

Exhibit "1"
Temporary Construction Easement

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

TEMPORARY CONSTRUCTION EASEMENT

DATE:

October 1, 2010

GRANTOR:

**COLLEGE STATION INDEPENDENT SCHOOL DISTRICT,
a political subdivision**

**GRANTOR'S MAILING ADDRESS:
(including County)**

1812 Welsh
Brazos County
College Station, TX 77840

GRANTEE:

CITY OF COLLEGE STATION, TEXAS

**GRANTEE'S MAILING ADDRESS:
(including County)**

1101 Texas Avenue
Brazos County
College Station, Texas 77842

CONSIDERATION:

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

PROPERTY:

All that certain tract or parcel of land containing 0.455 acre of land, more or less, lying and being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas, and said tract being a portion of a 46.207 acre tract of land as described by a deed to College Station Independent School District recorded in Volume 8256, Page 42, of the Official Records of Brazos County, Texas, said 0.455 acre tract of land being more particularly described by metes and bounds description in Exhibit "A" attached hereto and made a part hereof for all purposes (herein the "Temporary Construction Easement Area").

GRANTOR does hereby grant, transfer and convey to GRANTEE the Temporary Construction Easement Area for the temporary purposes set forth herein.

The Temporary Construction Easement Area is necessary for Royder Road improvements (i.e. the improvement of roadway facilities, drainage facilities and other related public infrastructure).

It is understood and agreed that any and all equipment and facilities placed upon said Property shall remain the property of GRANTEE pursuant to this temporary construction easement and pursuant to platted dedication.

It is further understood and agreed that this Temporary Construction Easement shall exist from the date construction begins on this project until the recording of the final plat dedicating said Property unto GRANTEE by GRANTOR occurs upon completion of the project in accordance with all applicable City of College Station standards or until the Property is otherwise lawfully conveyed to GRANTEE by GRANTOR. Upon such dedication or other transfer, this Temporary Construction Easement Area shall terminate for all purposes.

Other than the improvements to be constructed within the Property, GRANTEE expressly agrees to return the Temporary Construction Easement Area to its original condition, or as close thereto as is reasonably possible.

It is expressly understood that the GRANTOR or future Owners of this Property reserve the right to use this Temporary Construction Easement Area during the construction phase for all purposes which do not interfere with or prevent its use by the GRANTEE.

GRANTOR expressly subordinates all rights of surface use incident to the mineral estate to the above described uses of said surface by GRANTEE.

The following conditions apply to this transaction pursuant to Federal Court Order in Civil Action No. 5281, *United States v. Texas*:

The further covenant, consideration and condition is that the following restrictions shall in all things be observed, followed and complied with:

- a. The above-described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which discriminates against any person because of his race, color or national origin, regardless of whether such discrimination be effected by design or otherwise.
- b. The above-described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which creates, maintains, reinforces, renews, or encourages, or which intends to create, maintain, reinforce, renew, or encourage, a dual system.

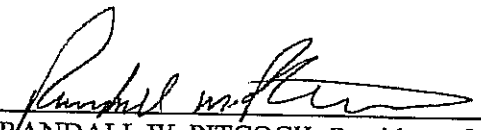
These restrictions and conditions shall be binding upon the Grantee, its successors and assigns, for a period of fifty years, from the date hereof; and in case of violation of either or both of the

above restrictions, the estate herein granted shall, without entry or suit, immediately revert to and invest in the Grantor herein and its successors shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of the Grantor herein and its successors shall be a waiver of the operation or enforcement of such condition.

The restrictions set out in paragraph "a" above shall be construed to be for the benefit of any person prejudiced by its violation. The restriction specified in paragraph "b" above shall be construed for the benefit of any public school district or any person prejudiced by its violation.

TO HAVE AND TO HOLD the rights and interests herein described unto the CITY OF COLLEGE STATION, TEXAS, and its successors and assigns, for the time period herein described, and GRANTOR does hereby bind itself, its agents and assigns, to warrant and forever defend, all and singular, these rights and interests unto the CITY OF COLLEGE STATION, TEXAS, and its successors and assigns, against every person whomsoever lawfully claiming, or to claim same, or any part thereof, by, through or under GRANTOR, but not otherwise.

COLLEGE STATION INDEPENDENT SCHOOL
DISTRICT, a political subdivision,

BY: 
RANDALL W. PITCOCK, President of the
Board of Trustees of College Station
Independent School District

APPROVED AS TO FORM
THIS DOCUMENT MAY NOT
BE CHANGED WITHOUT
RE-SUBMISSION FOR APPROVAL.


City Attorney

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on this 1st day of October, 2010, by RANDALL W. PITCOCK, President of the Board of Trustees of College Station Independent School District, a political subdivision, on its behalf.




Notary Public in and for the State of Texas

PREPARED IN THE OFFICE OF:
City of College Station
Legal Department
P.O. Box 9960
College Station, Texas 77842

RETURN ORIGINAL DOCUMENT TO:
City of College Station
Legal Department
P.O. Box 9960
College Station, Texas 77842

EXHIBIT A

METES AND BOUNDS DESCRIPTION
OF A
0.455 ACRE TRACT
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE SAMUEL DAVIDSON LEAGUE, ABSTRACT NO. 13, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A 46.207 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 8256, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ROYDER ROAD MARKING THE EAST CORNER OF SAID 46.207 ACRE TRACT AND THE NORTH CORNER OF A CALLED 35.39 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TRAVIS E. NELSON RECORDED IN VOLUME 7178, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 43° 00' 43" W ALONG THE COMMON LINE OF SAID TRACTS FOR A DISTANCE OF 24.47 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 51° 34' 47" W THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 808.88 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 03' 20" FOR AN ARC DISTANCE OF 52.57 FEET (CHORD BEARS: S 85° 23' 33" W - 47.76 FEET) TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL (100' R.O.W.) MARKING THE END POINT OF SAID CURVE. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL BEARS: S 42° 21' 53" W FOR A DISTANCE OF 2206.90 FEET;

THENCE: N 42° 21' 53" E ALONG THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL FOR A DISTANCE OF 11.34 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 03' 06" FOR AN ARC DISTANCE OF 52.57 FEET (CHORD BEARS: N 85° 24' 19" E - 47.76 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ROYDER ROAD MARKING THE END POINT OF SAID CURVE;

THENCE: ALONG THE SOUTHWEST LINE OF ROYDER ROAD AND THE NORTHEAST LINE OF SAID 46.207 ACRE TRACT FOR THE FOLLOWING CALLS:

S 58° 16' 30" E FOR A DISTANCE OF 122.47 FEET TO A POINT;

EXHIBIT A

S 51° 21' 14" E FOR A DISTANCE OF 147.09 FEET TO A POINT;

S 51° 34' 47" E FOR A DISTANCE OF 386.33 FEET TO A POINT;

S 51° 21' 17" E FOR A DISTANCE OF 155.01 FEET TO THE POINT OF BEGINNING CONTAINING 0.455 OF AN ACRE OF LAND (19799 SQ. FT.) AS SURVEYED ON THE GROUND MAY, 2007. SEE PLAT PREPARED MAY, 2010, 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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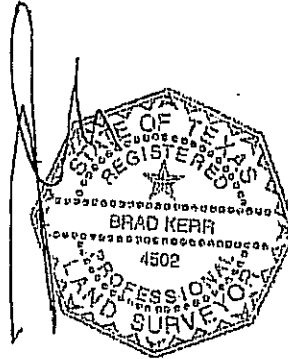
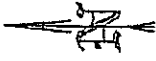


EXHIBIT A

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'	86°03'20"	52.57'	S 85°23'33" W	47.76'
C2	35.00'	86°03'06"	52.57'	N 85°24'19" E	47.76'

LINE	BEARING	DISTANCE
L1	S 43°00'43" W	24.47'
L2	N 42°21'53" E	11.34'

SCALE: 1" = 100'



CREEK MEADOWS
SECTION 5, PHASE 1
COMMON AREA 1/4"

S 51°34'47" E 386.33'
0.455 ACRE TRACT 19789 SQ. FT.
N 51°34'47" W 808.88'

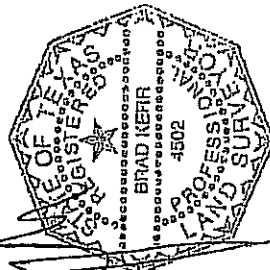
N/F COLLEGE STATION INDEPENDENT
SCHOOL DISTRICT
REM. OF 46.207 ACRE TRACT
8256/42

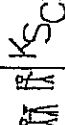
POINT OF BEGINNING
5/8 INCH IRON
ROD FOUND

1/2 INCH IRON
ROD SET

N/F TRAVIS E. NELSON
35.39 ACRE TRACT
7778/80

SEE METES AND BOUNDS PREPARED MAY,
2010, FOR MORE DESCRIPTIVE INFORMATION.
BEARING SYSTEM SHOWN HEREON IS BASED ON
GRID NORTH AS ESTABLISHED FROM GPS
OBSERVATION.



SURVEY PLAT OF A 0.455 ACRE TRACT SAMUEL DAVIDSON LEAGUE, A-13 BRAZOS COUNTY, TEXAS	
	SCALE: 1 INCH = 100 FEET SURVEY DATE: MAY, 2007 PLAT DATE: 05-13-10 JOB NUMBER: 10-289 CAD NAME: 10-289A CRS FILE: CREEKMOW
PREPARED BY: KERR SURVEYING, LLC 505 CHURCH AVENUE, P.O. BOX 269 COLLEGE STATION, TEXAS 77840 PHONE (979) 268-3185	

GREENS PRAIRIE TRAIL
100' R.O.W.
5/8 INCH IRON
ROD FOUND
C2
1/2 INCH IRON
ROD SET
S 58°16'30" E 122.47'
S 51°21'14" E 147.09'
S 51°21'17" E 155.01'
5/8 INCH IRON
ROD FOUND
2208.90'
BEARS: S 42°21'53" W 2208.90'

Exhibit "2"
Revised Temporary Construction Easement

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

TEMPORARY CONSTRUCTION EASEMENT

DATE: _____

GRANTOR: COLLEGE STATION INDEPENDENT SCHOOL DISTRICT,
a political subdivision

GRANTOR'S MAILING ADDRESS:
(including County)

1812 Welsh
Brazos County
College Station, TX 77840

GRANTEE: CITY OF COLLEGE STATION, TEXAS

GRANTEE'S MAILING ADDRESS:
(including County)

1101 Texas Avenue
Brazos County
College Station, Texas 77842

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

PROPERTY:

All that certain tract or parcel of land containing approximately 0.64 acre of land, lying and being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas, and said tract being a portion of a 46.207 acre tract of land as described by a deed to College Station Independent School District recorded in Volume 8256, Page 42, of the Official Records of Brazos County, Texas, said approximate 0.64 acre tract of land being depicted on Royder Road Temporary Construction Easement Exhibit A attached hereto and made a part hereof for all purposes (herein the "Temporary Construction Easement Area").

WHEREAS, College Station Independent School District ("GRANTOR") is the owner of certain real property, described herein, which is not presently needed for school purposes; and

WHEREAS, on _____, 2010, the Board of Trustees of College Station Independent School District, Brazos County, Texas adopted a resolution authorizing the sale, conveyance, or exchange of the property described herein, and further authorizing the Board President to execute and deliver a Temporary Construction Easement to the City of College Station, for ten dollars (\$10.00) and other good and valuable consideration.

GRANTOR does hereby grant, transfer and convey to GRANTEE the Temporary Construction Easement Area for the temporary purposes set forth herein.

The Temporary Construction Easement Area is necessary for Royder Road improvements (i.e. the improvement of roadway facilities, drainage facilities and other related public infrastructure).

It is understood and agreed that any and all equipment and facilities placed upon said Property shall remain the property of GRANTEE pursuant to this temporary construction easement and pursuant to platted dedication.

It is further understood and agreed that this Temporary Construction Easement shall exist from the date construction begins on this project until the recording of the final plat dedicating said Property unto GRANTEE by GRANTOR occurs upon completion of the project in accordance with all applicable City of College Station standards or until the Property is otherwise lawfully conveyed to GRANTEE by GRANTOR. Upon such dedication or other transfer, this Temporary Construction Easement Area shall terminate for all purposes.

Other than the improvements to be constructed within the Property, GRANTEE expressly agrees to return the Temporary Construction Easement Area to its original condition, or as close thereto as is reasonably possible.

It is expressly understood that the GRANTOR or future Owners of this Property reserve the right to use this Temporary Construction Easement Area during the construction phase for all purposes which do not interfere with or prevent its use by the GRANTEE.

GRANTOR expressly subordinates all rights of surface use incident to the mineral estate to the above described uses of said surface by GRANTEE.

TO HAVE AND TO HOLD the rights and interests herein described unto the CITY OF COLLEGE STATION, TEXAS, and its successors and assigns, for the time period herein described, and GRANTOR does hereby bind itself, its agents and assigns, to warrant and forever defend, all and singular, these rights and interests unto the CITY OF COLLEGE STATION, TEXAS, and its successors and assigns, against every person whomsoever lawfully claiming, or to claim same, or any part thereof, by, through or under GRANTOR, but not otherwise.

COLLEGE STATION INDEPENDENT SCHOOL
DISTRICT, a political subdivision,

BY: _____
RANDALL W. PITCOCK, President of the
Board of Trustees of College Station
Independent School District

APPROVED AS TO FORM
THIS DOCUMENT MAY NOT
BE CHANGED WITHOUT
RE-SUBMISSION FOR APPROVAL.

City Attorney

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on this _____ day of _____,
2010, by RANDALL W. PITCOCK, President of the Board of Trustees of College Station
Independent School District, a political subdivision, on its behalf.

Notary Public in and for the State of Texas

PREPARED IN THE OFFICE OF:
City of College Station
Legal Department
P.O. Box 9960
College Station, Texas 77842

RETURN ORIGINAL DOCUMENT TO:
City of College Station
Legal Department
P.O. Box 9960
College Station, Texas 77842

Royder Road Temporary Construction Easement Exhibit A

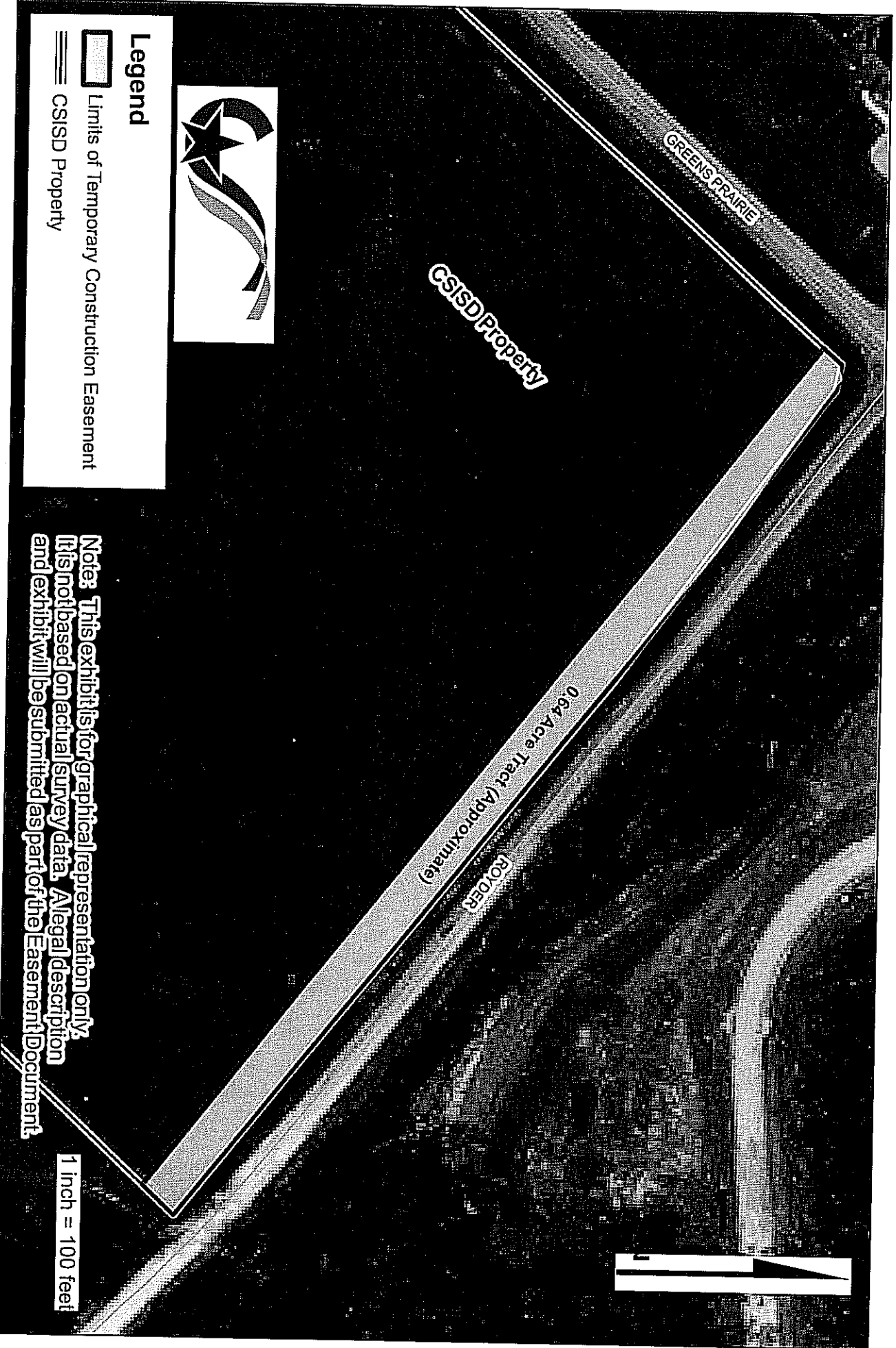


Exhibit "3"
Revised Temporary Construction Easement
GIS Map

Exhibit "5"
Special Warranty Deed

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SPECIAL WARRANTY DEED

DATE: _____, 2010

GRANTOR: COLLEGE STATION INDEPENDENT SCHOOL DISTRICT,
a political subdivision

GRANTOR'S MAILING ADDRESS: 1812 Welsh
(including County) Brazos County
College Station, Texas 77840

GRANTEE: CITY OF COLLEGE STATION, TEXAS

GRANTEE'S MAILING ADDRESS: 1101 Texas Avenue
(including County) Brazos County
College Station, Texas 77840

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

PROPERTY:

All that certain tract or parcel of land containing 0.455 acre of land, more or less, lying and being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas, and said tract being a portion of a 46.207 acre tract of land as described by a deed to College Station Independent School District recorded in Volume 8256, Page 42, of the Official Records of Brazos County, Texas, said 0.455 acre tract of land being more particularly described by metes and bounds description in Exhibit "A" attached hereto and made a part hereof for all purposes.

WHEREAS, College Station Independent School District ("GRANTOR") is the owner of certain real property, described herein, which is not presently needed for school purposes; and

WHEREAS, on _____, 2010, the Board of Trustees of College Station Independent School District, Brazos County, Texas adopted a resolution authorizing the sale, conveyance, or exchange of the property described herein, and further authorizing the Board President to execute and deliver a Special Warranty Deed to the City of College Station, for ten dollars (\$10.00) and other good and valuable consideration.

**RESERVATIONS FROM AND EXCEPTIONS
TO CONVEYANCE AND WARRANTY:**

1. Restrictive covenants as recorded in Volume 3950, page 83 of the Official Records of Brazos County, Texas, as conditionally released in Volume 8251, page 264, of the Official Records of Brazos County, Texas.
2. Reservation of Access Easement across subject property as set out in deed dated September 19, 2007, from Travis E. Nelson, a single man, to College Station Independent School District, recorded in Volume 8256, page 42, Official Records of Brazos County, Texas.
3. Aerial electric lines and power poles across northeasterly portion of property as shown on the survey dated June 11, 2007 and prepared under the supervision of Brad Kerr, RPLS No. 4502.
4. Blanket Easement granted to the City of Bryan by B. F. Vance as set out in instrument dated April 23, 1956, recorded in Volume 174, page 167, of the Deed Records of Brazos County, Texas.
5. Easement granted to Wellborn Water Supply Corporation by Vonnie Ray Vance as set out in instrument dated July 30, 1971, recorded in Volume 303, page 371, of the Deed Records of Brazos County, Texas.
6. Fifteen foot (15') Water Line Easement granted to Wellborn Special Utility District by VRV Trust, B. F. Vance, Jr., Betty V. Goss and William R. Vance, Trustees as set out in instrument dated March 3, 1999, recorded in Volume 3645, page 284, of the Official Records of Brazos County, Texas.
7. Conveyance of mineral interest from Vonnie Ray Vance to Betty V. Goss, B. F. Vance, Jr. and William R. Vance as set forth in instrument dated August 1, 1979, recorded in Volume 430, page 385, of the Deed Records of Brazos County, Texas.

8. Conveyance of mineral interest from Vonnie Ray Vance to Betty V. Goss, B. F. Vance, Jr. and William R. Vance as set forth in instrument dated January 31, 1980, recorded in Volume 445, page 12, of the Deed Records of Brazos County, Texas.
9. Conveyance of mineral interest from Vonnie Ray Vance to Betty V. Goss, B. F. Vance, Jr. and William R. Vance as set forth in instrument dated March 12, 1981, recorded in Volume 476, page 43, of the Deed Records of Brazos County, Texas.
10. Mineral Reservation as set out in deed dated September 29, 2000 from Betty V. Goss B. F. Vance, Jr., and William R. Vance, Co-Trustees of the VRV Trust to BCS Development Company, recorded in Volume 3950, page 83, Official Records of Brazos County, Texas.
11. Memorandum of Oil, Gas and Hydrocarbon Lease dated January 22, 1922, between VRV Partners, B. F. Vance, Jr., Individually and as Partner, William R. Vance, Individually and as Partner and Betty Vance Goss, Individually and as Partner, and WCS Oil & Gas Corporation, recorded in Volume 1427, page 184, of the Official Records of Brazos County, Texas.

GRANTOR, for the consideration and subject to the RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY, GIVES and DEDICATES to GRANTEE the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to GRANTEE and GRANTEE's successors and assigns forever. GRANTOR binds GRANTOR and GRANTOR's successors and assigns, to warrant and forever defend all and singular the Property to GRANTEE and GRANTEE's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under GRANTOR but not otherwise, except as to the RESERVATIONS FROM CONVEYANCE AND THE EXCEPTIONS TO CONVEYANCE AND WARRANTY.

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

COLLEGE STATION INDEPENDENT SCHOOL
DISTRICT, a political subdivision,

BY: _____
RANDALL W. PITCOCK, President of the
Board of Trustees of College Station
Independent School District

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on this _____ day of _____, 2010, by RANDALL W. PITCOCK, President of the Board of Trustees of College Station Independent School District, a political subdivision, on its behalf.

No

Notary Public in and for the State of Texas

PREPARED IN THE OFFICE OF:

City of College Station
Legal Department
P.O. Box 9960
College Station, Texas 77842-9960

RETURN ORIGINAL DOCUMENT TO:

City of College Station
Legal Department
P.O. Box 9960
College Station, Texas 77842-9960

EXHIBIT A

**METES AND BOUNDS DESCRIPTION
OF A
0.455 ACRE TRACT
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE SAMUEL DAVIDSON LEAGUE, ABSTRACT NO. 13, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A 46.207 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 8256, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ROYDER ROAD MARKING THE EAST CORNER OF SAID 46.207 ACRE TRACT AND THE NORTH CORNER OF A CALLED 35.39 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TRAVIS E. NELSON RECORDED IN VOLUME 7178, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 43° 00' 43" W ALONG THE COMMON LINE OF SAID TRACTS FOR A DISTANCE OF 24.47 FEET TO A ½ INCH IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 51° 34' 47" W THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 808.88 FEET TO A ½ INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 03' 20" FOR AN ARC DISTANCE OF 52.57 FEET (CHORD BEARS: S 85° 23' 33" W – 47.76 FEET) TO A ½ INCH IRON ROD SET ON THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL (100' R.O.W.) MARKING THE END POINT OF SAID CURVE. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL BEARS: S 42° 21' 53" W FOR A DISTANCE OF 2206.90 FEET;

THENCE: N 42° 21' 53" E ALONG THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL FOR A DISTANCE OF 11.34 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 03' 06" FOR AN ARC DISTANCE OF 52.57 FEET (CHORD BEARS: N 85° 24' 19" E – 47.76 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ROYDER ROAD MARKING THE END POINT OF SAID CURVE;

THENCE: ALONG THE SOUTHWEST LINE OF ROYDER ROAD AND THE NORTHEAST LINE OF SAID 46.207 ACRE TRACT FOR THE FOLLOWING CALLS:

S 58° 16' 30" E FOR A DISTANCE OF 122.47 FEET TO A POINT;

EXHIBIT A

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S 51° 34' 47" E FOR A DISTANCE OF 386.33 FEET TO A POINT;

S 51° 21' 17" E FOR A DISTANCE OF 155.01 FEET TO THE POINT OF BEGINNING CONTAINING 0.455 OF AN ACRE OF LAND (19799 SQ. FT.) AS SURVEYED ON THE GROUND MAY, 2007. SEE PLAT PREPARED MAY, 2010, 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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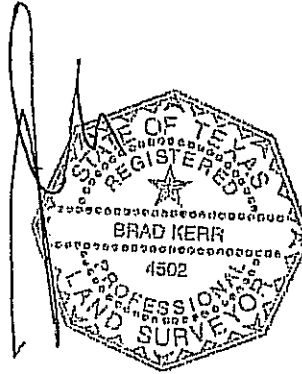
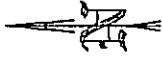


EXHIBIT A

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'	86°03'20"	52.57'	S 85°23'33" W	47.76'
C2	35.00'	86°03'06"	52.57'	N 85°24'19" E	47.76'

LINE	BEARING	DISTANCE
L1	S 43°00'43" W	24.47'
L2	N 42°21'53" E	11.34'

SCALE: 1" = 100'



CREEK MEADOWS
SECTION 5, PHASE 1
COMMON AREA 1/4"

S 51°34'47" E 386.33'
0.455 ACRE TRACT 19799 SQ. FT.
N 51°34'47" W 808.88'

N/F COLLEGE STATION INDEPENDENT
SCHOOL DISTRICT
REM. OF 46.207 ACRE TRACT
8236/42

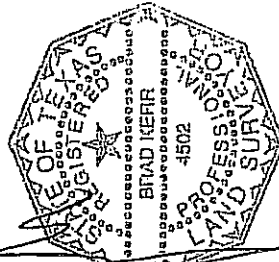
POINT OF BEGINNING
5/8 INCH IRON
ROD FOUND

1/2 INCH IRON
ROD SET

N/F
TRAVIS E. NELSON
35.39 ACRE TRACT
7178/60

5/8 INCH IRON ROD FOUND
BEARS: S 43°00'43" W 2458.58'

SEE METES AND BOUNDS PREPARED MAY, 2010, FOR MORE DESCRIPTIVE INFORMATION.
BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.



SURVEY PLAT

OF A

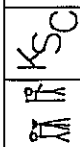
0.455 ACRE TRACT

SAMUEL DAVIDSON LEAGUE, A-13

BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: MAY, 2007
PLAT DATE: 05-13-10
JOB NUMBER: 10-289
CAD NAME: 10-289A
CRS FILE: GREENKID

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH AVENUE P.O. BOX 269
COLLEGE STATION, TEXAS 77840
PHONE (979) 288-3195



GREENS PRAIRIE TRAIL
100' R.O.W.
5/8 INCH IRON ROD FOUND
C2
1/2 INCH IRON ROD SET
122.47'
S 58°16'30" E
147.09'
S 51°21'14" E
19799 SQ. FT.
5/8 INCH IRON ROD FOUND
C1
1/2 INCH IRON ROD SET
2206.90'
BEARS: S 42°21'53" W

Exhibit "6"
Public Utility Easement

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

PUBLIC UTILITY EASEMENT

DATE: _____, 2010

GRANTOR: COLLEGE STATION INDEPENDENT SCHOOL DISTRICT,
a political subdivision

GRANTOR'S MAILING ADDRESS: 1812 Welsh
(including County) Brazos County
College Station, Texas 77840

GRANTEE: CITY OF COLLEGE STATION, TEXAS

GRANTEE'S MAILING ADDRESS: 1101 Texas Avenue
(including County) Brazos County
College Station, Texas 77840

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

PROPERTY:

Tract One:

All that certain tract or parcel of land containing 0.193 acre of land, more or less, lying and being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas, and said tract being a portion of a 46.207 acre tract of land as described by a deed to College Station Independent School District recorded in Volume 8256, Page 42, of the Official Records of Brazos County, Texas, said 0.193 acre tract of land being more particularly described by metes and bounds description in Exhibit "A" attached hereto and made a part hereof for all purposes.

Tract Two:

All that certain tract or parcel of land containing 0.318 acre of land, more or less, lying and being situated in the Samuel Davidson League, Abstract No. 13, Brazos County, Texas, and said tract being a portion of a 46.207 acre tract of land as described by a deed to College Station Independent School District recorded in Volume 8256, Page 42, of the Official Records of Brazos County, Texas, said 0.318 acre tract of land being more particularly described by metes and bounds description in Exhibit "B" attached hereto and made a part hereof for all purposes.

WHEREAS, College Station Independent School District ("GRANTOR") is the owner of certain real property, described herein, which is not presently needed for school purposes; and

WHEREAS, on _____, 2010, the Board of Trustees of College Station Independent School District, Brazos County, Texas adopted a resolution authorizing the sale, conveyance, or exchange of the property described herein, and further authorizing the Board President to execute and deliver a Public Utility Easement to the City of College Station, for ten dollars (\$10.00) and other good and valuable consideration.

This conveyance shall grant the rights herein specified only as to that portion of the above-described Property more particularly described on the attached Exhibits "A" and "B" known as the "Easement Areas," and any additional area outside the Easement Areas necessary to install and attach equipment, guy wires, and anchors necessary and incident to the uses of the Easement Areas to erect, construct, install, and thereafter use, operate, inspect, repair, maintain, reconstruct, modify and remove the following:

Electric transmission and distribution lines;
Water lines and sanitary sewer lines, connecting lines,
access facilities, and related equipment;
Storm sewers and collection facilities;
Television, telephone, and communications lines;
Drainage ditches, drainage pipes and all other drainage
structures, surface and subsurface;

upon, over, and across the said Property as described and any ways, streets, roads, or alleys abutting same; and to cut, trim, and control the growth of trees and other vegetation on and in the Easement Areas or on adjoining property of Grantors, which might interfere with or threaten the operation and maintenance of any public utility equipment, accessories, or operations. It being understood and agreed that any and all equipment and facilities placed upon said property shall remain the property of Grantee.

Grantors expressly subordinate all rights of surface use incident to the mineral estate to the above described uses of said surface by Grantee, and agree to lender's subordinations on behalf of Grantee. Grantors will provide Grantee with the names and addresses of all lenders.

RESERVATIONS AND RESTRICTIONS:

1. Restrictive covenants as recorded in Volume 3950, page 83 of the Official Records of Brazos County, Texas, as conditionally released in Volume 8251, page 264, of the Official Records of Brazos County, Texas.
2. Reservation of Access Easement across subject property as set out in deed dated September 19, 2007, from Travis E. Nelson, a single man, to College Station Independent School District, recorded in Volume 8256, page 42, Official Records of Brazos County, Texas.
3. Aerial electric lines and power poles across northeasterly portion of property as shown on the survey dated June 11, 2007 and prepared under the supervision of Brad Kerr, RPLS No. 4502.
4. Blanket Easement granted to the City of Bryan by B. F. Vance as set out in instrument dated April 23, 1956, recorded in Volume 174, page 167, of the Deed Records of Brazos County, Texas.
5. Easement granted to Wellborn Water Supply Corporation by Vonnie Ray Vance as set out in instrument dated July 30, 1971, recorded in Volume 303, page 371, of the Deed Records of Brazos County, Texas.
6. Fifteen foot (15') Water Line Easement granted to Wellborn Special Utility District by VRV Trust, B. F. Vance, Jr., Betty V. Goss and William R. Vance, Trustees as set out in instrument dated March 3, 1999, recorded in Volume 3645, page 284, of the Official Records of Brazos County, Texas.
7. Conveyance of mineral interest from Vonnie Ray Vance to Betty V. Goss, B. F. Vance, Jr. and William R. Vance as set forth in instrument dated August 1, 1979, recorded in Volume 430, page 385, of the Deed Records of Brazos County, Texas.
8. Conveyance of mineral interest from Vonnie Ray Vance to Betty V. Goss, B. F. Vance, Jr. and William R. Vance as set forth in instrument dated January 31, 1980, recorded in Volume 445, page 12, of the Deed Records of Brazos County, Texas.
9. Conveyance of mineral interest from Vonnie Ray Vance to Betty V. Goss, B. F. Vance, Jr. and William R. Vance as set forth in instrument dated March 12, 1981, recorded in Volume 476, page 43, of the Deed Records of Brazos County, Texas.

10. Mineral Reservation as set out in deed dated September 29, 2000 from Betty V. Goss B. F. Vance, Jr., and William R. Vance, Co-Trustees of the VRV Trust to BCS Development Company, recorded in Volume 3950, page 83, Official Records of Brazos County, Texas.
11. Memorandum of Oil, Gas and Hydrocarbon Lease dated January 22, 1922, between VRV Partners, B. F. Vance, Jr., Individually and as Partner, William R. Vance, Individually and as Partner and Betty Vance Goss, Individually and as Partner, and WCS Oil & Gas Corporation, recorded in Volume 1427, page 184, of the Official Records of Brazos County, Texas.

TO HAVE AND TO HOLD, the rights and interests herein described unto the CITY OF COLLEGE STATION, TEXAS, and its successors and assigns, forever, and Grantors do hereby bind themselves, their heirs, executors, administrators, successors and assigns, to warrant and forever defend, all and singular, these rights and interests unto the CITY OF COLLEGE STATION, TEXAS, and its successors and assigns, against every person whomsoever lawfully claiming, or to claim same, or any part thereof.

COLLEGE STATION INDEPENDENT SCHOOL DISTRICT, a political subdivision

BY: _____
RANDALL W. PITCOCK, President of the
Board of Trustees of College Station
Independent School District

APPROVED AS TO FORM
THIS DOCUMENT MAY NOT
BE CHANGED WITHOUT
RE-SUBMISSION FOR APPROVAL.

City Attorney

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on this _____ day of _____, 2010, by RANDALL W. PITCOCK, President of the Board of Trustees of College Station Independent School District, a political subdivision, on its behalf.

Ni

Notary Public in and for the State of Texas

PREPARED IN THE OFFICE OF:
City of College Station
Legal Department
P.O. Box 9960
College Station, Texas 77842-9960

RETURN ORIGINAL DOCUMENT TO:
City of College Station
Legal Department
P.O. Box 9960
College Station, Texas 77842-9960

EXHIBIT A

METES AND BOUNDS DESCRIPTION
OF A
30' WIDE - 0.193 ACRE PUBLIC UTILITY EASEMENT
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE SAMUEL DAVIDSON LEAGUE, ABSTRACT NO. 13, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A 46.207 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 8256, PAGE 42 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 SOUTHWEST LINE OF ROYDER ROAD MARKING THE EAST CORNER OF SAID 46.207 ACRE TRACT AND THE NORTH CORNER OF A CALLED 35.39 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TRAVIS E. NELSON RECORDED IN VOLUME 7178, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 88° 08' 19" W THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 1109.19 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 42° 21' 53" W THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 280.00 FEET TO A POINT MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 47° 38' 07" W FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHEAST LINE OF A 15' WIDE WELLBORN WATER SPECIAL UTILITY DISTRICT WATER LINE EASEMENT (3645/284) MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL (100' R.O.W.) BEARS: N 47° 38' 07" W FOR A DISTANCE OF 15.00 FEET, THENCE S 42° 21' 53" W FOR A DISTANCE OF 1268.28 FEET;

THENCE: N 42° 21' 53" E ALONG THE SOUTHEAST LINE OF SAID EASEMENT AND 15 FEET PARALLEL TO GREENS PRAIRIE TRAIL FOR A DISTANCE OF 280.00 FEET TO A POINT MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL BEARS: N 47° 38' 07" W FOR A DISTANCE OF 15.00 FEET, THENCE N 42° 21' 53" E FOR A DISTANCE OF 669.96 FEET;

THENCE: S 47° 38' 07" E FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.193 OF AN ACRE OF LAND (8400 SQ. FT.) AS SURVEYED ON THE GROUND MAY, 2007. SEE PLAT PREPARED MAY, 2010, 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

C:/WORK/MAB/10-289C.MAB

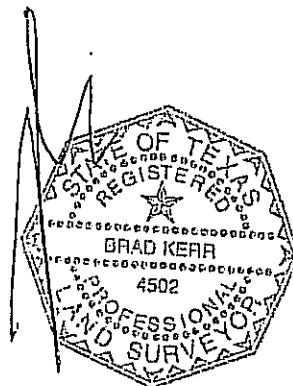
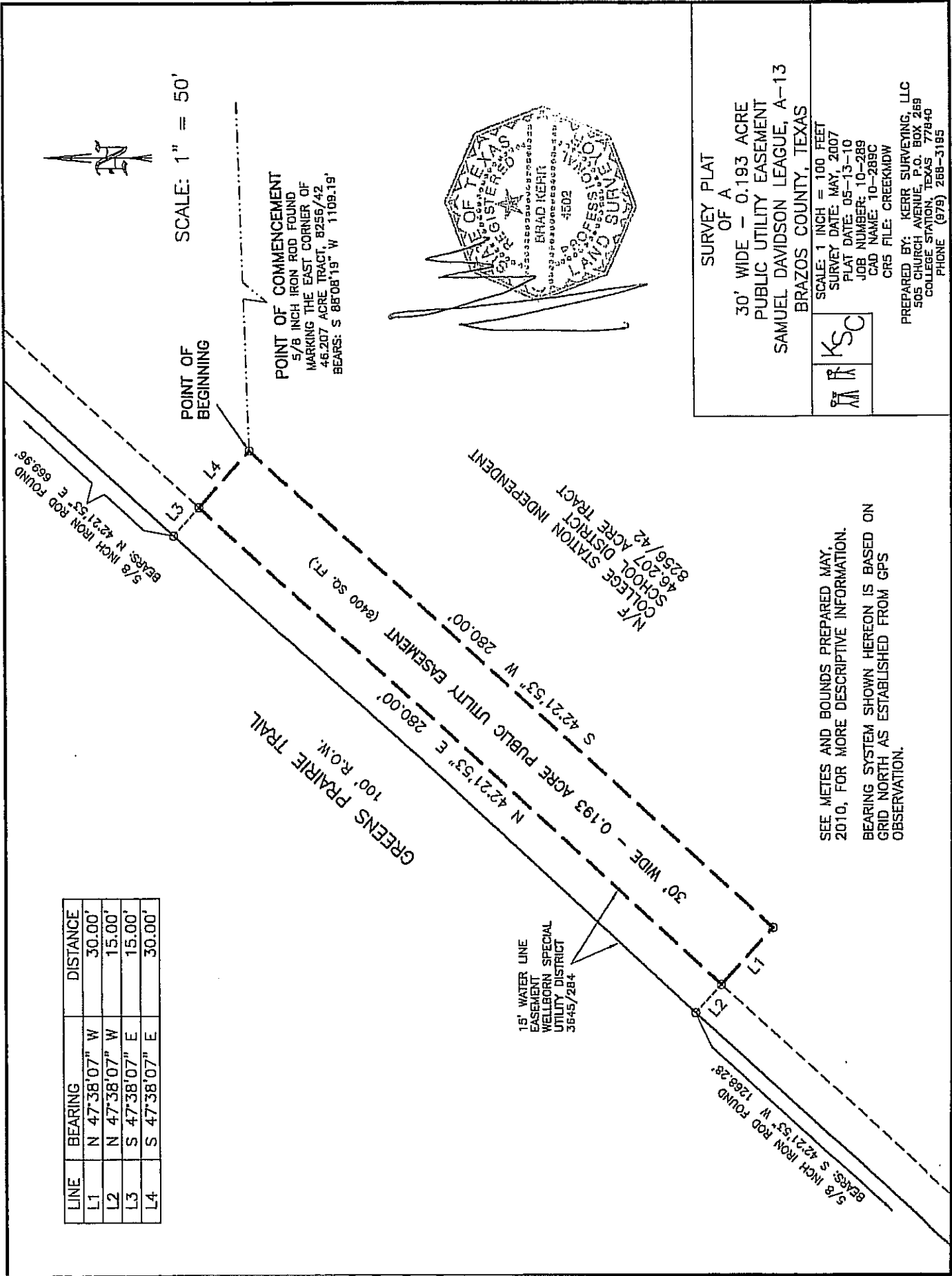


EXHIBIT A



LINE	BEARING	DISTANCE
L1	N 47°38'07" W	30.00'
L2	N 47°38'07" W	15.00'
L3	S 47°38'07" E	15.00'
L4	S 47°38'07" E	30.00'

EXHIBIT B

METES AND BOUNDS DESCRIPTION
OF A
20' WIDE - 0.318 ACRE PUBLIC UTILITY EASEMENT
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE SAMUEL DAVIDSON LEAGUE, ABSTRACT NO. 13, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A 46.207 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 8256, PAGE 42 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 SOUTHWEST LINE OF ROYDER ROAD MARKING THE EAST CORNER OF SAID 46.207 ACRE TRACT AND THE NORTH CORNER OF A CALLED 35.39 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TRAVIS E. NELSON RECORDED IN VOLUME 7178, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 53° 18' 29" W THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 808.80 FEET TO A POINT ON THE PROPOSED RIGHT-OF-WAY LINE OF ROYDER ROAD MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 42° 21' 53" W THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 693.71 FEET TO A POINT MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 47° 38' 07" W FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHEAST LINE OF A 15' WIDE WELLBORN WATER SPECIAL UTILITY DISTRICT WATER LINE EASEMENT (3645/284) MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL (100' R.O.W.) BEARS: N 47° 38' 07" W FOR A DISTANCE OF 15.00 FEET, THENCE S 42° 21' 53" W FOR A DISTANCE OF 1548.28 FEET;

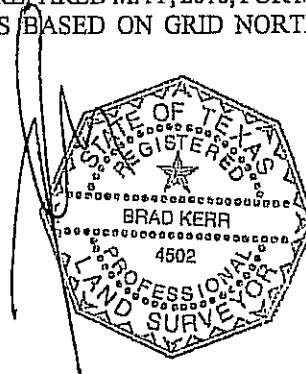
THENCE: N 42° 21' 53" E ALONG THE SOUTHEAST LINE OF SAID EASEMENT AND 15 FEET PARALLEL TO GREENS PRAIRIE TRAIL FOR A DISTANCE OF 687.35 FEET TO A POINT ON THE PROPOSED RIGHT-OF-WAY LINE OF ROYDER ROAD. SAID POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL BEARS: S 83° 05' 56" W FOR A DISTANCE OF 22.85 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 54' 20" FOR AN ARC DISTANCE OF 18.88 FEET (CHORD BEARS: S 67° 01' 57" E - 18.65 FEET) TO A MARKING THE END POINT OF SAID CURVE;

THENCE: S 51° 34' 47" E CONTINUING ALONG THE PROPOSED RIGHT-OF-WAY OF ROYDER ROAD FOR A DISTANCE OF 2.41 FEET TO THE POINT OF BEGINNING CONTAINING 0.318 OF AN ACRE OF LAND (13832 SQ. FT.) AS SURVEYED ON THE GROUND MAY, 2007. SEE PLAT PREPARED MAY, 2010, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

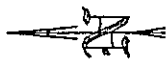
BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

C:/WORK/MAB/10-289B.MAB



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'	30°54'20"	18.88'	S 67°01'57" E	18.65'

LINE	BEARING	DISTANCE
L1	N 47°38'07" W	20.00'
L2	S 51°34'47" E	2.41'



SCALE: 1" = 100'

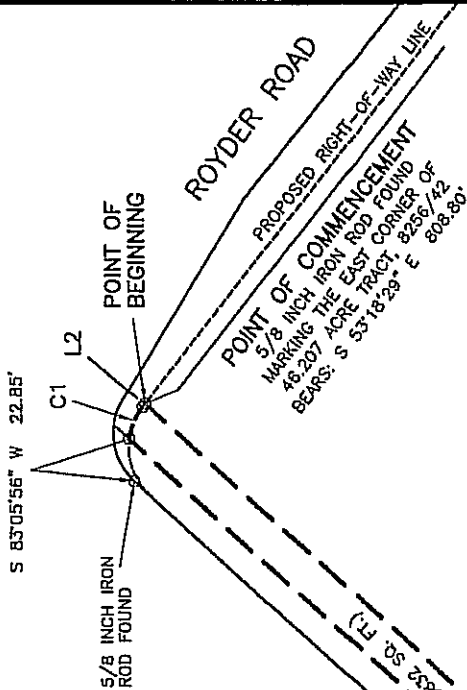
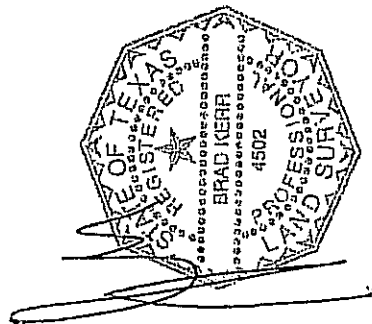


EXHIBIT B



GREENS PRAIRIE TRAIL
100' R.O.W.
N 42°21'53" E 687.35'
S 42°21'53" W 693.71'
N 46°20'42" E 825.6/42
COLLEGE STATION INDEPENDENT
SCHOOL DISTRICT

15' WATER LINE
EASEMENT
WELLBORN SPECIAL
UTILITY DISTRICT
3645/284

N 47°38'07" W 15.00'

5/8 INCH IRON ROD FOUND
BEARS: S 42°21'53" W 1548.28'

SURVEY PLAT
OF A
20' WIDE - 0.318 ACRE
PUBLIC UTILITY EASEMENT
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: MAY, 2007
PLAT DATE: 05-13-10
JOB NUMBER: 10-289
CAD NAME: 10-289B
CRS FILE: CREEKMDW
PREPARED BY: KERR SURVEYING, LLC
505 CHURCH AVENUE, P.O. BOX 269
COLLEGE STATION, TEXAS 77840
PHONE (979) 268-3195

SEE METES AND BOUNDS PREPARED MAY, 2010, FOR MORE DESCRIPTIVE INFORMATION.
BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Exhibit "7"
Public Utility Easement: 0.193Acre
Metes and Bounds

Exhibit "8"
Public Utility Easement: 0.318 Acre
Metes and Bounds

EXHIBIT B

METES AND BOUNDS DESCRIPTION
OF A
20' WIDE - 0.318 ACRE PUBLIC UTILITY EASEMENT
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE SAMUEL DAVIDSON LEAGUE, ABSTRACT NO. 13, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A 46.207 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 8256, PAGE 42 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 SOUTHWEST LINE OF ROYDER ROAD MARKING THE EAST CORNER OF SAID 46.207 ACRE TRACT AND THE NORTH CORNER OF A CALLED 35.39 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TRAVIS E. NELSON RECORDED IN VOLUME 7178, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 53° 18' 29" W THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 808.80 FEET TO A POINT ON THE PROPOSED RIGHT-OF-WAY LINE OF ROYDER ROAD MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 42° 21' 53" W THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 693.71 FEET TO A POINT MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 47° 38' 07" W FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHEAST LINE OF A 15' WIDE WELLBORN WATER SPECIAL UTILITY DISTRICT WATER LINE EASEMENT (3645/284) MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL (100' R.O.W.) BEARS: N 47° 38' 07" W FOR A DISTANCE OF 15.00 FEET, THENCE S 42° 21' 53" W FOR A DISTANCE OF 1548.28 FEET;

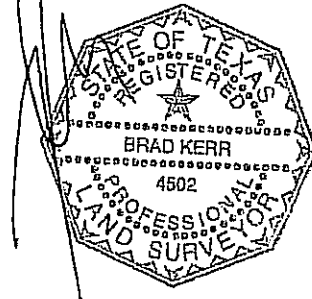
THENCE: N 42° 21' 53" E ALONG THE SOUTHEAST LINE OF SAID EASEMENT AND 15 FEET PARALLEL TO GREENS PRAIRIE TRAIL FOR A DISTANCE OF 687.35 FEET TO A POINT ON THE PROPOSED RIGHT-OF-WAY LINE OF ROYDER ROAD. SAID POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL BEARS: S 83° 05' 56" W FOR A DISTANCE OF 22.85 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 54' 20" FOR AN ARC DISTANCE OF 18.88 FEET (CHORD BEARS: S 67° 01' 57" E - 18.65 FEET) TO A MARKING THE END POINT OF SAID CURVE;

THENCE: S 51° 34' 47" E CONTINUING ALONG THE PROPOSED RIGHT-OF-WAY OF ROYDER ROAD FOR A DISTANCE OF 2.41 FEET TO THE POINT OF BEGINNING CONTAINING 0.318 OF AN ACRE OF LAND (13832 SQ. FT.) AS SURVEYED ON THE GROUND MAY, 2007. SEE PLAT PREPARED MAY, 2010, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

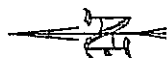
BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

C:/WORK/MAB/10-289B.MAB



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'	30°54'20"	18.88'	S 67°01'57" E	18.65'

LINE	BEARING	DISTANCE
L1	N 47°38'07" W	20.00'
L2	S 51°34'47" E	2.41'



SCALE: 1" = 100'

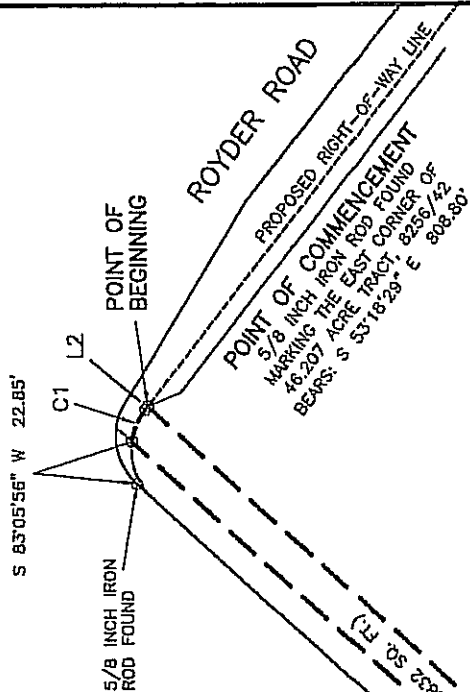
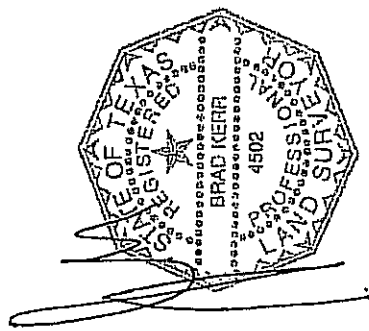


EXHIBIT B



SURVEY PLAT
OF A
20' WIDE - 0.318 ACRE
PUBLIC UTILITY EASEMENT
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: MAY, 2007
PLAT DATE: 05-13-10
JOB NUMBER: 10-289
CAD NAME: 10-289B
CRS FILE: CREEKNW

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH AVENUE, P.O. BOX 269
COLLEGE STATION, TEXAS 77840
PHONE (979) 268-3195

GREENS PRAIRIE TRAIL
100' R.O.W.
N 42°21'53" E 687.35'
S 42°21'53" W 693.71'
N 42°21'53" E 687.35'
S 42°21'53" W 693.71'
N 42°21'53" E 687.35'
S 42°21'53" W 693.71'

15' WATER LINE
EASEMENT
WELLBORN SPECIAL
UTILITY DISTRICT
3645/284

N 47°38'07" W 15.00'

5/8 INCH IRON ROD FOUND
BEARS: S 42°21'53" W 1548.28'

SEE METES AND BOUNDS PREPARED MAY, 2010, FOR MORE DESCRIPTIVE INFORMATION.
BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Exhibit "9"
Special Warranty Deed: .0455 Acre
Metes and Bounds

EXHIBIT A

**METES AND BOUNDS DESCRIPTION
OF A
0.455 ACRE TRACT
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE SAMUEL DAVIDSON LEAGUE, ABSTRACT NO. 13, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A 46.207 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 8256, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ROYDER ROAD MARKING THE EAST CORNER OF SAID 46.207 ACRE TRACT AND THE NORTH CORNER OF A CALLED 35.39 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TRAVIS E. NELSON RECORDED IN VOLUME 7178, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 43° 00' 43" W ALONG THE COMMON LINE OF SAID TRACTS FOR A DISTANCE OF 24.47 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 51° 34' 47" W THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 808.88 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 03' 20" FOR AN ARC DISTANCE OF 52.57 FEET (CHORD BEARS: S 85° 23' 33" W - 47.76 FEET) TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL (100' R.O.W.) MARKING THE END POINT OF SAID CURVE. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL BEARS: S 42° 21' 53" W FOR A DISTANCE OF 2206.90 FEET;

THENCE: N 42° 21' 53" E ALONG THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL FOR A DISTANCE OF 11.34 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 03' 06" FOR AN ARC DISTANCE OF 52.57 FEET (CHORD BEARS: N 85° 24' 19" E - 47.76 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ROYDER ROAD MARKING THE END POINT OF SAID CURVE;

THENCE: ALONG THE SOUTHWEST LINE OF ROYDER ROAD AND THE NORTHEAST LINE OF SAID 46.207 ACRE TRACT FOR THE FOLLOWING CALLS:

S 58° 16' 30" E FOR A DISTANCE OF 122.47 FEET TO A POINT;

EXHIBIT A

S 51° 21' 14" E FOR A DISTANCE OF 147.09 FEET TO A POINT;

S 51° 34' 47" E FOR A DISTANCE OF 386.33 FEET TO A POINT;

S 51° 21' 17" E FOR A DISTANCE OF 155.01 FEET TO THE POINT OF BEGINNING CONTAINING 0.455 OF AN ACRE OF LAND (19799 SQ. FT.) AS SURVEYED ON THE GROUND MAY, 2007. SEE PLAT PREPARED MAY, 2010, 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

C:/WORK/MAB/10-289A.MAB

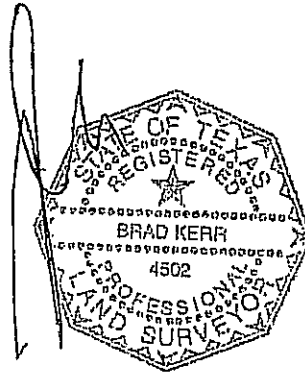
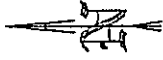


EXHIBIT A

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'	86°03'20"	52.57'	S 85°23'33" W	47.76'
C2	35.00'	86°03'06"	52.57'	N 85°24'19" E	47.76'

LINE	BEARING	DISTANCE
L1	S 43°00'43" W	24.47'
L2	N 42°21'53" E	11.34'

SCALE: 1" = 100'



CREEK MEADOWS
SECTION 5, PHASE 1
COMMON AREA 71"

S 51°34'47" E 386.33'
0.455 ACRE TRACT 19789 SQ. FT.
N 51°34'47" W 808.88'

N/F COLLEGE STATION INDEPENDENT
SCHOOL DISTRICT
REM. OF 46.207 ACRE TRACT
8256/42

POINT OF
BEGINNING
5/8 INCH IRON
ROD FOUND

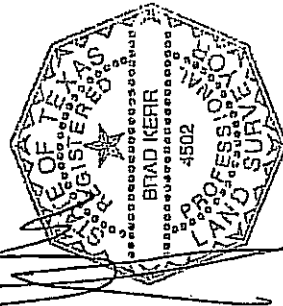
1/2 INCH IRON
ROD SET

N/F
TRAVIS E. NELSON
35.39 ACRE TRACT
7175/80

5/8 INCH IRON ROD FOUND
BEARS: S 43°00'43" W 24.47'

SEE METES AND BOUNDS PREPARED MAY,
2010, FOR MORE DESCRIPTIVE INFORMATION.
BEARING SYSTEM SHOWN HEREON IS BASED ON
GRID NORTH AS ESTABLISHED FROM GPS
OBSERVATION.

GREENS PRAIRIE TRAIL
100' R.O.W.
5/8 INCH IRON
ROD FOUND
C2
1/2 INCH IRON
ROD SET
S 58°16'30" E 122.47'
S 51°21'14" E 147.09'



SURVEY PLAT OF A 0.455 ACRE TRACT SAMUEL DAVIDSON LEAGUE, A-13 BRAZOS COUNTY, TEXAS		SCALE: 1 INCH = 100 FEET SURVEY DATES: MAY, 2007 PLAT DATES: 05-13-10 JOB NUMBER: 10-289 CAD NAME: 10-289A CRS FILE: GREENKOW PREPARED BY: KERR SURVEYING, LLC 505 CHURCH AVENUE, P.O. BOX 269 COLLEGE STATION, TEXAS 77840 PHONE (979) 268-5195

Exhibit "10"
Right of Way Easement to Wellborn Public Utility District

RIGHT OF WAY EASEMENT
(General Type Easement)

WHEREAS, College Station Independent School District is the owner of certain real property, described below, which it has determined is not presently needed for school district purposes; and

WHEREAS, on _____, 2010, the Board of Trustees of College Station Independent School District, Brazos County, Texas, adopted a resolution authorizing the conveyance of three (3) Public Utility Easements to the Wellborn Special Utility District; and further authorizing the Board President to execute and deliver a Public Utility Easement to the Wellborn Special Utility District, in exchange for good and valuable consideration, paid by the Wellborn Special Utility District.

NOW THEREFORE, College Station Independent School District makes the conveyance as follows:

KNOW ALL MEN BY THESE PRESENTS, that COLLEGE STATION INDEPENDENT SCHOOL DISTRICT (hereinafter called "Grantors"), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by WELLBORN SPECIAL UTILITY DISTRICT (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer and convey to said Grantee, its successors, and assigns, a perpetual easement with right to erect, construct, install and lay and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across a portion of a 46.027 acre tract of land, more particularly described in Vol. 8256, Page 42, Deed Records, Brazos County, Texas, together with the right of ingress and egress over Grantors' adjacent land for the purpose of which the above mentioned rights are granted. Said easement is more particularly described on **Exhibit "A"** attached hereto and incorporated by reference herein. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width the center line thereof being the pipe line as installed.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantor's premises. This Agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns. The Grantors covenant that they are the owners of the above-described lands and that said lands are free and clear of all encumbrances and liens except for the following:

1. The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purposes for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

In witness whereof the said Grantors have executed this instrument this _____ day of _____, 2010.

By: _____
Randall W. Pitcock, Board President
College Station Independent School District

STATE OF TEXAS

§

ACKNOWLEDGMENT

§

COUNTY OF BRAZOS

§

No

This instrument was acknowledged before me on the _____ day of _____ 2010, by **Randall W. Pitcock**, in his capacity as **Board President of College Station Independent School District**, a political subdivision, on its behalf.

Notary Public in and for the State of Texas

My Commission expires on: _____

Exhibit "A"

Legal Description

EASEMENT NO. 1

**METES AND BOUNDS DESCRIPTION
OF A
15' WIDE WATER LINE EASEMENT
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE SAMUEL DAVIDSON LEAGUE, ABSTRACT NO. 13, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A 46.207 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 8256, PAGE 42 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 GREENS PRAIRIE TRAIL (100' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID 46.207 ACRE TRACT;

THENCE: S 42° 21' 53" W ALONG THE NORTHWEST LINE OF GREENS PRAIRIE TRAIL FOR A DISTANCE OF 127.50 FEET TO A POINT. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND BEARS: S 42° 21' 53" W FOR A DISTANCE OF 2090.73 FEET;

THENCE: S 47° 38' 07" E THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHEAST LINE OF A 15' WIDE WELLBORN WATER SPECIAL UTILITY DISTRICT WATER LINE EASEMENT (3645/284) MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 38' 07" E CONTINUING THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 269.53 FEET TO A POINT MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

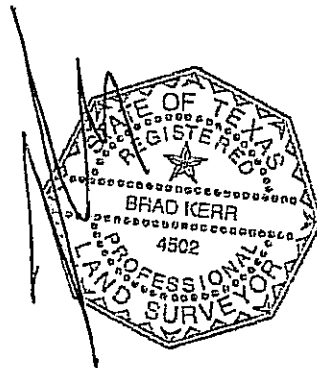
THENCE: S 42° 22' 10" W FOR A DISTANCE OF 15.00 FEET TO A POINT MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

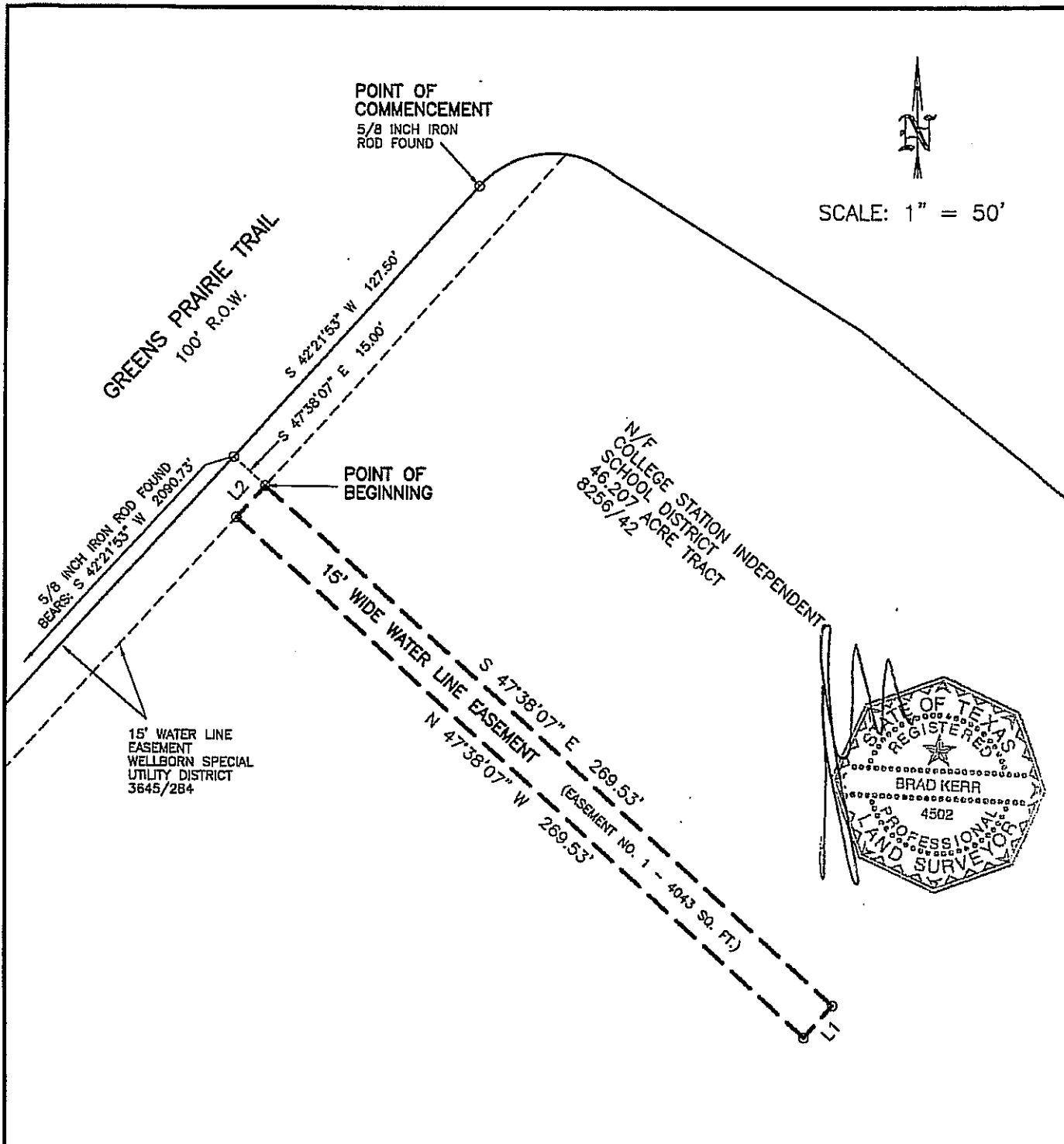
THENCE: N 47° 38' 07" W FOR A DISTANCE OF 269.53 FEET TO A POINT ON SAID EASEMENT MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 42° 21' 53" E FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING CONTAINING 4043 SQ. FT. AS SURVEYED ON THE GROUND MAY, 2007. SEE PLAT PREPARED MAY, 2010, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

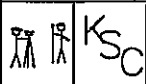
BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

C:/WORK/MAB/10-289D.MAB





SURVEY PLAT
OF A
15' WIDE WATER LINE EASEMENT
EASEMENT NO. 1
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 100 FEET
SURVEY DATE: MAY, 2007
PLAT DATE: 05-13-10
JOB NUMBER: 10-289
CAD NAME: 10-289D
CR5 FILE: CREEKMDW

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH AVENUE, P.O. BOX 269
COLLEGE STATION, TEXAS 77840
PHONE (979) 268-3195

LINE	BEARING	DISTANCE
L1	S 42°22'10" W	15.00'
L2	N 42°21'53" E	15.00'

SEE METES AND BOUNDS PREPARED MAY, 2010, FOR MORE DESCRIPTIVE INFORMATION.

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

EASEMENT NO. 2

**METES AND BOUNDS DESCRIPTION
OF A
15' WIDE WATER LINE EASEMENT
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE SAMUEL DAVIDSON LEAGUE, ABSTRACT NO. 13, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A 46.207 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 8256, PAGE 42 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 GREENS PRAIRIE TRAIL (100' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID 46.207 ACRE TRACT;

THENCE: S 42° 21' 53" W ALONG THE NORTHWEST LINE OF GREENS PRAIRIE TRAIL FOR A DISTANCE OF 444.53 FEET TO A POINT. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND BEARS: S 42° 21' 53" W FOR A DISTANCE OF 1773.70 FEET;

THENCE: S 47° 37' 50" E THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHEAST LINE OF A 15' WIDE WELLBORN WATER SPECIAL UTILITY DISTRICT WATER LINE EASEMENT (3645/284) MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 37' 50" E CONTINUING THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 24.08 FEET TO A POINT;

THENCE: S 02° 37' 50" E FOR A DISTANCE OF 87.04 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 90° 00' 00" W FOR A DISTANCE OF 15.02 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 02° 37' 50" W FOR A DISTANCE OF 80.13 FEET TO A POINT;

THENCE: N 47° 37' 50" W FOR A DISTANCE OF 17.87 FEET TO A POINT ON SAID EASEMENT MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

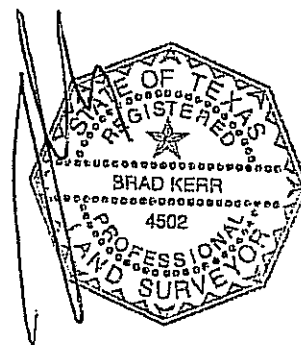
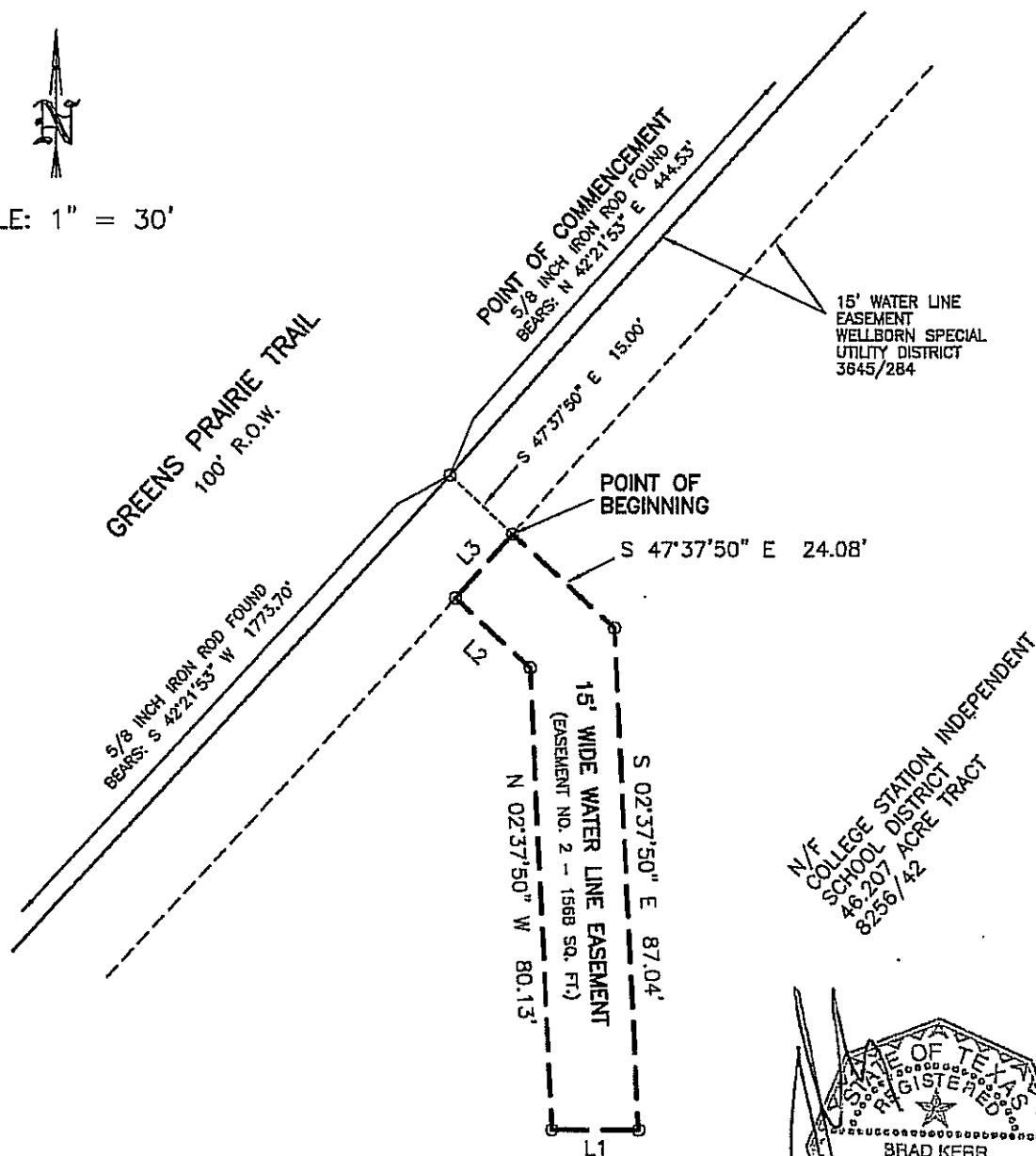
THENCE: N 42° 21' 53" E FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING CONTAINING 1568 SQ. FT. AS SURVEYED ON THE GROUND MAY, 2007. SEE PLAT PREPARED MAY, 2010, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

C:/WORK/MAB/10-289E.MAB



SCALE: 1" = 30'



SURVEY PLAT
OF A
15' WIDE WATER LINE EASEMENT
EASEMENT NO. 2
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS

 K_{SC}

SCALE: 1 INCH = 100 FEET
SURVEY DATE: MAY, 2007
PLAT DATE: 05-13-10
JOB NUMBER: 10-289
CAD NAME: 10-289E
CR5 FILE: CREEKMDW

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH AVENUE, P.O. BOX 269
COLLEGE STATION, TEXAS 77840
PHONE (979) 268-3195

LINE	BEARING	DISTANCE
L1	N 90°00'00" W	15.02'
L2	N 47°37'50" W	17.87'
L3	N 42°21'53" E	15.00'

SEE METES AND BOUNDS PREPARED MAY,
2010, FOR MORE DESCRIPTIVE INFORMATION.

BEARING SYSTEM SHOWN HEREON IS BASED ON
GRID NORTH AS ESTABLISHED FROM GPS
OBSERVATION.

EASEMENT NO. 3

**METES AND BOUNDS DESCRIPTION
OF A
15' WIDE WATER LINE EASEMENT
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE SAMUEL DAVIDSON LEAGUE, ABSTRACT NO. 13, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A 46.207 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 8256, PAGE 42 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 GREENS PRAIRIE TRAIL (100' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID 46.207 ACRE TRACT;

THENCE: S 42° 21' 53" W ALONG THE NORTHWEST LINE OF GREENS PRAIRIE TRAIL FOR A DISTANCE OF 901.33 FEET TO A POINT. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND BEARS: S 42° 21' 53" W FOR A DISTANCE OF 1316.91 FEET;

THENCE: S 47° 38' 07" E THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHEAST LINE OF A 15' WIDE WELLBORN WATER SPECIAL UTILITY DISTRICT WATER LINE EASEMENT (3645/284) MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 38' 07" E CONTINUING THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 98.53 FEET TO A POINT;

THENCE: S 70° 08' 07" E FOR A DISTANCE OF 230.99 FEET TO A POINT;

THENCE: N 87° 21' 53" E FOR A DISTANCE OF 292.32 FEET TO A POINT MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 02° 38' 07" E FOR A DISTANCE OF 15.00 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 87° 21' 53" W FOR A DISTANCE OF 295.31 FEET TO A POINT;

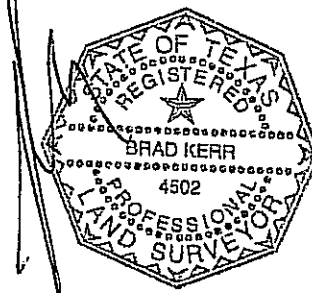
THENCE: N 70° 08' 07" W FOR A DISTANCE OF 236.95 FEET TO A POINT;

THENCE: N 47° 38' 07" W FOR A DISTANCE OF 101.52 FEET TO A POINT ON SAID EASEMENT MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 42° 21' 53" E FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING CONTAINING 9417 SQ. FT. AS SURVEYED ON THE GROUND MAY, 2007. SEE PLAT PREPARED MAY, 2010, 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

C:/WORK/MAB/10-289F.MAB

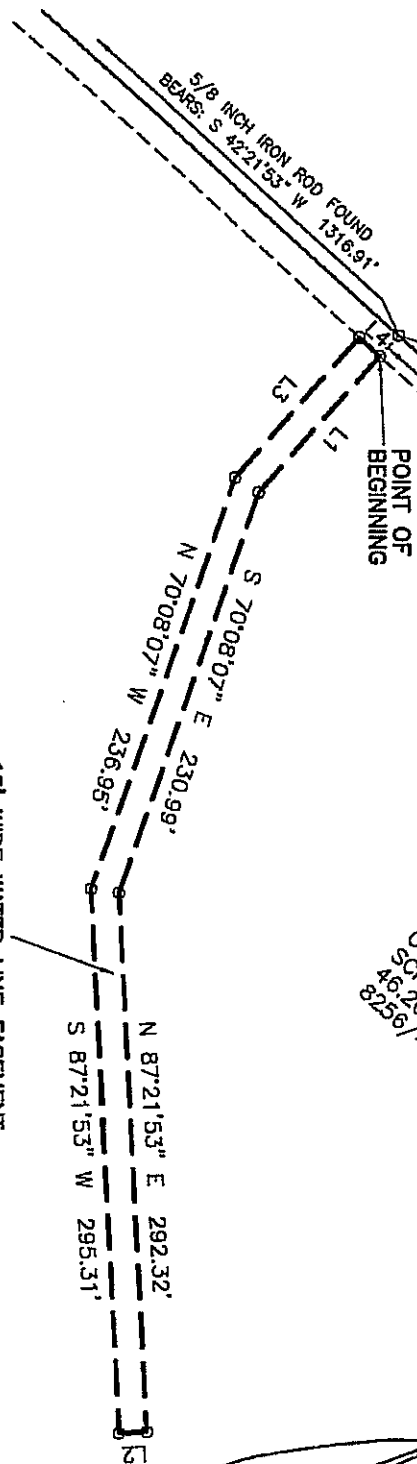


GREENS PRAIRIE TRAIL
100' R.O.W.

POINT OF COMMENCEMENT
5/8 INCH IRON ROD FOUND
BEARS: N 42°21'53" E 901.33'

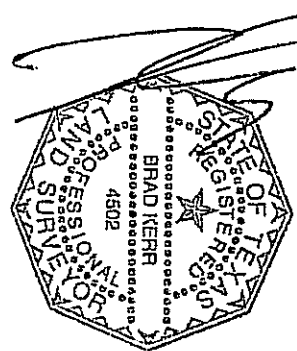
15' WATER LINE
EASEMENT
WELLBORN SPECIAL
UTILITY DISTRICT
3645/284

N/E COLLEGE STATION INDEPENDENT
SCHOOL DISTRICT
46.207 ACRE TRACT
8256/42



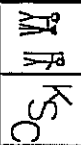
15' WIDE WATER LINE EASEMENT
(EASEMENT NO. 3 - 9417 SQ. FT.)

SCALE: 1" = 100'



SURVEY PLAT

OF A
15' WIDE WATER LINE EASEMENT
EASEMENT NO. 3
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 100 FEET
SURVEY DATE: MAY, 2007
PLAT DATE: 05-13-10
JOB NUMBER: 10-289
CAD NAME: 10-289F
CRS FILE: CREEKMDW

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH AVENUE, P.O. BOX 269
COLLEGE STATION, TEXAS 77840
PHONE (979) 268-3185

SEE METES AND BOUNDS PREPARED MAY, 2010, FOR MORE DESCRIPTIVE INFORMATION.
BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

LINE	BEARING	DISTANCE
L1	S 47°38'07" E	98.53'
L2	S 02°38'07" E	15.00'
L3	N 47°38'07" W	101.52'
L4	N 42°21'53" E	15.00'

Exhibit "11"
Right of Way Easement to Wellborn Public Utility District
Metes and Bounds

EASEMENT NO. 1

**METES AND BOUNDS DESCRIPTION
OF A
15' WIDE WATER LINE EASEMENT
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE SAMUEL DAVIDSON LEAGUE, ABSTRACT NO. 13, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A 46.207 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 8256, PAGE 42 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 GREENS PRAIRIE TRAIL (100' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID 46.207 ACRE TRACT;

THENCE: S 42° 21' 53" W ALONG THE NORTHWEST LINE OF GREENS PRAIRIE TRAIL FOR A DISTANCE OF 127.50 FEET TO A POINT. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND BEARS: S 42° 21' 53" W FOR A DISTANCE OF 2090.73 FEET;

THENCE: S 47° 38' 07" E THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHEAST LINE OF A 15' WIDE WELLBORN WATER SPECIAL UTILITY DISTRICT WATER LINE EASEMENT (3645/284) MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 38' 07" E CONTINUING THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 269.53 FEET TO A POINT MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

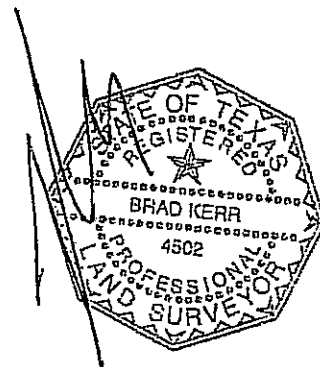
THENCE: S 42° 22' 10" W FOR A DISTANCE OF 15.00 FEET TO A POINT MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 47° 38' 07" W FOR A DISTANCE OF 269.53 FEET TO A POINT ON SAID EASEMENT MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 42° 21' 53" E FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING CONTAINING 4043 SQ. FT. AS SURVEYED ON THE GROUND MAY, 2007. SEE PLAT PREPARED MAY, 2010, 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

C:/WORK/MAB/10-289D.MAB



POINT OF
COMMENCEMENT
5/8 INCH IRON
ROD FOUND



SCALE: 1" = 50'

GREENS PRAIRIE TRAIL
100' R.O.W.

5/8 INCH IRON ROD FOUND
BEARS: S 42°21'53" W 2090.73'

POINT OF
BEGINNING

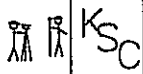
N/F
COLLEGE STATION INDEPENDENT
SCHOOL DISTRICT
46.207 ACRE TRACT
8256/42

15' WATER LINE
EASEMENT
WELLBORN SPECIAL
UTILITY DISTRICT
3645/284

15' WIDE WATER LINE EASEMENT
S 47°38'07" E 269.53'
N 47°38'07" W 269.53'
(EASEMENT NO. 1 - 4043 SQ. FT.)



SURVEY PLAT
OF A
15' WIDE WATER LINE EASEMENT
EASEMENT NO. 1
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 100 FEET
SURVEY DATE: MAY, 2007
PLAT DATE: 05-13-10
JOB NUMBER: 10-289
CAD NAME: 10-289D
CR5 FILE: CREEKMDW

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH AVENUE, P.O. BOX 269
COLLEGE STATION, TEXAS 77840
PHONE (979) 268-3195

LINE	BEARING	DISTANCE
L1	S 42°22'10" W	15.00'
L2	N 42°21'53" E	15.00'

SEE METES AND BOUNDS PREPARED MAY,
2010, FOR MORE DESCRIPTIVE INFORMATION.

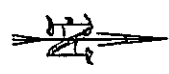
BEARING SYSTEM SHOWN HEREON IS BASED ON
GRID NORTH AS ESTABLISHED FROM GPS
OBSERVATION.

GREENS PRAIRIE TRAIL
100' R.O.W.

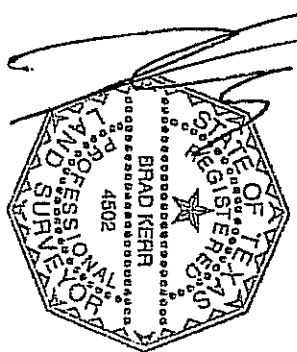
POINT OF COMMENCEMENT
5/8 INCH IRON ROD FOUND
BEARS: N 42°21'53" E 901.33'

15' WATER LINE
EASEMENT
WELBORN SPECIAL
UTILITY DISTRICT
3645/284

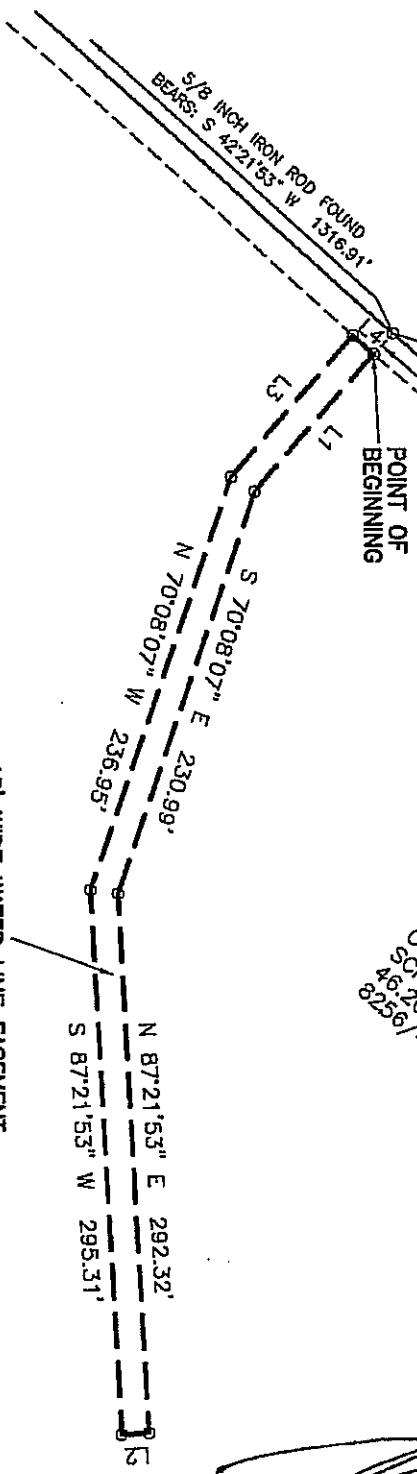
N/F COLLEGE STATION INDEPENDENT
SCHOOL DISTRICT
46.207 ACRE TRACT
8256/42



SCALE: 1" = 100'

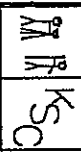


15' WIDE WATER LINE EASEMENT
(EASEMENT NO. 3 - 9417 SQ. FT.)



SURVEY PLAT OF A

15' WIDE WATER LINE EASEMENT
EASEMENT NO. 3
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 100 FEET
SURVEY DATE: MAY, 2007
PLAT DATE: 08-13-10
JOB NUMBER: 10-289
CAD NAME: 10-289F
CRS FILE: CREEKMDW

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH AVENUE, P.O. BOX 268
COLLEGE STATION, TEXAS 77840
PHONE (979) 268-3195

SEE METES AND BOUNDS PREPARED MAY,
2010, FOR MORE DESCRIPTIVE INFORMATION.
BEARING SYSTEM SHOWN HEREON IS BASED ON
GRID NORTH AS ESTABLISHED FROM GPS
OBSERVATION.

LINE	BEARING	DISTANCE
L1	S 47°38'07" E	98.53'
L2	S 02°38'07" E	15.00'
L3	N 47°38'07" W	101.52'
L4	N 42°21'53" E	1516.91'