

**Joe Orr, Inc.**  
*Surveyors & Engineers*  
2167 Post Oak Circle  
College Station, Texas 77845  
(979) 693-2777

Tax Increment Reinvestment Zone  
area B - 1301.76 acres (net)  
College Station, Texas  
December 2012

All that certain tract or parcel of land lying and being situated in the Thomas Caruthers league (abstract no. 9) and Robert Stevenson league (abstract no. 54) in College Station, Brazos County, Texas, generally being the area between State Highway no. 6 and Rock Prairie Road East, from Medical Avenue to William D. Fitch Parkway, save and except all of Lot 1, Rock Prairie Baptist Church (vol. 7312, pg. 207) lying south of the south right-of-way of Rock Prairie Road East, 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 City of College Station GPS control monument no. 9 bears S 82° 02' 35" E – 7016.5 feet.

Thence N 2° 42' 34" W – 120.04 feet along an extension of the said east boundary line of Block 7, to a point in the north right-of-way line of Rock Prairie Road East;

Thence along the north right-of-way lines of Rock Prairie Road East (59.0 feet north of the surveyed centerline) as follows:

S 86° 27' 34" E – 1771.13 feet, S 85° 02' 05" E – 1228.54 feet and S 84° 23' 02" E – 10.29 feet to a right-of-way offset point in the common line of the Dale and Reba Conrad 26.25 acre tract (vol. 460, pg. 505) and the Flying Ace Ranch, Ltd. 26.245 acre tract (vol. 3767, pg. 237);

Thence S 24° 22' 52" W – 1.58 feet along said common tract line to another offset point in the north right-of-way line of Rock Prairie Road East;

Thence along the north right-of-way lines of Rock Prairie Road East (57.5 feet north of the surveyed centerline) as follows:

S 84° 23' 02" E – 606.93 feet, S 82° 02' 02" E – 1453.40 feet, S 77° 01' 02" E – 1052.59 feet, S 76° 28' 02" E – 2876.58 feet, S 69° 53' 32" E - 2812.30 feet to the beginning of a tangent curve to the right with a radius of 1057.50 feet, along said curve through a central angle of 11° 43' 34" to a point in the old northeast prescriptive right-of-way fenceline, and S 69° 17' 50" E – 269.35 feet along said fenceline to the southeast line of the Hartzell Elkins 35.37 acre tract (vol. 1920, pg. 323) and northwest line of William D. Fitch Parkway;

Thence across Rock Prairie Road East as follows:

S 42° 32' 30" W – 32.00 feet to the south corner of said Elkins tract, called to be in the centerline of the road, S 19° 52' 04" W – 36.01 feet to the east corner of the College Station Independent School District 44.535 acre tract (vol. 8413, pg. 291) at the old right-of-way fence corner post, and S 41° 51' 48" W – 170.08 feet along the southeast line of said C.S.I.S.D. tract and northwest line of Fitch Parkway to its intersection with the south right-of-way chamfer of Rock Prairie Road East;

Thence along the south right-of-way lines of Rock Prairie Road East (57.5 feet south of the surveyed centerline) as follows:

N 5° 38' 11" W – 67.56 feet, N 53° 08' 10" W – 112.88 feet to the beginning of a tangent curve to the left with a radius of 942.50 feet, along said curve through a central angle of 16° 45' 22" to the point of tangency, and N 69° 53' 32" W – 551.37 feet to the common line of said C.S.I.S.D. tract and the Brazos Valley Solid Waste Management Agency, Inc. 76.00 acre Tract II (vol. 9857, pg. 186);

Thence S 41° 51' 48" W – 1842.68 feet along said common tract line to its southwest end in a northeast line of the B.V.S.W.M.A. 179.99 acre Tract I;

Thence S 48° 05' 47" E – 941.57 feet, along the common line of said Tract I and the C.S.I.S.D. tract to their common corner in the northwest right-of-way of William D. Fitch Parkway;

Thence S 41° 51' 48" W – 1425.30 feet, along said northwest right-of-way line, to the south corner of the said B.V.S.W.M.A. Tract I;

Thence S 41° 51' 48" W – 1066.80 feet, continuing along said northwest right-of-way line of William D. Fitch Parkway, to the east common corner of the City of College Station 140.29 acre Tract One (vol. 3900, pg. 188) and Spring Meadows Phase I (vol. 5106, pg. 284);

Thence along the southern boundaries of multiple City of College Station tracts (vol. 3900, pgs. 188 & 223, vol. 5056, pg. 43) as follows:

N 73° 00' 00" W – 496.40 feet, S 51° 00' 00" W – 175.05 feet, N 76° 00' 00" W – 200.00 feet, S 41° 51' 44" W – 51.88 feet, N 70° 46' 00" W – 157.10 feet, S 41° 51' 44" W – 262.67 feet, N 82° 55' 43" W – 700.87 feet, S 41° 52' 26" W – 650.00, N 48° 08' 02" W – 412.47 feet, S 66° 47' 54" W – 827.57 feet, N 47° 45' 25" W – 129.90 feet, S 28° 59' 29" W – 2.01 feet, S 41° 48' 43" W – 336.13 feet, S 48° 45' 08" E – 440.00 feet and S 53° 00' 00" W – 1304.90 feet to the northeast right-of-way line of State Highway no. 6;

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

N 49° 25' 00" W – 438.00 feet, N 55° 07' 38" W – 201.00 feet, N 49° 25' 00" W – 751.78 feet to the west corner of the City of College Station 36.9 acre tract (vol. 4329, pg. 134), and N 49° 25' 00" W – 1025.93 feet to the south corner of Barron Park Subdivision (vol. 939, pg. 209);

Thence along the southeast, northeast and northwest lines of Lots 1 and 2 of said Barron Park Subdivision as follows:

S 41° 09' 46" E – 1353.16 feet, N 49° 12' 46" W – 88.68 feet to the south corner of the City of College Station 100.64 acre tract (vol. 6927, pg. 226), N 54° 07' 24" W – 291.11 feet, N 64° 27' 21" W – 117.03 feet, N 54° 53' 54" W – 24.95 feet, N 53° 19' 32" W – 113.87 feet, N 49° 26' 59" W – 190.11 feet and S 41° 09' 38" W – 1286.04 feet to the common corner of said Lot 2 and Lot 3 in the northeast right-of-way line of State Highway no. 6;

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

N 47° 46' 18" W – 537.86 feet to the southwest common corner of Lot 3 of said Barron Park Subdivision and that City of College Station 46.60 acre tract (vol. 3310, pg. 321), N 47° 46' 48" W – 65.34 feet, N 55° 07' 37" W – 201.00 feet, N 49° 25' 00" W – 600.00 feet and N 44° 08' 33" W – 147.79 feet to the southwest common corner of said 46.60 acre tract and the Barker Subdivision (vol. 5101, pg. 182);

Thence N 38° 51' 07" E – 279.95 feet along the southeast line of said Barker Subdivision to its east corner;

Thence N 47° 42' 16" W – 1053.70 feet along the northeast line of said Barker Subdivision and continuing along the northeast line of Cooper's Subdivision (vol. 4708, pg. 230) to its north corner, also being the east corner of the Harley Subdivision (vol. 3961, pg. 236) and the south corner of that IHD Properties, LLC 2.77 acre Tract One (vol. 10144, pg. 203);

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

N 42° 17' 04" E – 175.00 feet, N 47° 42' 56" W – 638.83 feet and S 72° 19' 02" W – 202.14 feet to the northeast line of said Harley Subdivision and a southwest line of that M.D. Wheeler, Ltd. 71.52 acre Tract Two (vol. 3007, pg. 341);

Thence along the southwest lines of said Wheeler Tract Two and continuing along the southeast lines of the Wheeler 10.01 acre Tract One as follows:

N 47° 42' 33" W – 177.08 feet, N 46° 46' 09" W – 304.24 feet, S 21° 27' 46" W – 145.09 feet and S 41° 43' 32" W – 194.25 feet, returning to the northeast right-of-way line of State Highway no. 6;

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

N 42° 27' 25" W – 105.18 feet, N 36° 45' 17" W – 383.87 feet, N 27° 43' 31" W – 192.30 feet and N 34° 27' 26" W – 55.00 feet to the southeast line of Block 4 of the said Scott & White Healthcare Subdivision;

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

N 41° 15' 39" E – 1224.44 feet, N 47° 37' 11" W – 128.13 feet, N 50° 49' 32" E – 930.60 feet and N 2° 42' 34" W – 1023.83 feet to the Point of Beginning and containing 1308.51 acres of land more or less.

SAVE and EXCEPT the following tract:

Beginning at the intersection of the south right-of-way line of Rock Prairie Road East (57.5 feet south of the surveyed centerline) and the west line of Lot 1 of Rock Prairie Baptist Church (vol. 7312, pg. 207), from where City of College Station GPS control monument no. 9 bears S 78° 01' 24" E – 3240.0 feet.

Thence S 82° 02' 02" E – 414.05 feet along said south right-of-way line, parallel and 7.50 feet south of the north line of said Lot 1, to its intersection with the east line of said Lot 1;

Thence S 20° 22' 54" E – 600.82 feet along the east line of Lot 1 to its southeast corner;

Thence N 82° 02' 02" W – 699.33 feet along the south line of Lot 1 to its southwest corner;

Thence N 7° 57' 58" E – 528.77 feet along the west line of Lot 1 to the Point of Beginning and containing 6.76 acres of land more or less.

Leaving a net acreage for this described tract of 1301.76 acres more or less.

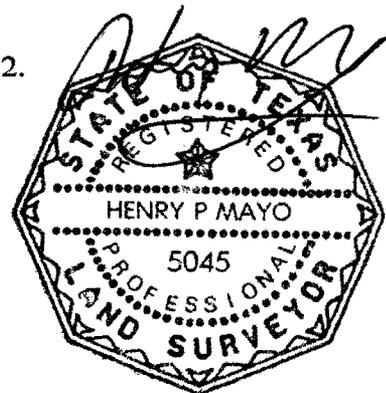
Bearings are Texas State Plane, NAD-83(CORS) datum, based on City of College Station GPS control points and GPS observations.

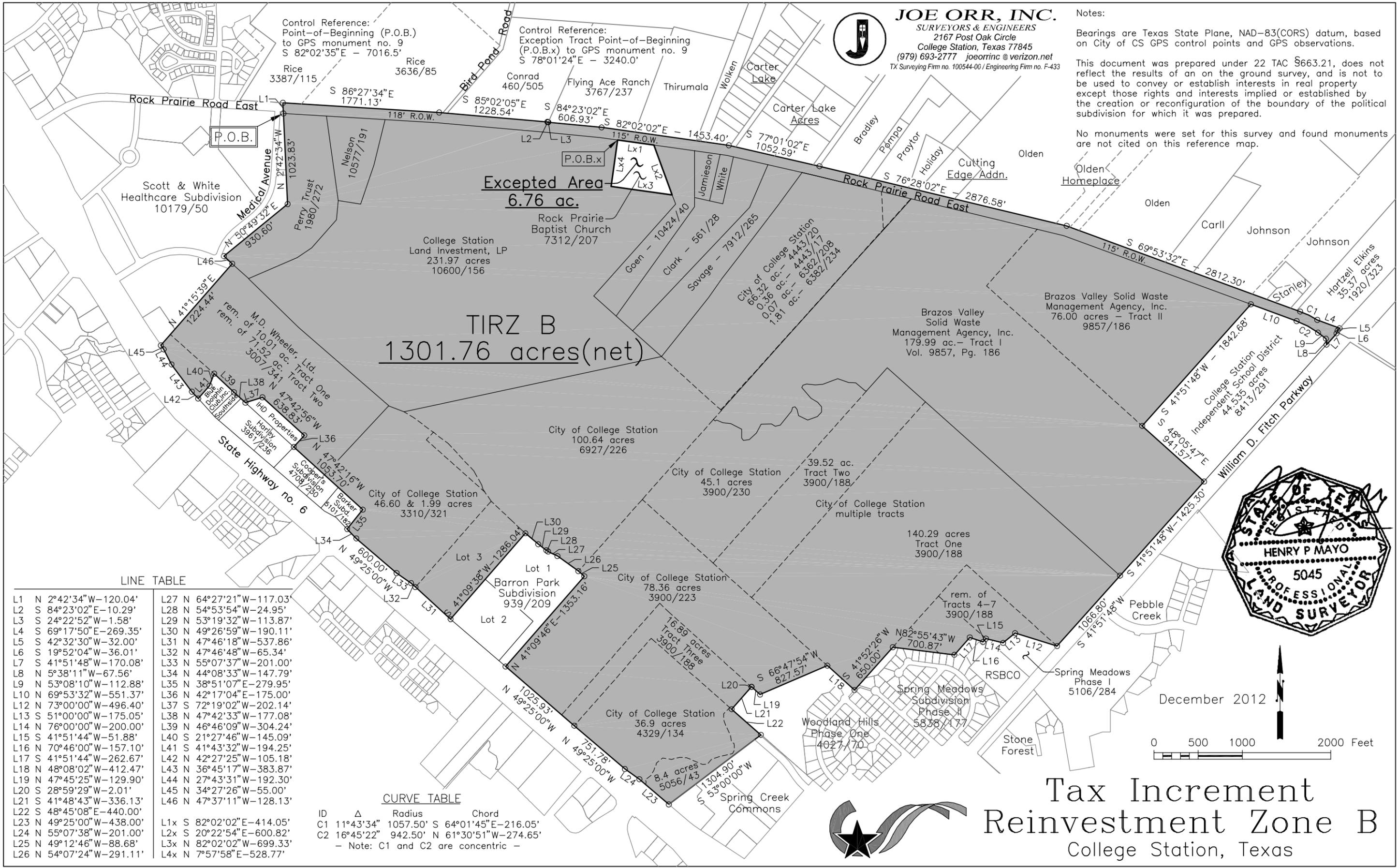
Volume and page numbers cited refer to the Brazos County public records.

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.





**JOE ORR, INC.**  
 SURVEYORS & ENGINEERS  
 2167 Post Oak Circle  
 College Station, Texas 77845  
 (979) 693-2777 joerinc@verizon.net  
 TX Surveying Firm no. 100544-00 / Engineering Firm no. F-433

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

**Excepted Area**  
 6.76 ac.  
**TIRZ B**  
 1301.76 acres(net)

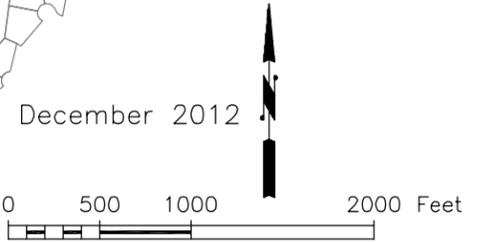
LINE TABLE

L1	N 2°42'34"W-120.04'	L27	N 64°27'21"W-117.03'
L2	S 84°23'02"E-10.29'	L28	N 54°53'54"W-24.95'
L3	S 24°22'52"W-1.58'	L29	N 53°19'32"W-113.87'
L4	S 69°17'50"E-269.35'	L30	N 49°26'59"W-190.11'
L5	S 42°32'30"W-32.00'	L31	N 47°46'18"W-537.86'
L6	S 19°52'04"W-36.01'	L32	N 47°46'48"W-65.34'
L7	S 41°51'48"W-170.08'	L33	N 55°07'37"W-201.00'
L8	N 5°38'11"W-67.56'	L34	N 44°08'33"W-147.79'
L9	N 53°08'10"W-112.88'	L35	N 38°51'07"E-279.95'
L10	N 69°53'32"W-551.37'	L36	N 42°17'04"E-175.00'
L11	N 73°00'00"W-496.40'	L37	S 72°19'02"W-202.14'
L12	S 51°00'00"W-175.05'	L38	N 47°42'33"W-177.08'
L13	N 76°00'00"W-200.00'	L39	N 46°46'09"W-304.24'
L14	S 41°51'44"W-51.88'	L40	S 21°27'46"W-145.09'
L15	N 70°46'00"W-157.10'	L41	S 41°43'32"W-194.25'
L16	S 41°51'44"W-262.67'	L42	N 42°27'25"W-105.18'
L17	N 48°08'02"W-412.47'	L43	N 36°45'17"W-383.87'
L18	N 47°45'25"W-129.90'	L44	N 27°43'31"W-192.30'
L19	S 28°59'29"W-2.01'	L45	N 34°27'26"W-55.00'
L20	S 41°48'43"W-336.13'	L46	N 47°37'11"W-128.13'
L21	S 48°45'08"E-440.00'		
L22	N 49°25'00"W-438.00'		
L23	N 55°07'38"W-201.00'		
L24	N 49°12'46"W-88.68'		
L25	N 54°07'24"W-291.11'		

CURVE TABLE

ID	Δ	Radius	Chord
C1	11°43'34"	1057.50'	S 64°01'45"E-216.05'
C2	16°45'22"	942.50'	N 61°30'51"W-274.65'

- Note: C1 and C2 are concentric -



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

