior corner;

THENCE, N 88 ° 52 ' 19 " E, a distance of 874.24 feet to a point for an exterior corner, same being a point in the east line of said Trant called 568.359 acre tract, same being the approximate east

line of said George Mason Survey, Abstract No. 342 and an approximate west line of said Joseph T. Robinson Survey, Abstract No. 390, same also being the west line of the T.M.P.A. called 30.231 acre tract as described in Volume 197, Page 224 (D.R.G.C.T.), said corner bears S 01 ° 05 ' 18 " E, a distance of 2.40 feet from a ½" iron Rod Found at the northeast corner of said Trant called 568.359 acre tract and at the calculated northeast corner of said George Mason Survey, Abstract No. 342, same being a calculated interior corner of said Joseph T. Robinson Survey, Abstract No. 390, same also being the northwest corner of said T.M.P.A. called 30.231 acre tract (197/224);

THENCE, S 01 ° 05 ' 18 " E, along a line common to said Trant called 568.359 acre tract, the approximate east line of said George Mason Survey, Abstract 342, an approximate west line of the Joseph T. Robinson Survey, Abstract No. 390, the west line of said T.M.P.A. called 30.231 acre tract and continuing with said common survey lines and the west lines of the T.M.P.A. called 10.001 acre tracts as described in Volume 81, Page 32 and in Volume 91, Page 132, and with the west line of the T.M.P.A. called 139.499 acre tract as described in Volume 210, Page 294, a distance of 1679.21 feet to a ½" Iron Rod w/cap set in an existing power line alignment for an exterior corner;

THENCE, along said existing power line alignment, across and through the interior of said Trant called 568.359 acre tract, said B. Roman, et al. called 5 acre tract (49/260), said R. P. Trant called 50 acre remainder tract (221/605), said S. Keller, et al. called 10 acre tract (49/237), said R. P. Trant called 57 acre tract (193/480), and said George Mason Survey, Abstract No. 342, the following courses:

- 1.) S 44 ° 15 ' 23 " W, a distance of 96.31 feet to a power pole for angle point;
- 2.) N 77 ° 58 ' 23 " W, a distance of 430.51 feet to a power pole for angle point;
- 3.) N 78 ° 28 ' 47 " W, a distance of 512.83 feet to a power pole for angle point;
- 4.) N 78 ° 44 ' 37 " W, a distance of 276.40 feet to a power pole for angle point;
- 5.) N 78 ° 26 ' 11 " W, a distance of 342.35 feet to a power pole for angle point;
- 6.) N 78 ° 22 ' 47 " W, a distance of 376.55 feet to a power pole for angle point;
- 7.) N 78 ° 20 ' 11 " W, a distance of 359.18 feet to a power pole for angle point;
- 8.) N 78 ° 29 ' 31 " W, a distance of 444.29 feet to a power pole for angle point;
- 9.) N 78 ° 28 ' 15 " W, a distance of 735.12 feet to a power pole for angle point;
- 10.) N 78 ° 22 ' 32 " W, a distance of 375.16 feet to a power pole for angle point; and,
- 11.) N 78 ° 32 ' 34 " W, a distance of 571.21 feet to a power pole;

THENCE, N 78 ° 32 ' 34 " W, along the westerly projection of said power line alignment, continuing with a line across and through said R. P. Trant called 57 acre tract (193/480) and said George Mason Survey, Abstract No. 342, a distance of 1003.30 feet to a point for the southwest corner;

THENCE, N 01 ° 07 ' 42 " W, a distance of 5357.72 feet to a point in the aforesaid south right-of-way line of State Highway 30 for the northwest corner;

THENCE, N 85 ° 07 ' 11 " E, along said south right-of-way line of State Highway 30, a distance of 3858.59 feet to a Concrete Highway R.O.W. Monument found at the beginning of a curve to the left;

THENCE, continuing along said south right-of-way line of State Highway 30, 94.68 feet along said curve to the left having a radius of 5789.58 feet, a central angle of 00 ° 56 ' 13 " , and a chord bearing and distance of N 84 ° 39 ' 05 " E – 94.67 feet to a point for angle;

THENCE, N 85 ° 06' 42" E, leaving said south right-of-way line of Highway 30, a distance of 25.06 feet to the POINT OF BEGINNING and containing an area of 609.50 acres of land, more or less, according to a survey performed on the ground on September 19, 2000, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. For North Orientation and other information, see accompanying plat



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EXCEPTIONS TO CONVEYANCE AND/OR WARRANTY BETWEEN
MARY HARRIET LOTT TRAVILLA, SELLER
AND THE CITY OF BRYAN, TEXAS AND
THE CITY OF COLLEGE STATION, TEXAS, BUYERS
REGARDING 17.82 AND 40.00 ACRES OF LAND IN GRIMES COUNTY, TEXAS

EXHIBIT "C" to DEED

1. Right of Way dated March 3, 1959, executed by Harold B. Trant to Texas Telephone and Telegraph, recorded in Volume 237, Page 39, Deed Records of Grimes County, Texas. (All Tracts)
2. Mineral Reservation in Deed dated November 7, 2000, executed by Roy W. Moore to Bobby Trant, et al recorded in Volume 964, Page 848, Real Property Records of Grimes County, Texas and being subject to the rights of holder or their assigns thereunder. (Tract A-7)
3. Mineral Reservation in Deed dated November 8, 2000, executed by Clare M. Stanton to Bobby Trant, et al recorded in Volume 965, Page 01, Real Property Records of Grimes County, Texas and being subject to the rights of holder or their assigns thereunder. (Tract A-7)
4. Oil, Gas and Mineral Lease dated December 1, 2002, executed by Clare M. Stanton to Stroud Oil Properties, Inc. recorded in Volume 1039, Page 747, Real Property Records of Grimes County, Texas and being subject to the rights of holder or their assigns thereunder. (Tract A-7)
5. Oil, Gas and Mineral Lease dated December 1, 2002, executed by Royal W. Moore to Stroud Oil Properties Inc., recorded in Volume 1032, Page 636, Real Property Records of Grimes County, Texas and being subject to the rights of holder or their assigns thereunder. (Tract A-7)
6. Oil, Gas and Mineral Lease dated August 15, 1995, executed by Mary Harriett Lott Travilla to Chesapeake Operating Inc, recorded in Volume 805, Page 687, Real Property Records of Grimes County, Texas and being subject to the rights of holder or their assigns thereunder. (All Tracts)
7. Oil and Gas Reservations and other Terms and Conditions set out in Final Judgement in Cause #30,384-361 styled Robert M Trant, Jr. et al vs Harold B. Trant, et al dated April 16, 1991 recorded Volume 673, Page 672, Real Property Records, Grimes County, Texas. (All Tracts)
8. Failure of the subject tracts to have ingress and egress to a public road. (All Tracts)

CITY OF COLLEGE STATION

BY: _____
Ron Silvia, Mayor

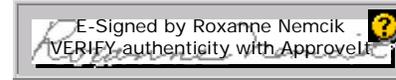
Date: _____

ATTEST:

Connie Hooks, City Secretary
Date: _____

APPROVED:

Glenn Brown, Interim City Manager
Date: _____

E-Signed by Roxanne Nemcik
VERIFY authenticity with ApproveIt

City Attorney
Date: _____

Jeff Kersten, Finance & Strategic
Planning Director
Date: _____