

Attachment 1

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North Gate Tax Increment Finance District
J.E. Scott League
College Station, Texas
August 26, 2005

All that certain tract or parcel of land lying and being situated in the J.E. Scott League in College Station, Brazos County, Texas, being all of the W.C. Boyett Subdivision according to plat of record in Volume 100, Page 440 of the Deed Records of Brazos County, Texas, all of the Tauber Addition according to plat of record in Volume 133, Page 182 of the Deed Records of Brazos County, Texas, all of the Second Revision of Oak Terrace Addition according to plat of record in Volume 152, Page 237 of the Deed Records of Brazos County, Texas, all of The Ramparts addition according to plat of record in Volume 477, Page 145 of the Deed Records of Brazos County, Texas, all of that tract described in "Exhibit B", "Exhibit C" and "Exhibit D" in deed to John Cecil Culpepper III recorded in Volume 1190, Page 466 of the Official Records of Brazos County, Texas, that tract conveyed to Franchise Realty Interstate Corp. by deed recorded in Volume 318, Page 531 of the Deed Records of Brazos County, Texas, that tract conveyed to Don D. Dabbs by deed recorded in Volume 464, Page 395 of the Deed Records of Brazos County, Texas, that tract conveyed to MB Development Company by deed recorded in Volume 1302, Page 4 of the Official Records of Brazos County, Texas, that tract conveyed to Community Savings and Loan Association by deed recorded in Volume 198, Page 541 of the Deed Records of Brazos County, Texas, that tract conveyed to College Station State Bank by deed recorded in Volume 189, Page 403 of the Deed Records of Brazos County, Texas, and that tract conveyed to M.L. Cashion by deed recorded in Volume 202, Page 323 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at the most westerly corner of the said W.C. Boyett Subdivision in the northeast line of Wellborn Road (FM 2154), which point is on the northwest city limits line of the City of College Station, Texas.

Thence N 43° 13' 29" E - 1373.36 feet along the northwest line of the W.C. Boyett Subdivision and the northwest city limits line of the City of College Station, at 248.70 feet pass a 1" iron bar in concrete found at the north end of First Street, to the most northerly corner of the said W.C. Boyett Subdivision;

Thence N 40° 47' 35" E - 546.89 feet continuing along the northwest city limits line of the City of College Station to a ½" iron rod found at the most northerly corner of the said Tauber Addition in the southwest line of Nagle Street;

Thence S 46° 05' 21" E - 59.79 feet along the southwest line of Nagle Street which is the line between the City of College Station and the City of Bryan, to an extension of the centerline of Inlow Boulevard;

Thence along the centerline of Inlow Boulevard, which is the line between the City of College Station and the City of Bryan, as follows:

N 36° 59' 20" E - 185.51 feet;
N 28° 06' 20" E - 672.34' feet;
N 20° 30' 05" E - 374.89 feet to the northeast line of the said Oak Terrace Addition which is the southwest right-of-way line of College Avenue (Highway 308);

Thence S 48° 01' 45" E - 2053.18 feet along the southwest line of College Avenue, at 1154.94' pass a 5/8" iron rod found at the most easterly corner of Oak Terrace Addition which is the most northerly corner of the said Culpepper 4.96 acre tract, to the northwest right-of-way line of University Drive (FM 60);

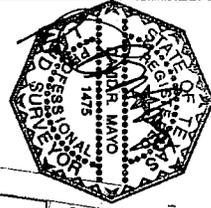
Thence along the northwest right-of-way line of University Drive as follows:

S 5° 05' 42" W - 100.00 feet;
S 17° 19' 29" E - 47.38 feet;
S 42° 13' 35" W - 1051.99 feet to the most southerly corner of Block 7 of the said Tauber Addition in the northeast line of Nagle Street;
S 24° 22' 05" W - 52.53 feet across Nagle Street;
S 41° 25' 18" W - 544.59 feet to the most easterly corner of the said W.C. Boyett Subdivision;
S 41° 45' 21" W - 801.80 feet;
N 43° 54' 14" W - 11.00 feet;
S 41° 45' 21" W - 381.06 feet;
S 51° 23' 21" W - 71.32 feet;
S 67° 29' 04" W - 37.68 feet to a concrete right-of-way monument found;
N 88° 59' 15" W - 189.54 feet to a concrete right-of-way monument found;
N 40° 33' 25" W - 18.92 feet to a concrete right-of-way monument found;
S 77° 01' 00" W - 50.36 feet to a concrete right-of-way monument found;
N 88° 34' 24" W - 178.31 feet to a 1/2" iron rod found beside a concrete right-of-way marker at the intersection of the University Drive north right-of-way and the northeast right-of-way line of Wellborn Road;

Thence N 40° 21' 34" W - 1587.92 feet along the northeast right-of-way line of Wellborn Road to the Point of Beginning and containing 141.94 acres of land more or less

Bearings are Texas State Plane, Central Zone, NAD-83 datum, as determined by GPS observations using City of College Station GPS monument no. 110 and USC&GS monument Texas A&M 1935 from a ground survey made in 1996.





Prepared by
Joe Ott, Inc.
College Station, Texas
From survey made in 1986.

North Gate Tax Increment Financing District

City of Bryan
J.E. Scott League
College Station, Texas

City of Bryan



Scale: 1" = 200 Feet
This map is a reproduction of the original map on file in the office of the Surveyor General, State of Texas, at Austin, Texas. The original map is on file in the office of the Surveyor General, State of Texas, at Austin, Texas.

