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Tax Increment Reinvestment Zone
area A – 482.88 acres
College Station, Texas
December 2012

All that certain tract or parcel of land lying and being situated in the Crawford Burnett league (abstract no. 7), Robert Stevenson league (abstract no. 54) and Thomas Caruthers league (abstract no. 9) in College Station, Brazos County, Texas, generally being an area centered around the intersection of Rock Prairie Road and State Highway no. 6, and the boundary being more particularly described as follows:

Beginning at the intersection of the south right-of-way line of Rock Prairie Road East (60 feet south of surveyed centerline) and the east boundary of Block 7 of the Scott & White Healthcare Subdivision (vol. 10179, pg. 50), being the northeast corner of Lot 1, Block 7 of said subdivision, and from where the City of College Station GPS control monument no. 9 bears S 82° 02' 35" E – 7016.5 feet.

Thence along the east boundary lines of said Scott & White subdivision as follows:

S 2° 42' 34" E – 1023.83 feet, S 50° 49' 32" W – 930.60 feet, S 47° 37' 11" E – 128.13 feet and S 41° 15' 39" W – 1224.44 feet to the northeast right-of-way line of State Highway no. 6;

Thence along the said highway northeast right-of-way lines as follows:

S 34° 27' 26" E – 55.00 feet, S 27° 43' 31" E – 192.30 feet, S 36° 45' 17" E – 383.87 feet and S 42° 27' 25" E – 105.18 feet to a southeast line of that M.D. Wheeler, Ltd. 10.01 acre Tract One (vol. 3007, pg. 341);

Thence along the southeast lines of said M.D. Wheeler Tract One and the southwest lines of 71.52 acre Tract Two as follows:

N 41° 43' 32" E – 194.25 feet, N 21° 27' 46" E – 145.09 feet, S 46° 46' 09" E – 304.24 feet and S 47° 42' 33" E – 177.08 feet to the west corner of that IHD Properties, LLC 2.77 acre Tract One (vol. 10144, pg. 203);

Thence along the north, east and south lines of said IHD Properties tract as follows:

N 72° 19' 02" E – 202.14 feet, S 47° 42' 56" E – 638.83 feet and S 42° 17' 04" W – 175.00 feet to the northeast common corner of the Harley Subdivision (vol. 3961, pg. 236) and Cooper's Subdivision (vol. 4708, pg. 230) in a southwest line of said Wheeler Tract Two;

Thence S 47° 42' 16" E – 1053.70 feet along the northeast line of said Cooper's Subdivision and continuing along the northeast line of the Barker Subdivision (vol. 5101, pg. 182) to its east corner;

Thence S 38° 51' 07" W – 279.95 feet along the southeast line of said Barker Subdivision to its south corner in the northeast line of State Highway no. 6, also being a west corner of the City of College Station 46.60 acre tract (vol. 3310, pg. 321);

Thence crossing said highway and along its southwest right-of-way lines as follows:

S 58° 32' 52" W – 371.50 feet, N 49° 25' 00" W – 238.23 feet, N 43° 42' 22" W – 201.00 feet, N 49° 25' 00" W – 1400.00 feet, N 46° 52' 14" W – 413.20 feet, N 38° 34' 52" W – 507.10 feet, N 32° 13' 53" W – 534.28 feet, N 27° 56' 32" W – 200.56 feet, N 32° 13' 53" W – 400.00 feet, N 35° 05' 29" W – 200.28 feet and N 82° 25' 23" W – 78.10 feet to the westerly north corner of Lot 1, Block 1 of Graham Corner Plaza (vol. 5878, pg. 129) in the southeast line of Graham Road;

Thence N 40° 30' 48" W – 71.60 feet across Graham Road to the east corner of the remainder of the Jack E. Winslow, Jr. 3.0 acre tract (vol. 2291, pg. 140 and vol. 2835, pg. 180) in the northwest line of Graham Road (vol. 2086, pg. 58);

Thence along the northwest right-of-way line of Graham Road as follows:

S 41° 41' 25" W – 433.76 feet, N 32° 18' 49" W – 4.79 feet, S 41° 40' 07" W – 268.44 feet, S 41° 31' 43" W – 131.06 feet to the northeast line of Longmire Drive, S 39° 15' 59" W – 111.70 feet across Longmire Drive, S 41° 33' 01" W – 898.96 feet, S 42° 04' 18" W – 521.46 feet and S 41° 03' 13" W – 698.60 feet to the southwest line of the F.M. and Olive Arnold 50 acre tract (vol. 200, pg. 445);

Thence N 47° 50' 34" W – 1570.55 feet along the said southwest line of the Arnold tract to the south corner of the Sancy and Hsin Wu 0.46 acre tract (vol. 2336, pg. 233);

Thence N 47° 26' 15" W – 219.05 feet along the southwest line of the Wu tract to the north corner of the Carroll Addition (vol. 5229, pg. 47);

Thence N 47° 33' 07" W – 69.71 feet across Arnold Road to the north corner of the 0.156 acre road dedication tract (vol. 5027, pg. 162);

Thence along the northwest lines of Arnold Road as follows:

S 63° 10' 11" W – 180.26 feet, to the beginning of a tangent curve to the left with a radius of 405.00 feet, along said curve through a central angle of 17° 37' 25" to the end of said curve, and S 55° 19' 37" W – 5.32 feet to the east corner of the City of College Station 9.93 acre tract (vol. 448, pg. 230);

Thence along the south, west and north boundary of Brian Bachmann Athletic Park (formerly Southwood Athletic Park) and continuing along Rock Prairie Road as follows:

S 41° 59' 07" W – 1027.13 feet along the northwest line of Arnold Road and southeast lines of the said City 9.93 acre tract and the City 15.89 acre tract (vol. 448, pg. 232), N 43° 45' 01" W – 1185.92 feet, along the southwest line of said 15.89 acre tract to the southeast right-of-way line of Rock Prairie Road (80' R.O.W. - vol. 779, pg. 571), N 51° 57' 01" E – 1177.50 feet along said southeast line of Rock Prairie Road to the beginning of a tangent curve to the right with a radius of 1006.62 feet in the southeast boundary of Southwood Terrace Phase 3-C

(vol. 523, pg. 431), along said curve through a central angle of $8^{\circ} 11' 51''$ to the point of tangency, $N 60^{\circ} 08' 52'' E - 1486.99$ feet along the southeast boundary of Southwood Terrace Phase 3-B (vol. 579, pg. 380) and Phase 3-A (vol. 519, pg. 378) to the beginning of a tangent curve to the right with a radius of 960.00 feet, along said curve through a central angle of $18^{\circ} 38' 31''$ to the point of tangency, $N 78^{\circ} 47' 23'' E - 14.90$ feet and $N 11^{\circ} 12' 37'' W - 79.72$ feet across Rock Prairie Road to the southwest corner of the Remington Subdivision (vol. 1239, pg. 219);

Thence along the west boundary lines of said Remington Subdivision, the northwest boundary of Tract B, Ponderosa Place Section Two (vol. 2680, pg. 321) and Longmire Place (vol. 3377, pg. 155) and along the southwest boundary of Ponderosa Place (vol. 490, pg. 169) as follows:

$N 26^{\circ} 55' 04'' W - 252.32$ feet, $N 17^{\circ} 18' 19'' E - 259.07$ feet, $N 42^{\circ} 34' 17'' E - 624.79$ feet and $N 40^{\circ} 39' 13'' W - 796.43$ feet to the west corner of Lot 4, Block 21 of Ponderosa Place, in the southeast line of Ponderosa Road;

Thence $N 49^{\circ} 20' 47'' E - 1150.00$ feet, along the southeast right-of-way line of Ponderosa Road, to the north corner of Lot 1, Block 19 of Ponderosa Place, in the southwest right-of-way of State Highway no. 6;

Thence along the said highway southwest right-of-way lines as follows:

$S 40^{\circ} 39' 13'' E - 480.00$ feet, $S 32^{\circ} 12' 28'' E - 185.04$ feet, $S 41^{\circ} 13' 02'' E - 80.23$ feet and $S 17^{\circ} 22' 13'' E - 34.06$ feet to the southeast line of Lot 1, Block 20 of Ponderosa Place;

Thence $N 78^{\circ} 53' 01'' E - 493.32$ feet, across State Highway no. 6 to the west corner of Lot 2-B, Block One of Cornerstone Commercial Section One (vol. 3922, pg. 282) in the southeast right-of-way line of Woodcreek Drive;

Thence along the southeast right-of-way of Woodcreek Drive as follows:

Along the arc of a curve to the right with a radius of 890.00 feet, through a central angle of $9^{\circ} 52' 07''$, the chord of which bears $N 52^{\circ} 46' 54'' E - 153.10$ feet, $N 57^{\circ} 42' 58'' E - 318.00$ feet to the beginning of a tangent curve to the left with a radius of 835.00 feet, along said curve through a central angle of $8^{\circ} 00' 00''$ to the north corner of Lot 1 (vol. 3283, pg. 201);

Thence along the northeast lines of Lot 1 and Lot 2-A of said Cornerstone Commercial Section One as follows:

$S 40^{\circ} 17' 03'' E - 155.81$ feet to the east common corner of Lot 1 and Lot 2-A and the beginning of a tangent curve to the right with a radius of 600.00 feet, along said arc through a central angle of $16^{\circ} 01' 29''$ to the point of tangency, and $S 24^{\circ} 15' 34'' E - 280.69$ feet to the most easterly corner of said Lot 2-A;

Thence along the south boundary lines of Woodcreek Section 4 (vol. 1315, pg. 217), Section Six South (vol. 2109, pg. 199) and Section Seven (vol. 2580, pg. 113), defining the north boundary lines of the remainder of the Edward Jr. and Beatrice Uvaceck tract (vol. 274, pg. 383 and vol. 321, pg. 664), as follows:

$N 24^{\circ} 13' 07'' E - 555.17$ feet, $N 79^{\circ} 45' 53'' E - 313.69$ feet, $S 48^{\circ} 05' 30'' E - 216.00$ feet, $S 44^{\circ} 28' 03'' E - 75.26$ feet, $S 28^{\circ} 11' 32'' E - 108.12$ feet, $S 34^{\circ} 34' 23'' E - 162.74$ feet,

S 39° 46' 00" E – 149.62 feet, S 44° 34' 42" E – 282.83 feet, N 24° 16' 33" E – 134.65 feet and N 68° 52' 20" E – 230.83 feet to the northwest corner of the Riviera Addition (vol. 6607, pg. 97);

Thence S 15° 28' 15" E – 269.56 feet, along the west line of said Riviera Addition, to the north right-of-way line of Rock Prairie Road East (59.0 feet north of surveyed centerline);

Thence S 86° 27' 34" E – 961.09 feet, along said north right-of-way line, to its intersection with an extension of the east boundary of Block 7 of the Scott & White Healthcare Subdivision;

Thence S 2° 42' 34" E – 120.04 feet, across Rock Prairie Road, to the Point of Beginning and containing 482.88 acres of land more or less.

Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of College Station GPS control points and GPS observations.

Volume and page numbers cited refer to the Brazos County public records.

No monuments were set for this survey and found monuments are not cited.

This document was prepared under 22 TAC §663.21 does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

See survey plat prepared with this description, dated December 2012.

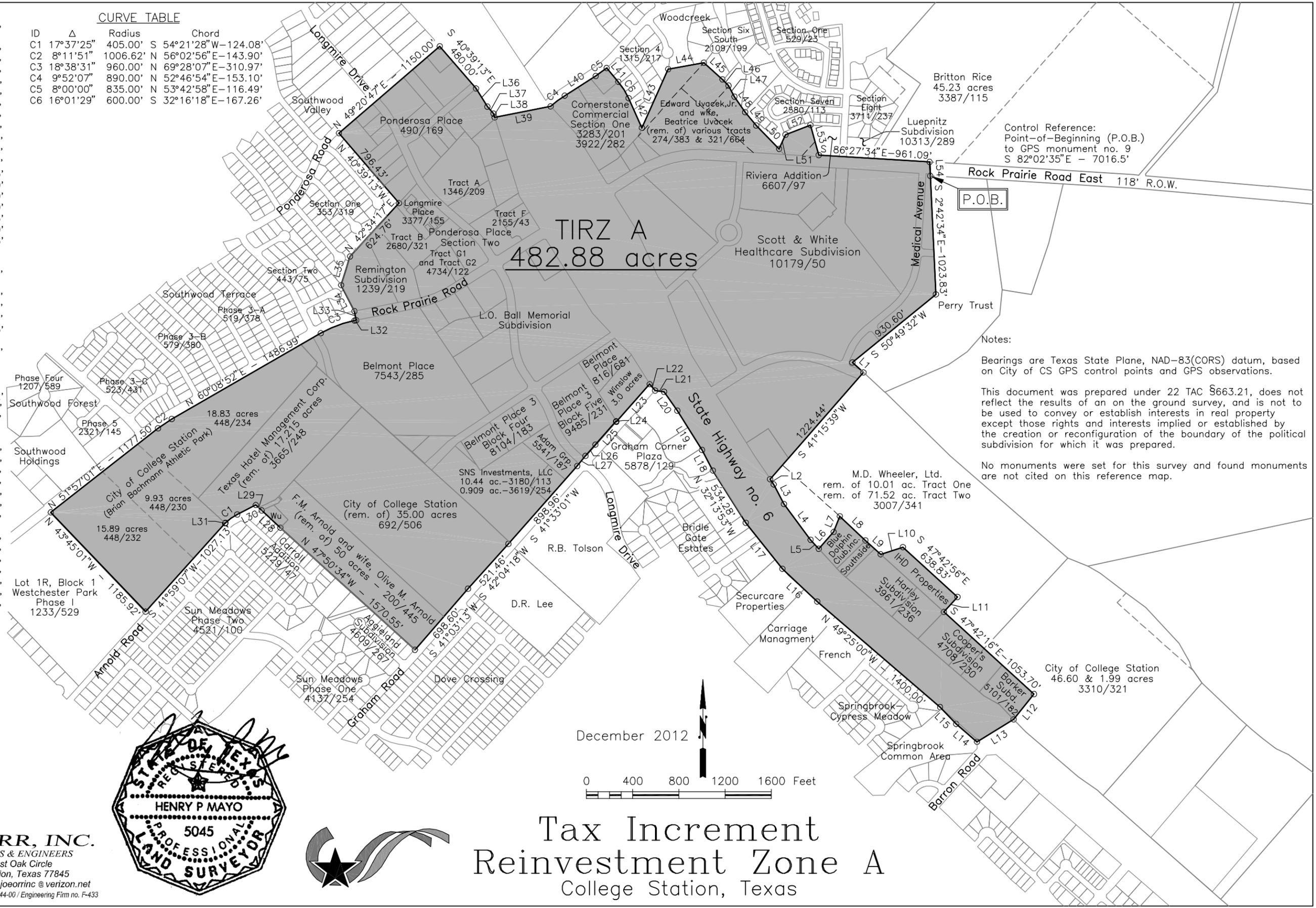


LINE TABLE

L1	S	47°37'11"	E	-128.13'
L2	S	34°27'26"	E	-55.00'
L3	S	27°43'31"	E	-192.30'
L4	S	36°45'17"	E	-383.87'
L5	S	42°27'25"	E	-105.18'
L6	N	41°43'32"	E	-194.25'
L7	N	21°27'46"	E	-145.09'
L8	S	46°46'09"	E	-304.24'
L9	S	47°42'33"	E	-177.08'
L10	N	72°19'02"	E	-202.14'
L11	S	42°17'04"	W	-175.00'
L12	S	38°51'07"	W	-279.95'
L13	S	58°32'52"	W	-371.50'
L14	N	49°25'00"	W	-238.23'
L15	N	43°42'22"	W	-201.00'
L16	N	46°52'14"	W	-413.20'
L17	N	38°34'52"	W	-507.10'
L18	N	27°56'32"	W	-200.56'
L19	N	32°13'53"	W	-400.00'
L20	N	35°05'29"	W	-200.28'
L21	N	82°25'23"	W	-78.10'
L22	N	40°30'48"	W	-71.60'
L23	S	41°41'25"	W	-433.76'
L24	N	32°18'49"	W	-4.79'
L25	S	41°40'07"	W	-268.44'
L26	S	41°31'43"	W	-131.06'
L27	S	39°15'59"	W	-111.70'
L28	N	47°26'15"	W	-219.05'
L29	N	47°33'07"	W	-69.71'
L30	S	63°10'11"	W	-180.26'
L31	S	55°19'37"	W	-5.32'
L32	N	78°47'23"	E	-14.90'
L33	N	11°12'37"	W	-79.72'
L34	N	26°55'04"	W	-252.32'
L35	N	17°18'19"	E	-259.07'
L36	S	32°12'28"	E	-185.04'
L37	S	41°13'02"	E	-80.23'
L38	S	17°22'13"	E	-34.06'
L39	N	78°53'01"	E	-493.32'
L40	N	57°42'58"	E	-318.00'
L41	S	40°17'03"	E	-155.81'
L42	S	24°15'34"	E	-280.69'
L43	N	24°13'07"	E	-555.17'
L44	N	79°45'53"	E	-313.69'
L45	S	48°05'30"	E	-216.00'
L46	S	44°28'03"	E	-75.26'
L47	S	28°11'32"	E	-108.12'
L48	S	34°34'23"	E	-162.74'
L49	S	39°46'00"	E	-149.62'
L50	S	44°34'42"	E	-282.83'
L51	N	24°16'33"	E	-134.65'
L52	N	68°52'20"	E	-230.83'
L53	S	15°28'15"	E	-269.56'
L54	S	2°42'34"	E	-120.04'

CURVE TABLE

ID	Δ	Radius	Chord
C1	17°37'25"	405.00'	S 54°21'28"W-124.08'
C2	8°11'51"	1006.62'	N 56°02'56"E-143.90'
C3	18°38'31"	960.00'	N 69°28'07"E-310.97'
C4	9°52'07"	890.00'	N 52°46'54"E-153.10'
C5	8°00'00"	835.00'	N 53°42'58"E-116.49'
C6	16°01'29"	600.00'	S 32°16'18"E-167.26'



Control Reference:
Point-of-Beginning (P.O.B.)
to GPS monument no. 9
S 82°02'35"E - 7016.5'

Notes:
Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of CS GPS control points and GPS observations.
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TX Surveying Firm no. 100544-00 / Engineering Firm no. F-433



**Tax Increment
Reinvestment Zone A**
College Station, Texas