

**METES AND BOUNDS DESCRIPTION
OF A
1.095 ACRE PIPELINE EASEMENT
J. H. JONES SURVEY, A-26
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 324.83 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE TRADITIONS SUBDIVISION, PHASE 23, ACCORDING TO THE PLAT RECORDED IN VOLUME 11293, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A ½ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF A CALLED 3.50 ACRE TRACT AS DESCRIBED BY A DEED TO DAILEY INVESTMENTS RECORDED IN VOLUME 6981, PAGE 232 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE EAST CORNER OF SAID REMAINDER OF 324.83 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 4.8885 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS ACQUISITION PARTNERSHIP, LP RECORDED IN VOLUME 10784, PAGE 260 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 34° 32' 46" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID 4.8885 ACRE TRACT FOR A DISTANCE OF 348.46 FEET TO A POINT ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND A CALLED 4.57 ACRE TRACT AS DESCRIBED BY A DEED TO PHYLISS ANN PALASOTA RECORDED IN VOLUME 10283, PAGE 284 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 34° 32' 46" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID 4.57 ACRE TRACT FOR A DISTANCE OF 319.83 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 7.02 ACRE TRACT AS DESCRIBED BY A DEED TO ETHYL BURGESS CASHION RECORDED IN VOLUME 10977, PAGE 228 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 35° 48' 30" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID 7.02 ACRE TRACT FOR A DISTANCE OF 1231.06 FEET TO A CONCRETE MONUMENT FOUND MARKING THE WEST CORNER OF A CALLED 11.6 ACRE TRACT AS DESCRIBED BY A DEED TO LOVELESS ACRES, LC RECORDED IN VOLUME 7004, PAGE 104 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: THROUGH SAID REMAINDER OF 324.83 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE 23, FOR THE FOLLOWING CALLS:

N 35° 48' 30" W ALONG AN EXTENSION OF THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID 11.6 ACRE TRACT FOR A DISTANCE OF 488.35 FEET TO A POINT 10.00 FEET FROM THE SOUTHEAST LINE OF HSC PARKWAY (120' R.O.W.) MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 790.00 FEET;

ALONG SAID CURVE, 10.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HSC PARKWAY, THROUGH A CENTRAL ANGLE OF 34° 10' 15" FOR AN ARC DISTANCE OF 471.15 FEET (CHORD BEARS: S 42° 05' 44" W - 464.20 FEET) TO THE END OF SAID CURVE;

S 25° 00' 37" W, 10.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HSC PARKWAY, FOR A DISTANCE OF 673.32 FEET;

S 24° 04' 09" W, 10.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HSC PARKWAY, FOR A DISTANCE OF 152.20 FEET;

S 25° 00' 37" W, 10.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HSC PARKWAY, FOR A

DISTANCE OF 244.14 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 872.54 FEET;

ALONG SAID CURVE, 10.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HSC PARKWAY, THROUGH A CENTRAL ANGLE OF 12° 46' 06" FOR AN ARC DISTANCE OF 194.44 FEET (CHORD BEARS: S 31° 23' 40" W - 194.04 FEET) TO THE END OF SAID CURVE;

S 35° 14' 24" W FOR A DISTANCE OF 62.57 FEET;

S 41° 51' 48" W, 15.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HSC PARKWAY, FOR A DISTANCE OF 1344.38 FEET;

S 49° 49' 02" W FOR A DISTANCE OF 44.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 872.50 FEET;

ALONG SAID CURVE, 10.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HSC PARKWAY, THROUGH A CENTRAL ANGLE OF 25° 28' 28" FOR AN ARC DISTANCE OF 387.92 FEET (CHORD BEARS: S 57° 27' 49" W - 384.74 FEET) TO THE END OF SAID CURVE;

S 47° 15' 24" E, 35.00 FEET FROM AND PARALLEL TO THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND A CALLED 56.217 ACRE TRACT AS DESCRIBED BY A DEED TO W. T. McDONALD, JR. AND WIFE, CAROLINE SWEENEY McDONALD, RECORDED IN VOLUME 7860, PAGE 15 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 1121.13 FEET;

S 00° 29' 05" E FOR A DISTANCE OF 48.03 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 56.217 ACRE TRACT AND A NORTHERLY CORNER OF THE REMAINDER OF A CALLED 9 ACRE TRACT AS DESCRIBED BY A DEED TO GLORIA C. MAMALIGA RECORDED IN VOLUME 1166, PAGE 275 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 49° 37' 15" E ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID REMAINDER OF 9 ACRE TRACT FOR A DISTANCE OF 26.45 FEET;

THENCE: THROUGH SAID REMAINDER OF 324.83 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE 23, FOR THE FOLLOWING CALLS:

N 00° 29' 05" W FOR A DISTANCE OF 56.83 FEET;

N 47° 15' 24" W, 42.50 FEET FROM AND PARALLEL TO THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID 56.217 ACRE TRACT, FOR A DISTANCE OF 1132.08 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 877.50 FEET;

ALONG SAID CURVE, 15.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HSC PARKWAY, THROUGH A CENTRAL ANGLE OF 24° 44' 26" FOR AN ARC DISTANCE OF 378.91 FEET (CHORD BEARS: N 57° 06' 40" E - 375.97 FEET) TO THE END OF SAID CURVE;

N 49° 49' 02" E FOR A DISTANCE OF 44.13 FEET;

N 41° 51' 48" E, 20.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HSC PARKWAY, FOR A DISTANCE OF 1345.02 FEET;

N 35° 14' 24" E FOR A DISTANCE OF 62.74 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 877.54 FEET;

ALONG SAID CURVE, 15.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HSC PARKWAY, THROUGH A CENTRAL ANGLE OF 12° 45' 40" FOR AN ARC DISTANCE OF 195.45 FEET (CHORD BEARS: N 31° 23' 27" E - 195.040 FEET) TO THE END OF SAID CURVE;

N 25° 00' 37" E, 15.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HSC PARKWAY, FOR A DISTANCE OF 244.18 FEET;

N 24° 04' 09" E, 15.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HSC PARKWAY, FOR A DISTANCE OF 152.20 FEET;

N 25° 00' 37" E, 15.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HSC PARKWAY, FOR A DISTANCE OF 673.28 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 785.00 FEET;

ALONG SAID CURVE, 15.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF HSC PARKWAY, THROUGH A CENTRAL ANGLE OF 33° 28' 13" FOR AN ARC DISTANCE OF 458.57 FEET (CHORD BEARS: N 41° 44' 44" E - 452.08 FEET) TO THE END OF SAID CURVE;

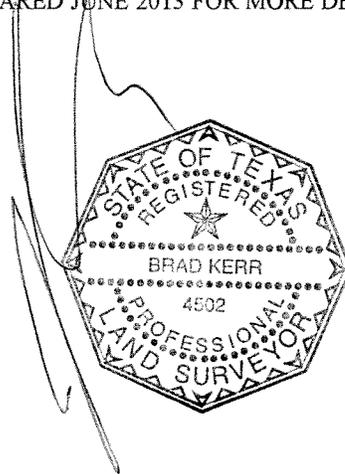
S 35° 48' 30" E, 10.00 FEET FROM AND PARALLEL TO THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT, SAID 11.6 ACRE TRACT AND SAID 7.02 ACRE TRACT, AND THE EXTENSION THEREOF, FOR A DISTANCE OF 1715.09 FEET;

S 34° 32' 46" E, 10.00 FEET FROM AND PARALLEL TO THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID 4.57 ACRE TRACT, FOR A DISTANCE OF 321.87 FEET;

N 43° 18' 09" E FOR A DISTANCE OF 10.23 FEET TO THE **POINT OF BEGINNING** CONTAINING 1.095 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. SEE PLAT PREPARED JUNE 2013 FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

D:/WORK/MAB/13-447.MAB



MATCH LINE SHEET 2

N/F
ETHYL BURGESS CASHION
LIFE INSURANCE TRUST
7.02 ACRE TRACT
10977/228



SCALE: 1" = 100'

40' STRIP 123/229

5/8 INCH IRON
ROD FOUND

10' PIPELINE EASEMENT
1.095 ACRES

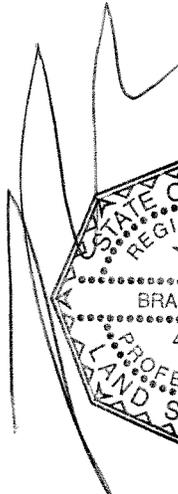
N/F
PHYLISS ANN PALASOTA
4.57 ACRE TRACT
10283/284

N/F
BRYAN COMMERCE AND
DEVELOPMENT INC.
REM. 324.83 ACRE TRACT
4023/91

N 34°32'46" W 319.83'
S 34°32'46" E 321.87'

POINT OF
BEGINNING

EXISTING EASEMENT



N 43°18'09" E
10.23'

N/F
TRADITIONS ACQUISITION
PARTNERSHIP, LP
4.8885 ACRE TRACT
10784/260

N 34°32'46" W 348.46'

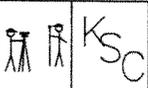
POINT OF
COMMENCEMENT

1/2 INCH IRON
ROD FOUND

N/F
DALEY INVESTMENTS
5.50 ACRE TRACT
8881/232

SHEET 1 OF 8

SURVEY PLAT
OF A
PIPELINE EASEMENT
1.095 ACRES
J. H. JONES SURVEY, A-26
COLLEGE STATION, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 100 FEET
SURVEY DATE: 06-25-13
PLAT DATE: 06-25-13
JOB NUMBER: 13-344
CAD NAME: 13-344
CR5 FILE: URANCH2C

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195



SCALE: 1" = 100'

S 35°48'30" E 1715.09'

CONCRETE MONUMENT FOUND

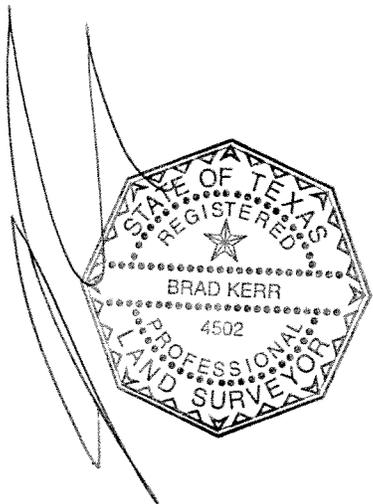
10' PIPELINE EASEMENT
1.095 ACRES

MATCH LINE SHEET 3

N/F
LOVELESS ACRES, LC
11.6 ACRE TRACT
7004/104

N 35°48'30" W 1231.06'

N/F
BRYAN COMMERCE AND
DEVELOPMENT INC.
REM. 324.83 ACRE TRACT
4023/91



MATCH LINE SHEET 1

SHEET 2 OF 8
SURVEY PLAT
OF A
PIPELINE EASEMENT
1.095 ACRES



SCALE: 1" = 100'

HSC PARKWAY
120' R.O.W.

PROPOSED 10' PUBLIC
UTILITY EASEMENT

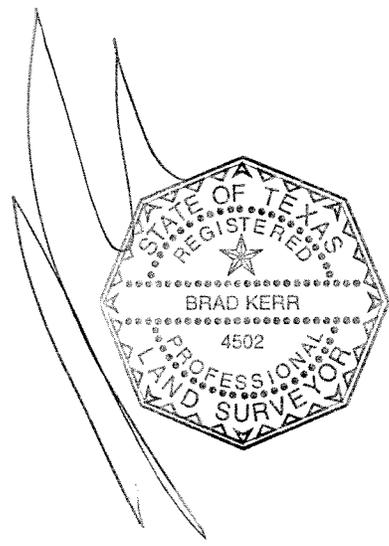
R=790.00'
ARC=471.15'
D=34°10'15"
T=242.82'
CHORD=464.20'
BRG=S 42°05'44" W

R=785.00'
ARC=458.57'
D=33°28'13"
T=236.04'
CHORD=452.08'
BRG=N 41°44'44" E

N/F
BRYAN COMMERCE AND
DEVELOPMENT INC.
REM. 324.83 ACRE TRACT
4023/91

N 35°48'30" W 488.35'

5' PIPELINE EASEMENT
1.095 ACRES



CONCRETE
MONUMENT
FOUND

S 35°48'30" E 1715.09'

10' PIPELINE EASEMENT
1.095 ACRES

MATCH LINE SHEET 4

MATCH LINE SHEET 2

SHEET 3 OF 8
SURVEY PLAT
OF A
PIPELINE EASEMENT
1.095 ACRES



SCALE: 1" = 100'

5' PIPELINE EASEMENT
1.095 ACRES

HSC PARKWAY
120' R.O.W.

S 25°00'37" W 673.32'
N 25°00'37" E 673.28'

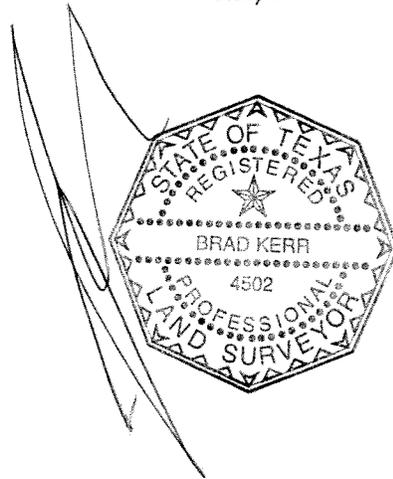
MATCH LINE SHEET 3

PROPOSED 10' PUBLIC
UTILITY EASEMENT

N/F
BRYAN COMMERCE AND
DEVELOPMENT INC.
REM. 324.83 ACRE TRACT
4023/91

MATCH LINE SHEET 5

S 25°00'37" W 244.14'
N 25°00'37" E 244.18'
S 24°04'09" W 152.20'
N 24°04'09" E 152.20'



SHEET 4 OF 8
SURVEY PLAT
OF A
PIPELINE EASEMENT
1.095 ACRES



SCALE: 1" = 100'

R=872.54'
ARC=194.44'
D=12°46'06"
T=97.63'
CHORD=194.04'
BRG=S 31°23'40" W

MATCH LINE SHEET 4

R=877.54'
ARC=195.45'
D=12°45'40"
T=98.13'
CHORD=195.04'
BRG=N 31°23'27" E

HSC PARKWAY
120' R.O.W.

S 35°14'24" W
62.57'

N 35°14'24" E
62.74'

N/F
BRYAN COMMERCE AND
DEVELOPMENT INC.
REM. 324.83 ACRE TRACT
4023/91

EXISTING 15' PUBLIC
UTILITY EASEMENT

5' PIPELINE EASEMENT
1.095 ACRES

GREENWAY
COMMON AREA
THE TRADITIONS SUBDIVISION, PHASE 23
11293/184

MATCH LINE SHEET 6



SHEET 5 OF 8
SURVEY PLAT
OF A
PIPELINE EASEMENT
1.095 ACRES



SCALE: 1" = 100'

EXISTING 15' PUBLIC UTILITY EASEMENT

5' PIPELINE EASEMENT
1.095 ACRES

MATCH LINE SHEET 5

HSC PARKWAY
120' R.O.W.

S 41°51'48" W 1344.38'
N 41°51'48" E 1345.02'

EXISTING 15' PUBLIC UTILITY EASEMENT

LOT 1, BLOCK 1
THE TRADITIONS SUBDIVISION, PHASE 23
11293/184

MATCH LINE SHEET 7

BIOMEDICAL WAY
63' R.O.W.



SHEET 6 OF 8
SURVEY PLAT
OF A
PIPELINE EASEMENT
1.095 ACRES



SCALE: 1" = 100'

EXISTING 15' PUBLIC UTILITY EASEMENT

MATCH LINE SHEET 6

5' PIPELINE EASEMENT
1.095 ACRES

S 49°49'02" W
44.00'

PROPOSED 10' PUBLIC UTILITY EASEMENT

N 49°49'02" E
44.13'

BIOMEDICAL WAY
63' R.O.W.

R=872.50'
ARC=387.92'
D=25°28'28"
T=197.22'
CHORD=384.74'
BRG=S 57°27'49" W

HSC PARKWAY
120' R.O.W.

N/F
BRYAN COMMERCE AND
DEVELOPMENT INC.
REM. 324.83 ACRE TRACT
4023/91

R=877.50'
ARC=378.91'
D=24°44'26"
T=192.45'
CHORD=375.97'
BRG=N 57°06'40" E

MATCH LINE SHEET 8

PROPOSED 35' PUBLIC UTILITY EASEMENT



N/F
W. T. McDONALD, JR. AND
WIFE, CAROLINE SWEENEY McDONALD
56.217 ACRE TRACT
7860/15

SHEET 7 OF 8
SURVEY PLAT
OF A
PIPELINE EASEMENT
1.095 ACRES

N 47°15'24" W 1132.08'
S 47°15'24" E 1121.13'



SCALE: 1" = 100'

BIOMEDICAL WAY
63' R.O.W.

N/F
BRYAN COMMERCE AND
DEVELOPMENT INC.
REM. 324.83 ACRE TRACT
4023/91

MATCH LINE SHEET 7

N 47°15'24" W 1132.08'
S 47°15'24" E 1121.13'

7.5' PIPELINE EASEMENT
1.095 ACRES

PROPOSED 36' PUBLIC UTILITY EASEMENT

EXISTING EASEMENT

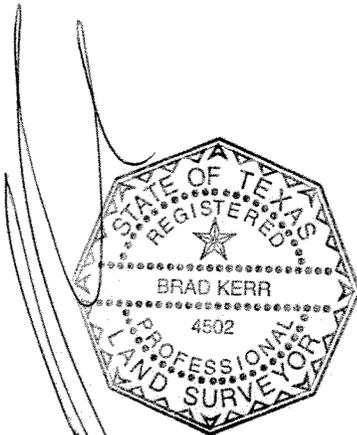
N/F
W. T. McDONALD, JR. AND
WIFE, CAROLINE SWEENEY McDONALD
56.217 ACRE TRACT
7860/15

S 00°29'05" E
48.03'

3/8 INCH IRON
ROD FOUND

N 00°29'05" W
56.83'

S 49°37'15" E
26.45'



SHEET 8 OF 8
SURVEY PLAT
OF A
PIPELINE EASEMENT
1.095 ACRES

N/F
GLORIA C. MAMALIGA
REM. 9 ACRE TRACT
1166/275

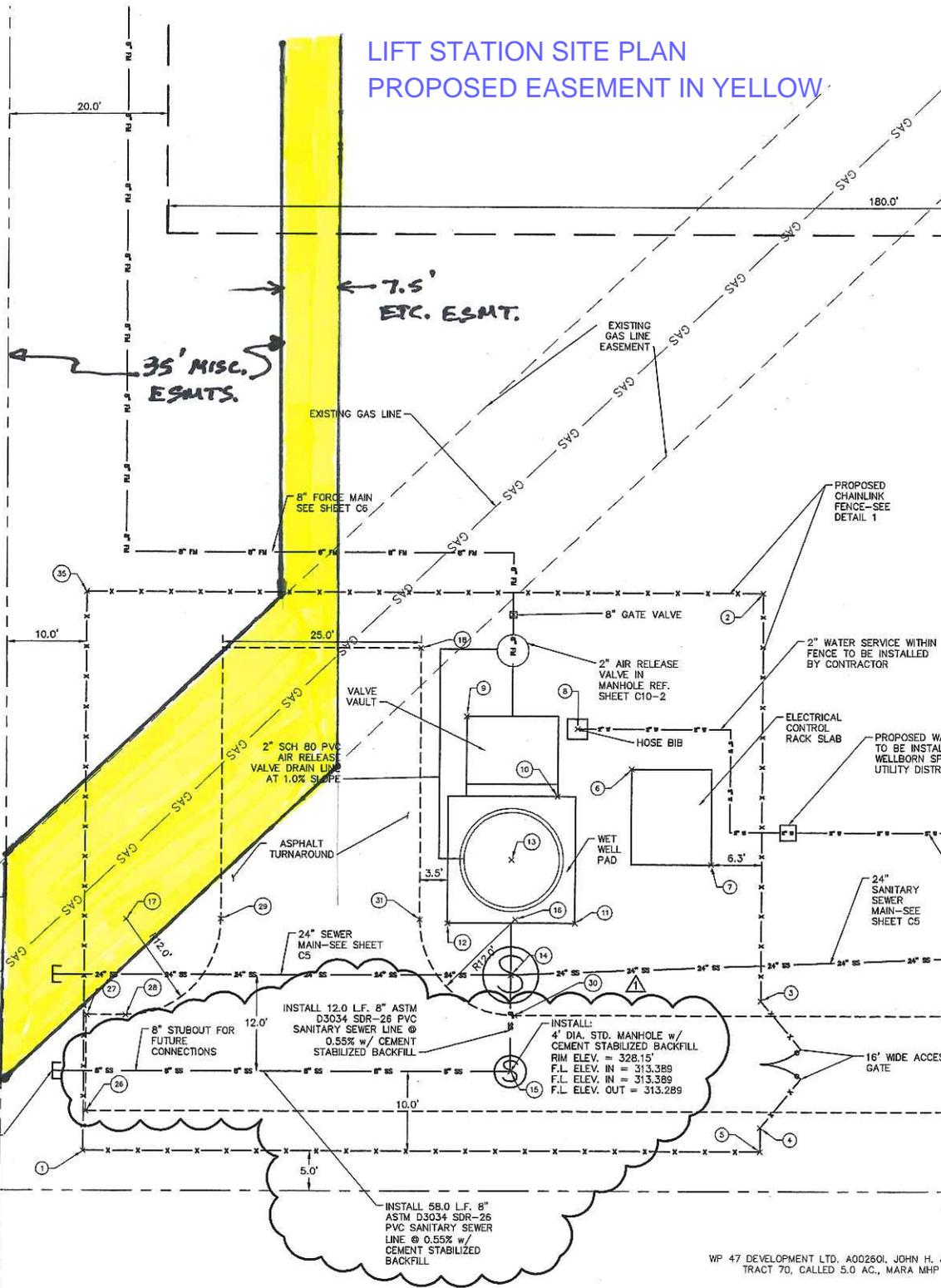
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LIFT STATION SITE PLAN PROPOSED EASEMENT IN YELLOW

CAMWEST TRADITIONS, L.P. CALLED 20.542 AC. 8555/167

DEASEON SWITZER L AD02601, JOHN H JONES (ICL), TRACT 74-75-76 CALLED 5.591 AC.

INSTALL:
(1) 8" PLUG
F.L. ELEV. = 313.71
NORTHING=10201606.82
EASTING=3539247.83



35' MISC. ESMTS.

7.5' ETC. ESMT.

EXISTING GAS LINE EASEMENT

PROPOSED CHAINLINK FENCE-SEE DETAIL 1

2" WATER SERVICE WITHIN FENCE TO BE INSTALLED BY CONTRACTOR

ELECTRICAL CONTROL RACK SLAB

PROPOSED W. TO BE INSTALLED WELLBORN SP. UTILITY DIST.

24" SANITARY SEWER MAIN-SEE SHEET C5

16' WIDE ACCESS GATE

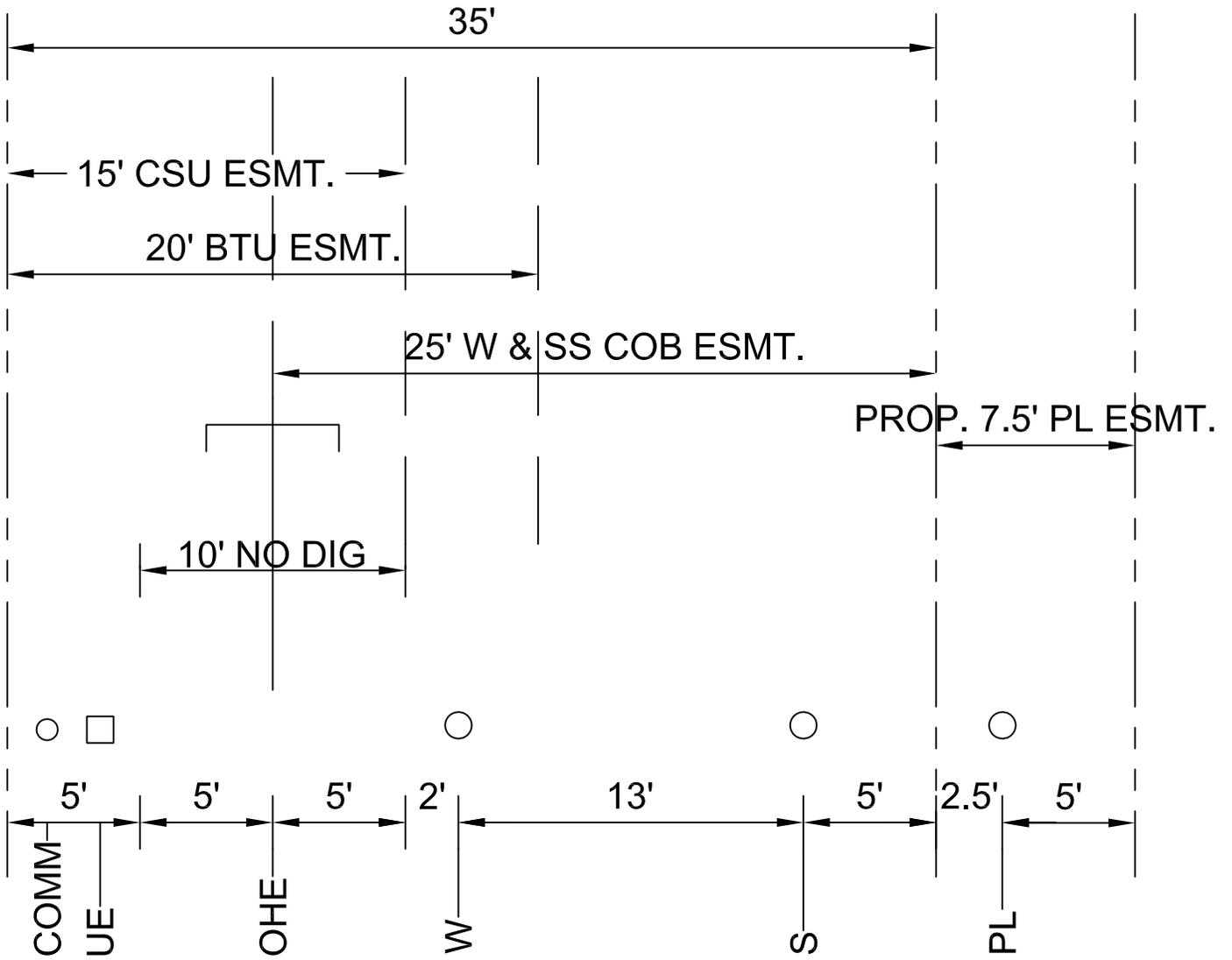
INSTALL:
(1) 8" PLUG
F.L. ELEV. = 313.71
NORTHING=10201606.82
EASTING=3539247.83

INSTALL 12.0 L.F. 8" ASTM D3034 SDR-26 PVC SANITARY SEWER LINE @ 0.55% w/ CEMENT STABILIZED BACKFILL

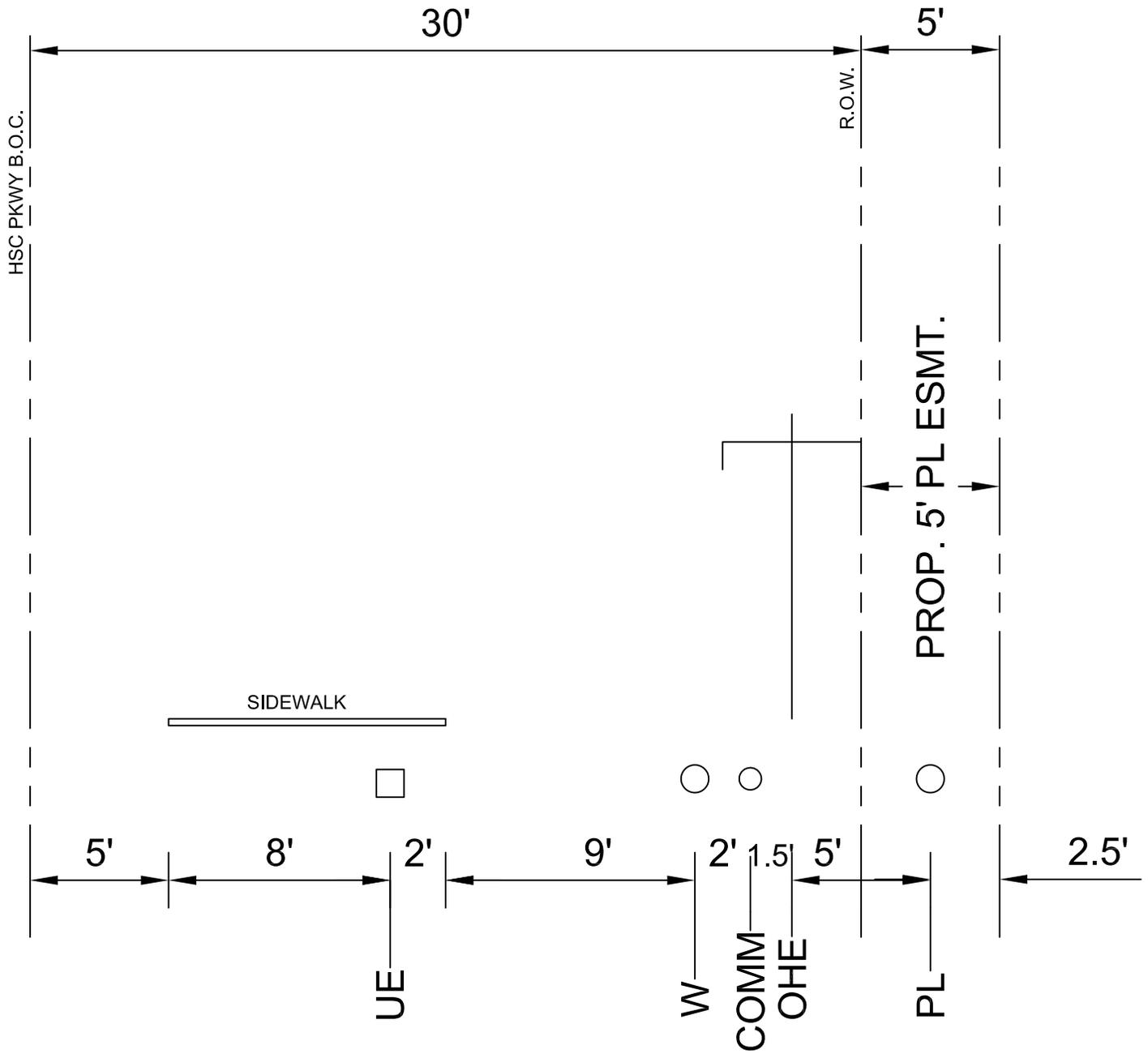
INSTALL:
4' DIA. STD. MANHOLE w/ CEMENT STABILIZED BACKFILL
RIM ELEV. = 328.15'
F.L. ELEV. IN = 313.389
F.L. ELEV. IN = 313.389
F.L. ELEV. OUT = 313.289

INSTALL 58.0 L.F. 8" ASTM D3034 SDR-26 PVC SANITARY SEWER LINE @ 0.55% w/ CEMENT STABILIZED BACKFILL

EASEMENT FROM LIFT STATION TO HSC PARKWAY



CROSS SECTION OF HSC PARKWAY SHOWING UTILITIES



SOUTH SIDE OF HSC PKWY @ STA. 28+00