

CRIPPLE CREEK CONDOMINIUMS

6.9050 Acres Out of Lot 3
RESUBDIVISION OF RESERVE TRACT "C"
BLOCK 4
UNIVERSITY OAKS ADDITION, SECTION TWO
College Station, Brazos County, Texas

JANUARY, 1984

Prepared By: McClure Engineering, Inc.
1722 Broadmoor, Suite 210
P.O. Box 4604
Bryan, Texas 77805

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION
6.9050 Acre Tract

Being all that certain tract or parcel of land, lying and being situated in the RICHARD CARTER LEAGUE, College Station, Brazos County, Texas, and being a part of Lot Three (3) of the RESUBDIVISION OF RESERVE TRACT "C", Block Four of UNIVERSITY OAKS ADDITION SECTION TWO, a plat of which is duly recorded in Volume 408, Page 813 of the Deed Records of Brazos County, Texas and being all of two separate tracts of land described as 6.82 acres of land recorded in Volume 418, Page 419 of the Deed Records and all of the 0.0863 acre tract conveyed to Cripple Creek Partners, Ltd. in Volume 493, Page 793 of the Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING: at a $\frac{1}{2}$ -inch iron rod found marking the intersection of the southwest right-of-way line of Munson Drive and the southeast right-of-way line of University Oaks Boulevard, said iron rod also marking the north corner of the beforementioned Resubdivision plat;

THENCE: S $44^{\circ} 18' 30''$ E along the said southwest line of Munson Drive for a distance of 482.72 feet to an iron rod placed for corner, said point also being the southeast corner of the aforesaid 0.0863 acre tract;

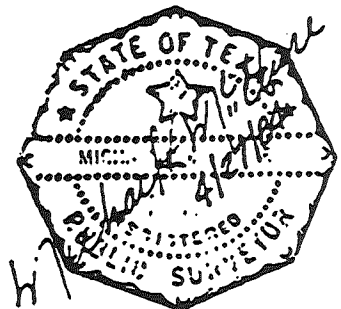
THENCE: S $45^{\circ} 42' 12''$ W along the southeast line of said 0.0863 acre tract for a distance of 800.00 feet to an iron rod placed for corner, said point also being the southwest corner of the said 0.0863 acre tract;

THENCE: N $44^{\circ} 18' 30''$ W along the northwest lines of the 0.0863 acre tract and the 6.8187 acre tracts for a distance of 177.85 feet to an "X" chiseled in the concrete parking area for corner;

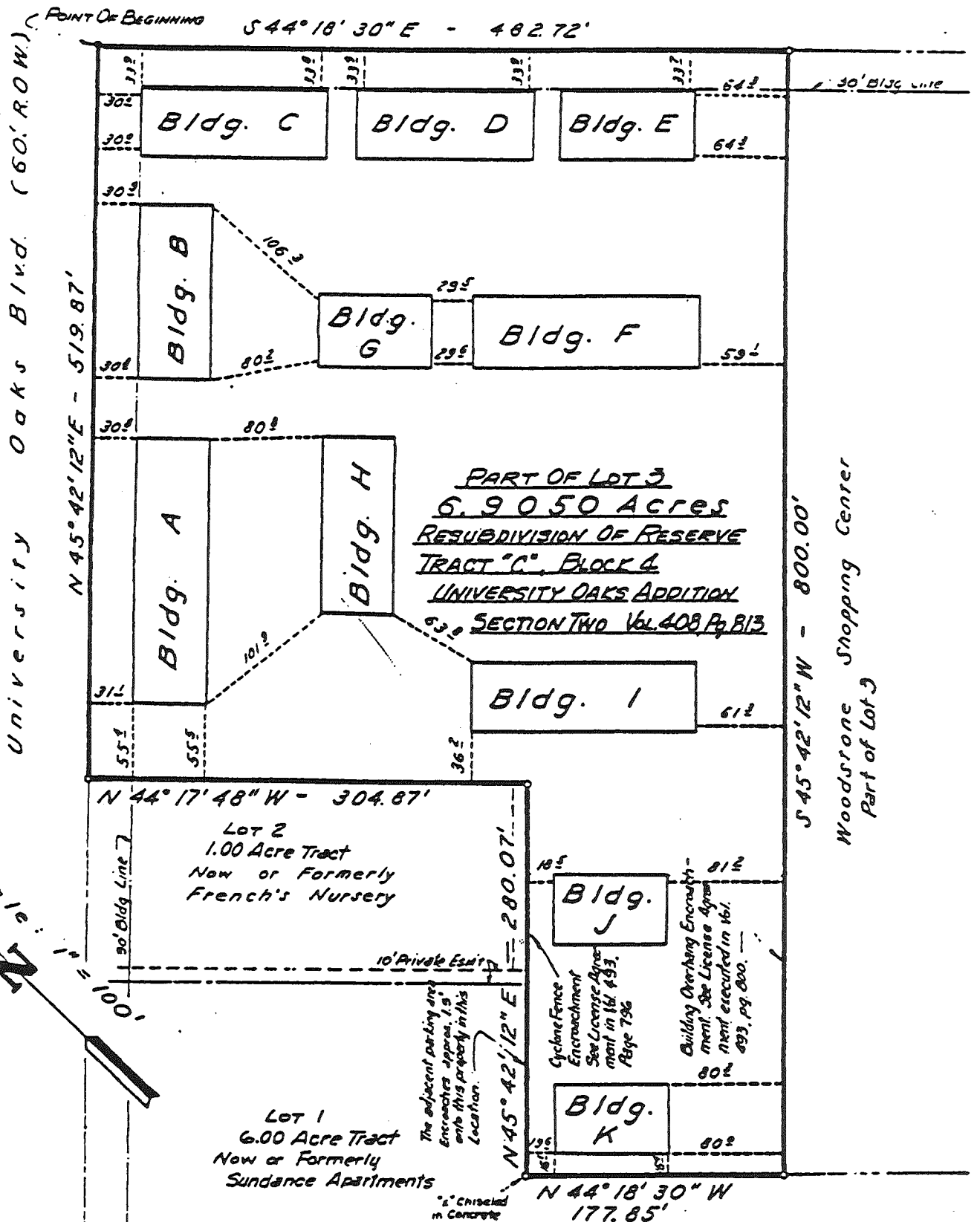
THENCE: N $45^{\circ} 42' 12''$ E along a southwest line of the said 6.8187 acre tract for a distance of 280.07 feet to an iron rod placed for corner, said iron rod also marking the east corner of a 1.00 acre tract called Lot two (2) in the aforesaid Resubdivision Plat;

THENCE: N $44^{\circ} 17' 48''$ W along a southwest line of the beforementioned 6.8187 acre tract for a distance of 304.87 feet to an iron rod placed for corner, said iron rod also being located in the abovesaid southeast line of University Oaks Boulevard;

THENCE: N $45^{\circ} 42' 12''$ E for a distance of 159.87 feet to the POINT OF BEGINNING and containing 6.9050 acres of land, more or less, according to a survey made under the supervision of Michael R. McClure, Registered Public Surveyor No. 2859 in January, 1984.



Munson Drive (70' R.O.W.)



STATE OF TEXAS
COUNTY OF BRAZOS

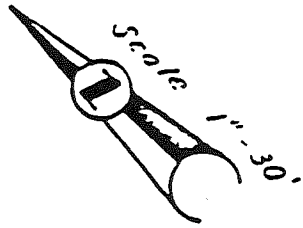
The Undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, utility easements or roadways, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

EXHIBIT "B"

McCLURE ENGINEERING, INC.
1722 Broadmoor
P. O. Box 4604
BRYAN, TEXAS 77805

Cripple Creek
Condominiums

Sheet
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University Oaks Blvd.

(Asphalt Pavement, 60' R.O.W.)

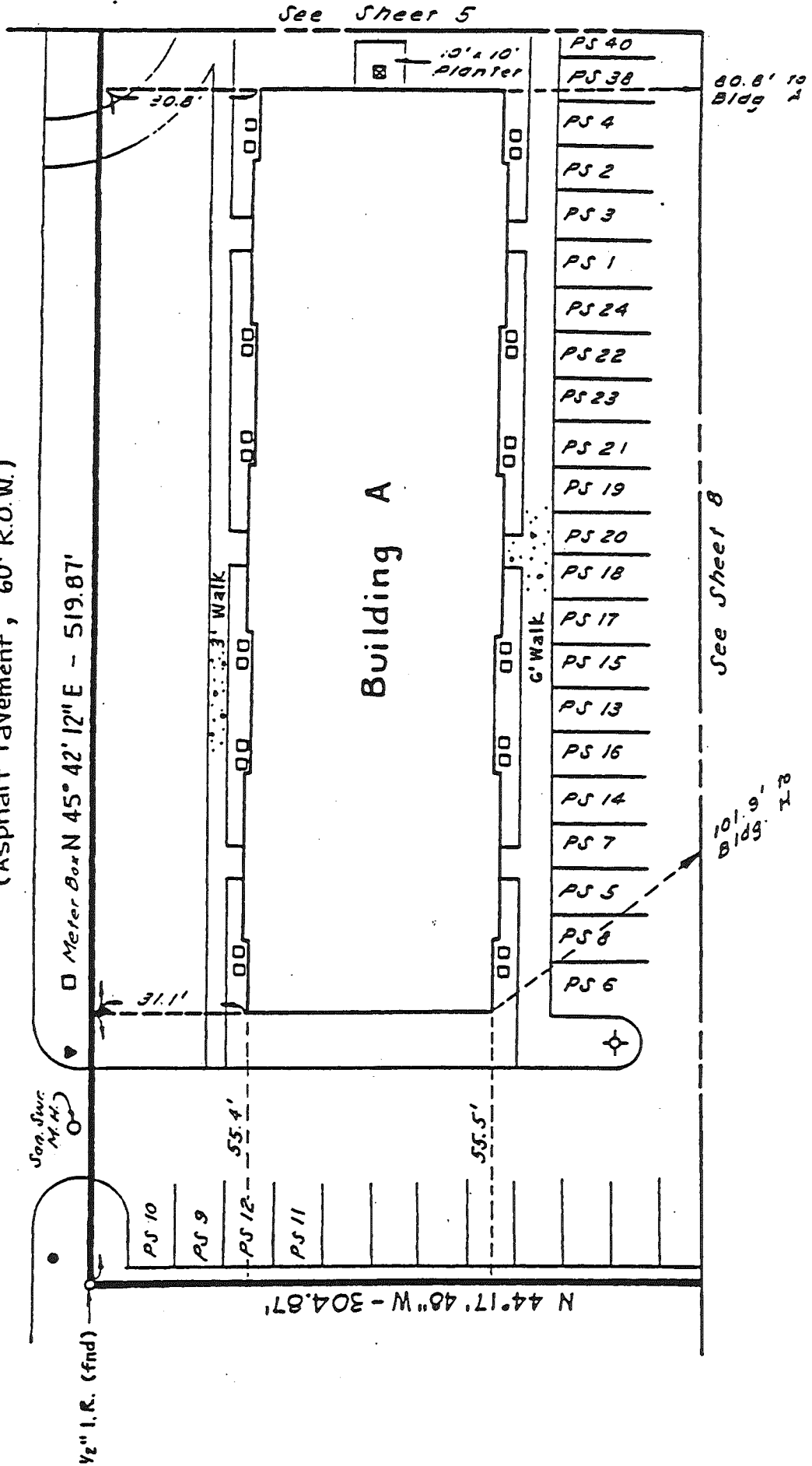


EXHIBIT "B"

Building
A

Cripple Creek
Condominiums

Sheet
4 of 23

University Oaks Blvd.

(Asphalt Pavement, 60' R.O.W.)

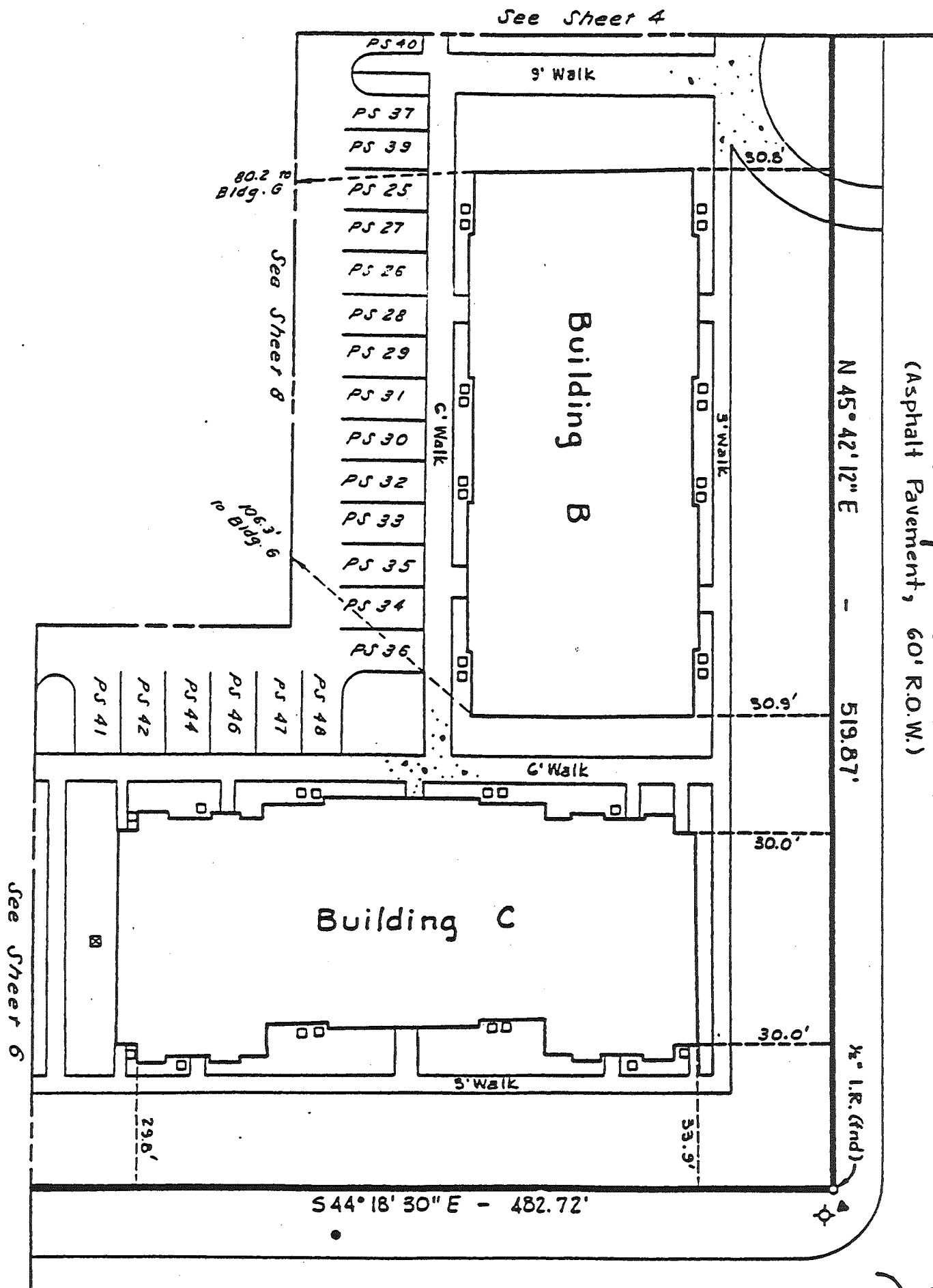
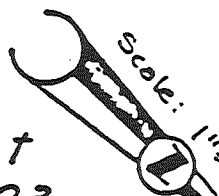


EXHIBIT "B"

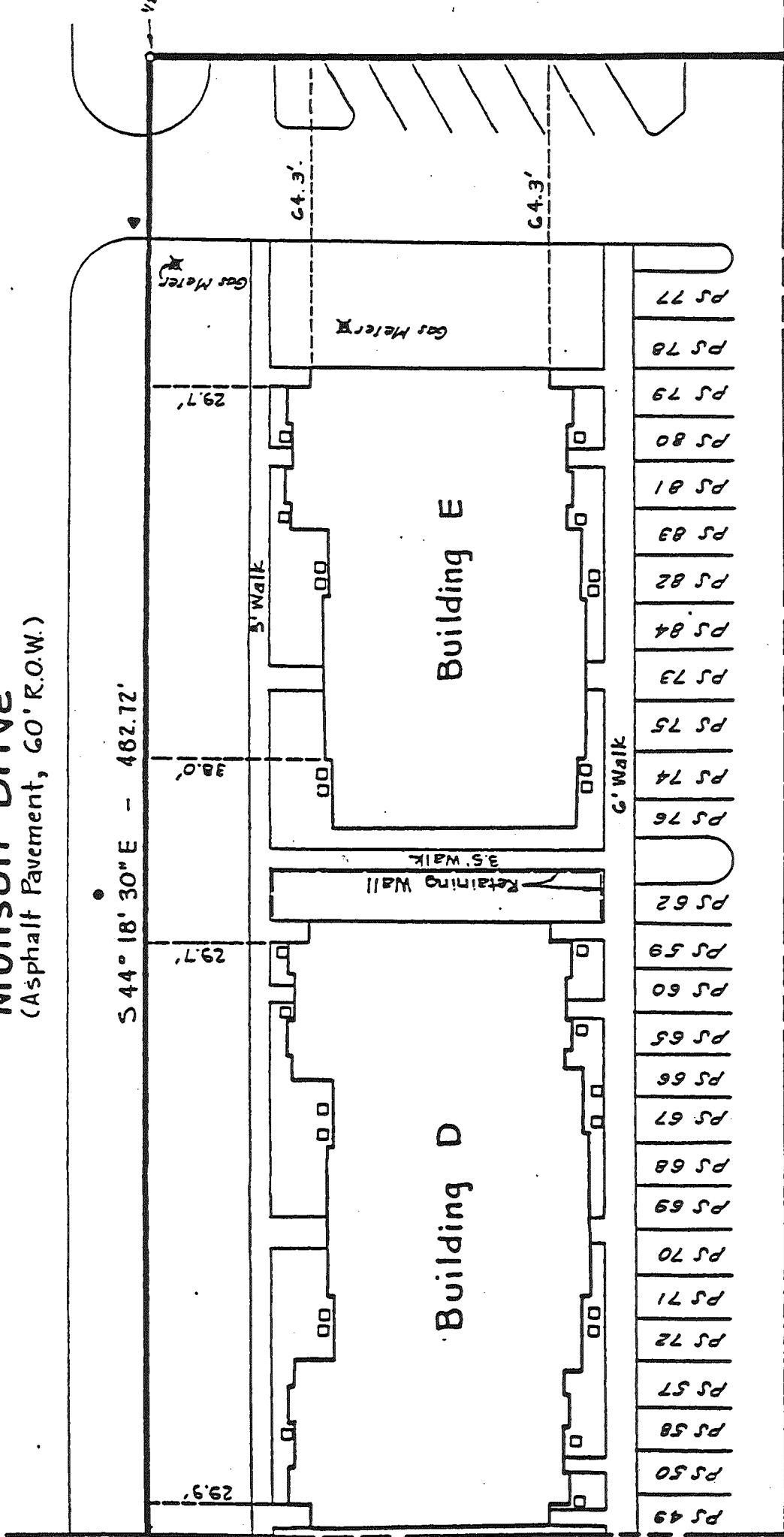
Munson Drive
(Asphalt Pavement, 70' R.O.W.)

Sheet
5-5-22



Munson Drive
(Asphalt Pavement, 60' R.O.W.)

S 44° 18' 30" E - 482.72'



See Sheet 9

N44°17'48"W
304.87'

362'

PS 139
PS 138
PS 138
PS 137
PS 137
PS 136
PS 136
PS 135
PS 135
PS 134
PS 134
PS 133
PS 133

6' Walk

61.3'

C' Walk

Building I

6' Walk

Grass Area

10' Chain Link Fence

Wood Walk

Laundry

Wood Deck

Pool

Grass Area

Grass Area

Asphalt Pavement

Tennis Courts

C' Walk

PS 130

PS 129

PS 132

PS 131

PS 93

PS 94

PS 95

PS 96

PS 97

PS 98

PS 99

PS 100

PS 85

PS 86

PS 87

PS 94

PS 93

9' Walk

59.1'

29.6' 814' 6

29.5' 814' 6

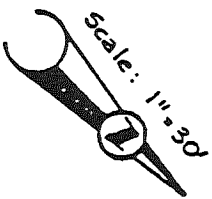
Building F

PS 100
PS 99
PS 86
PS 85
PS 61
PS 63
PS 64
PS 88
PS 88
PS 87
PS 89
PS 89
PS 90
PS 90
PS 91
PS 92
PS 92
PS 91

See Sheet 6

Sheet 7 of 22

EXHIBIT "B"

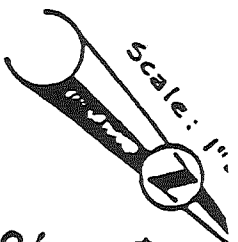


S 45° 42' 12" W - 10.00'

Woodstone Shannir

nter

N 44° 17' 48" W - 304 87'



Sheet
8 of 23

EXHIBIT "B"

6. 10. 1950

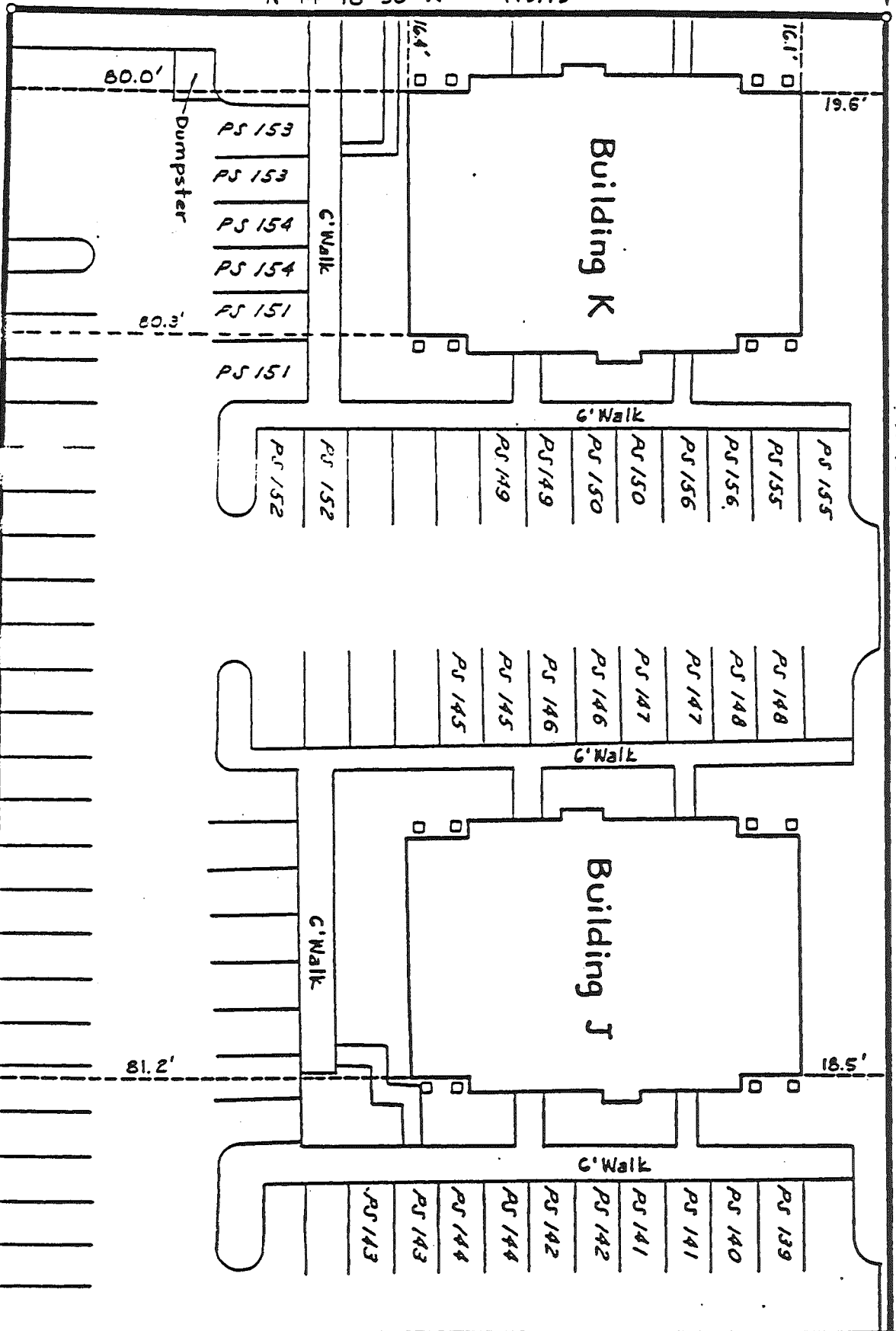
Now or formerly
Sundance Apts.

Now or formerly
French's Nursery

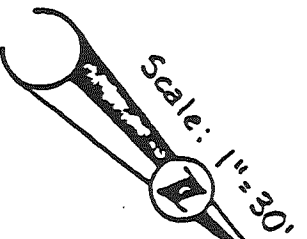
1/2" I.R. (fnd.)

N 45° 42' 12" E - 280.07'

N 44° 18' 30" W - 173.15'



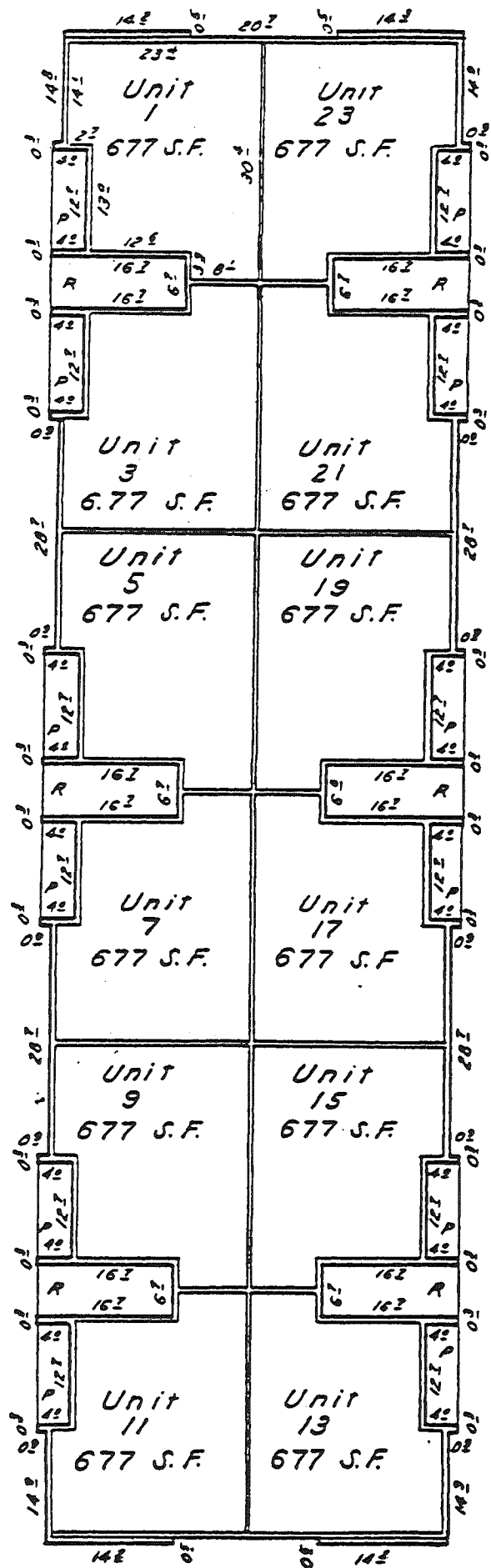
See Sheet 7



Sheet
9 of 23

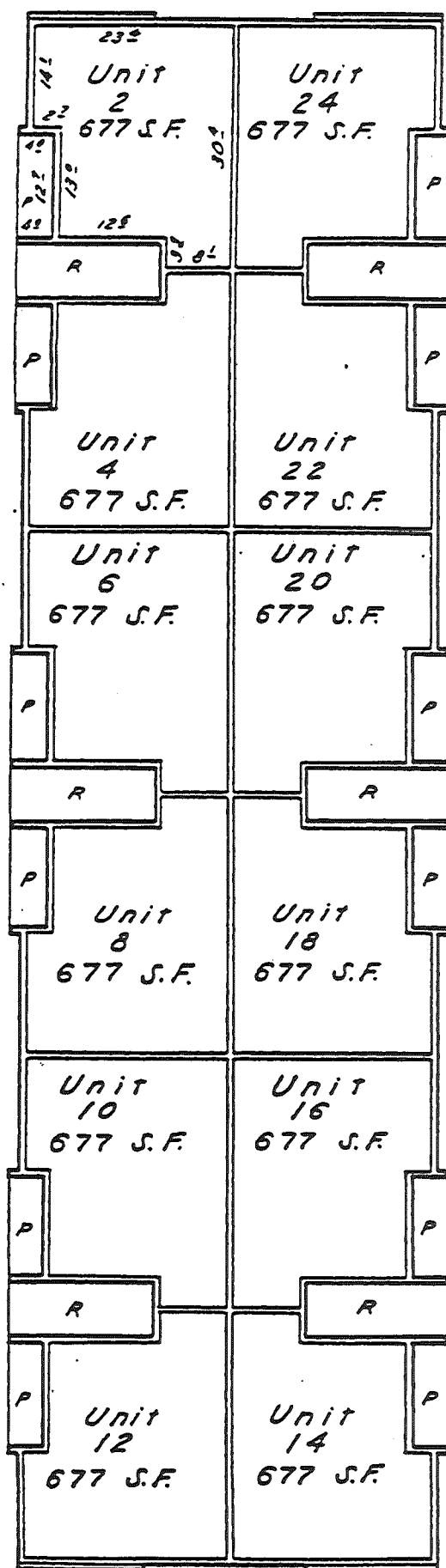
EXHIBIT "B"

Building A



First Floor

FE = 292.8
CE = 300.8



Second Floor

FE = 301.9
CE = 309.9

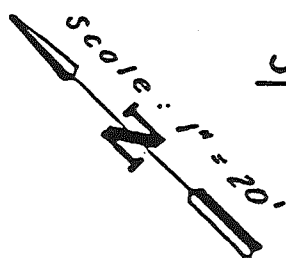


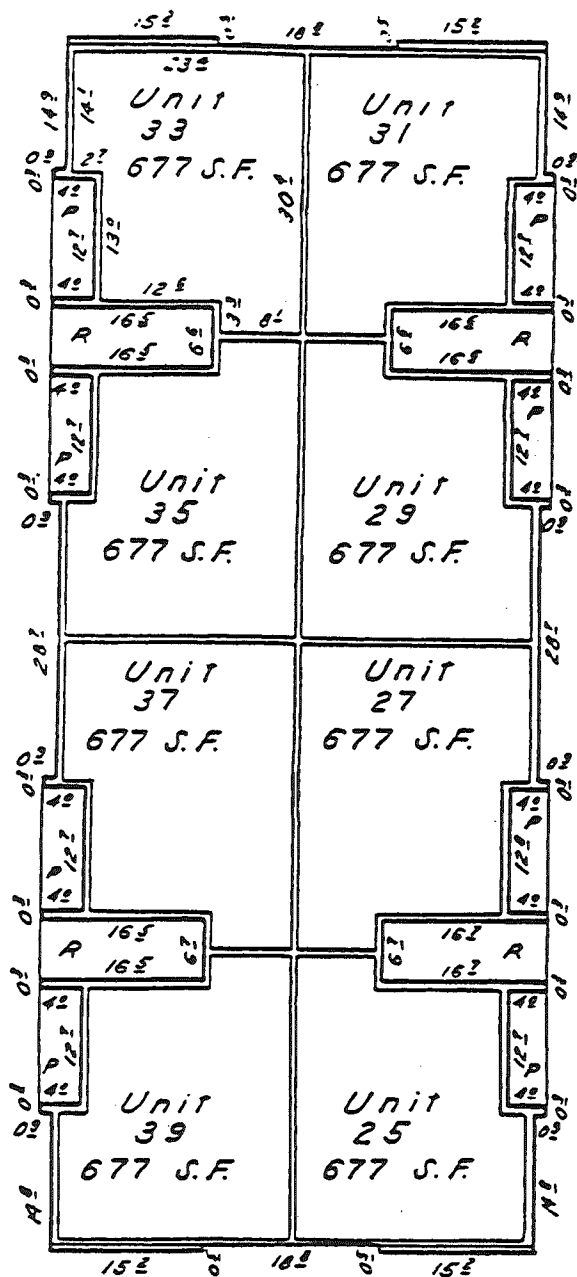
EXHIBIT "B"

Building
A

Cripple Creek
Condominiums

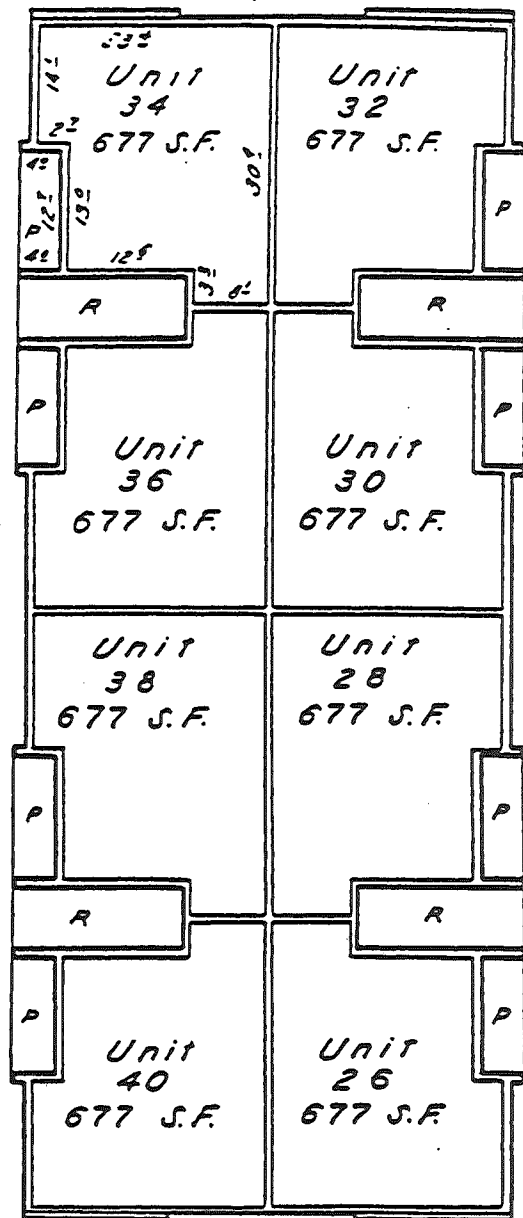
Sheet
10 of 23

Building B



First Floor

FE = 295.2
CE = 303.2



Second Floor

FE = 304.3
CE = 312.3

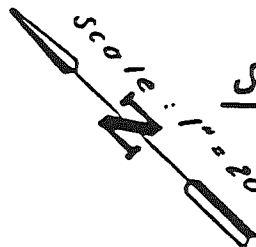


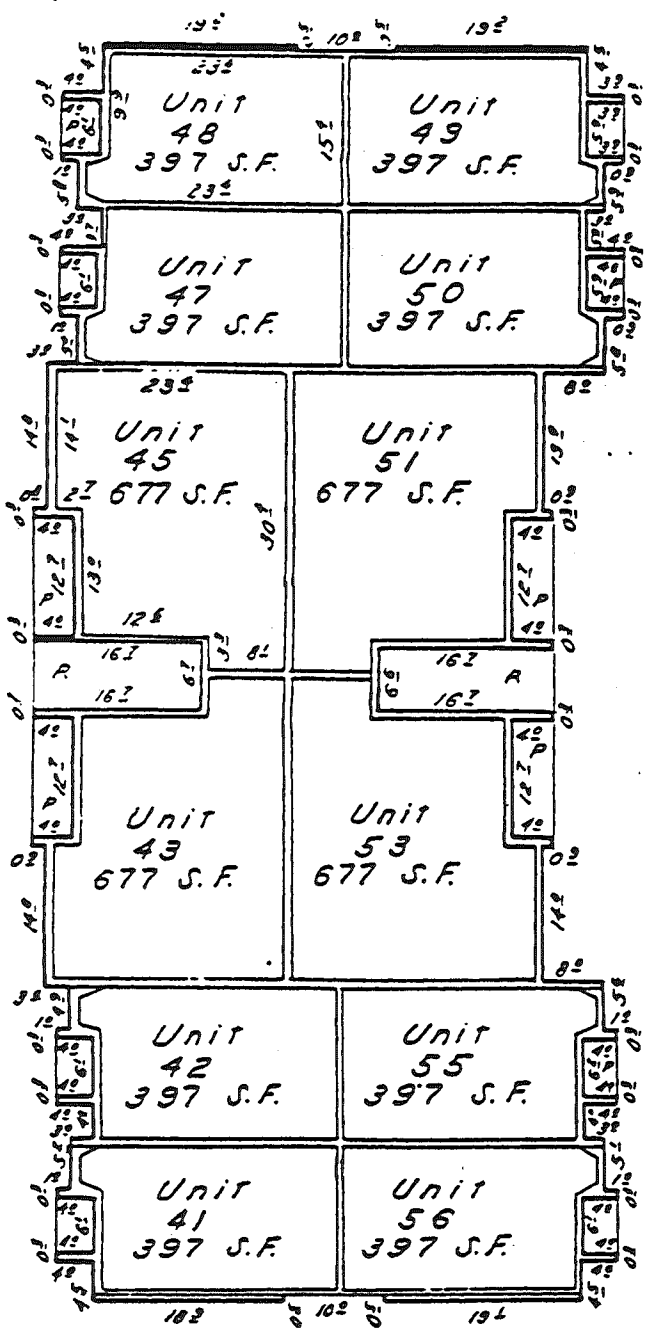
EXHIBIT "B"

Building
B

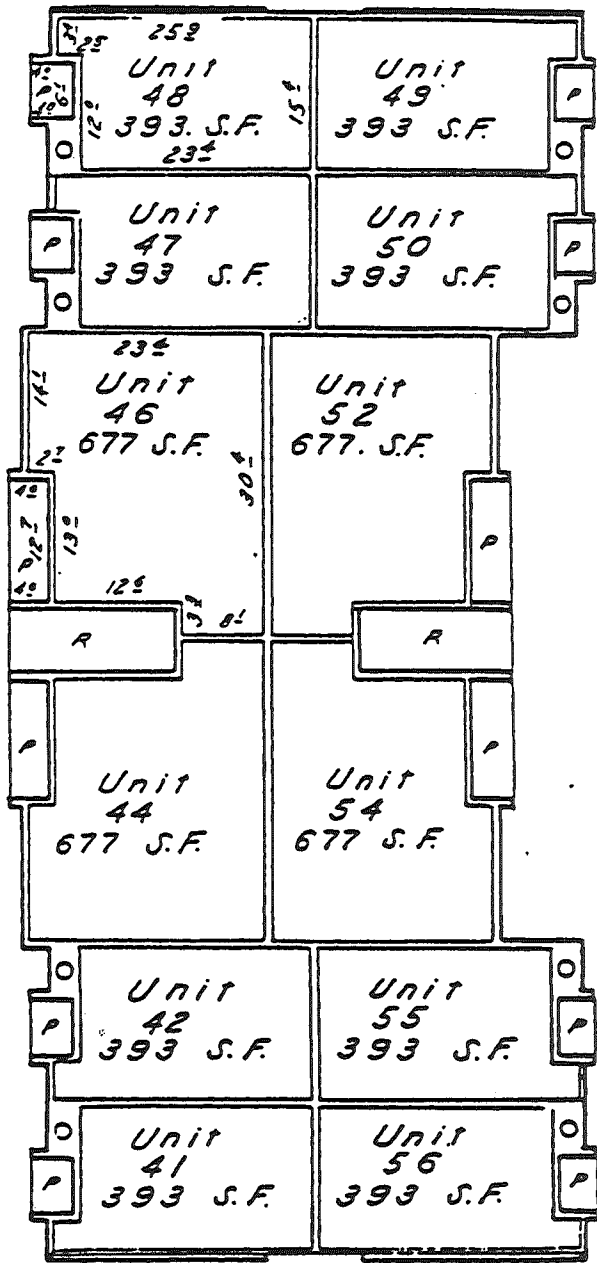
Cripple Creek
Condominiums

Sheet
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Building C



First Floor
 FE = 296.3
 CE = 304.3



Second Floor
 FE = 305.4
 CE = 313.4

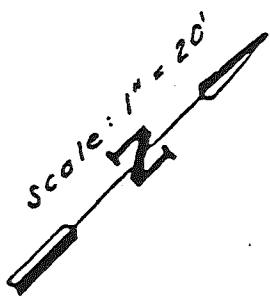
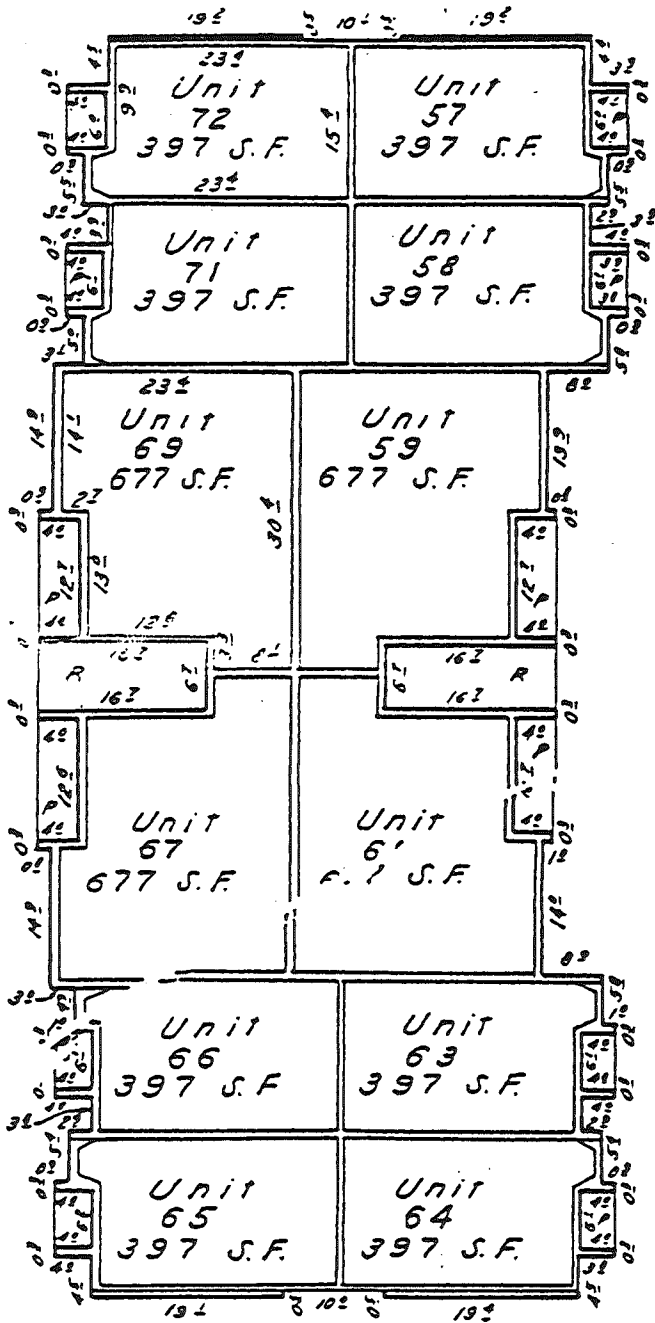


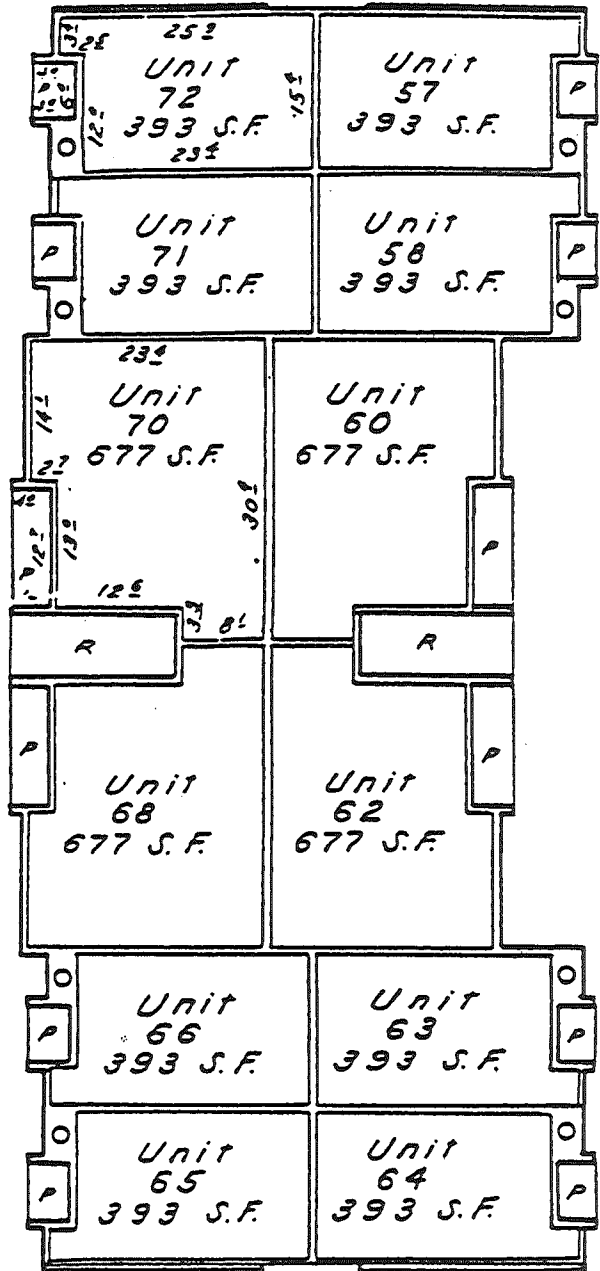
EXHIBIT "B"

Building D



First Floor

FE = 294.2
CE = 302.2



Second Floor

FE = 303.3
CE = 311.3



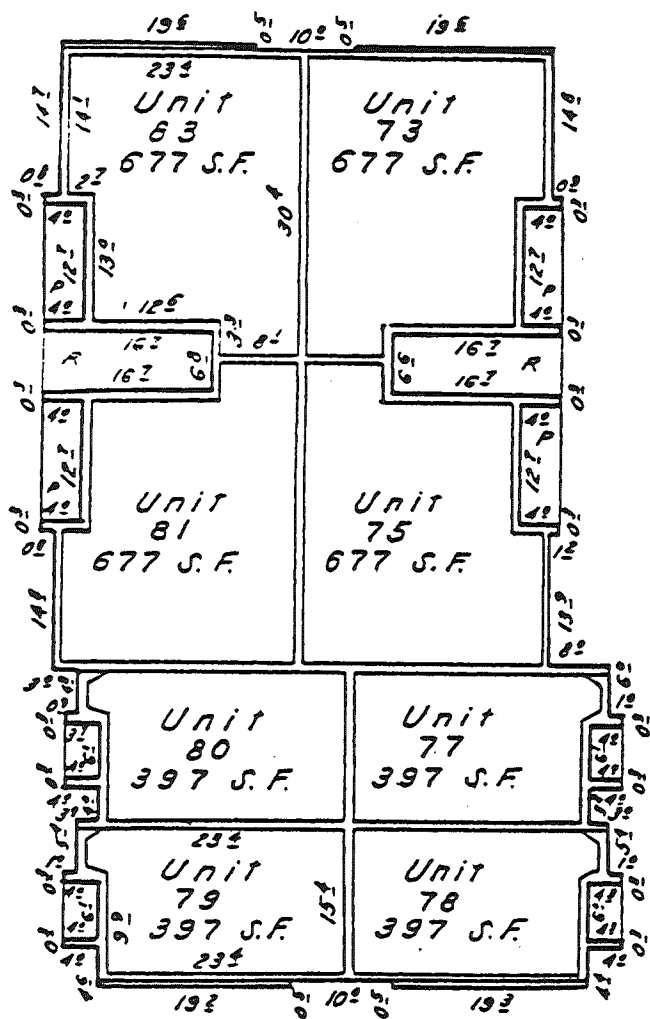
EXHIBIT "B"

Building
D

Cripple Creek
Condominiums

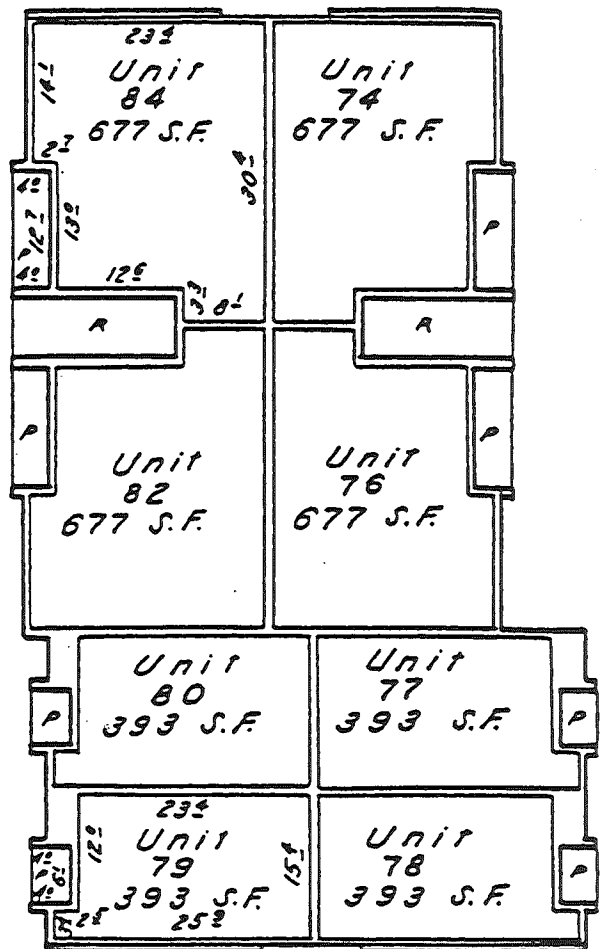
Sheet
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Building E



First Floor

FE = 291.2
CE = 299.2



Second Floor

FE = 300.3
CE = 308.3

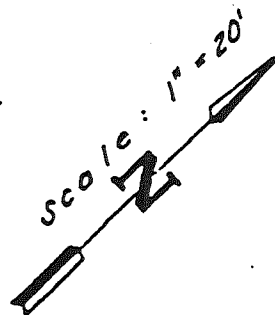


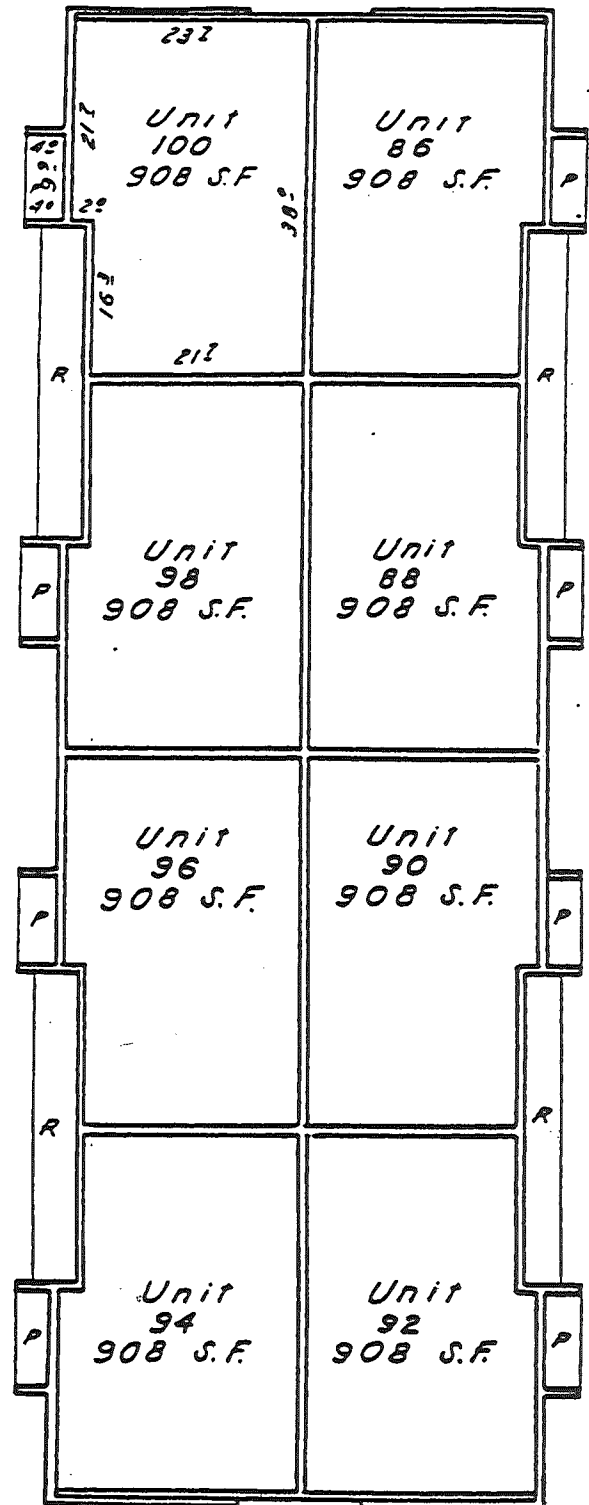
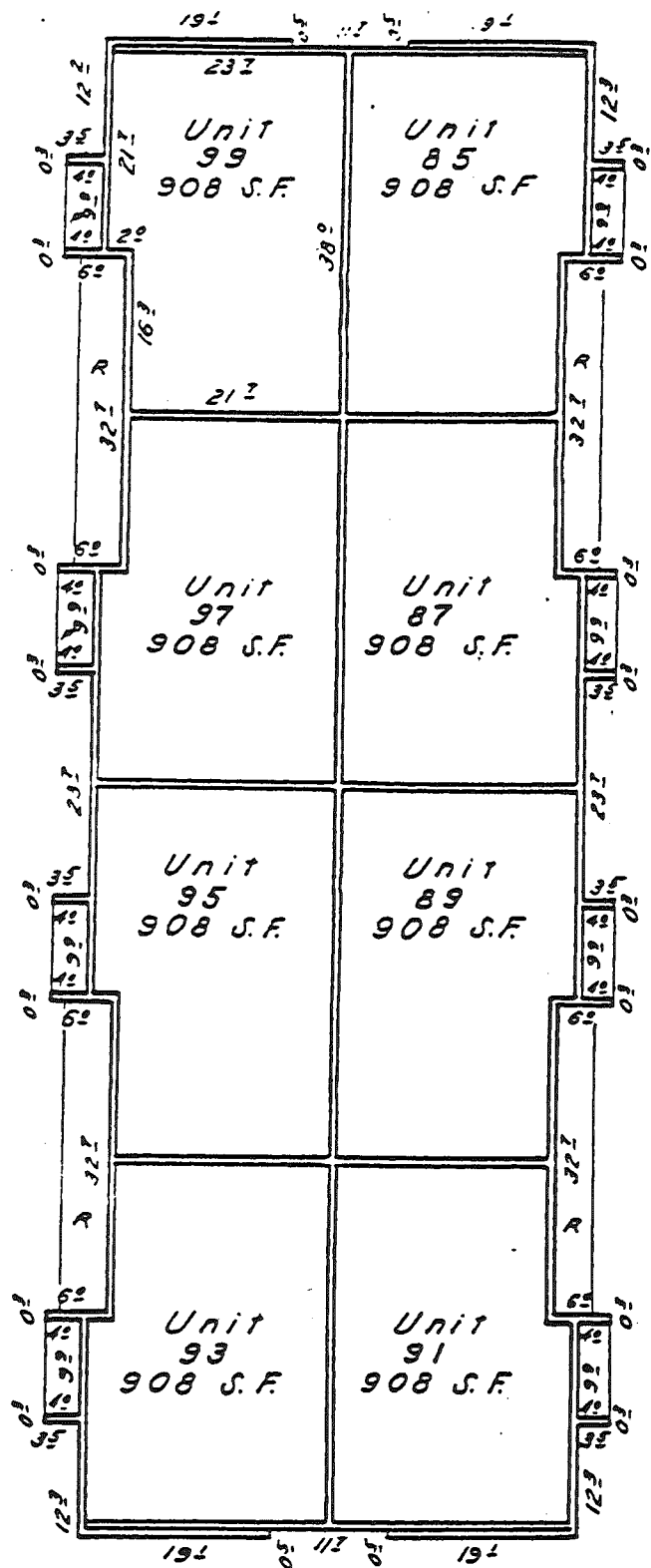
EXHIBIT "B"

Building
E

Cripple Creek
Condominiums

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Building F



First Floor

FE = 290.3
CE = 298.3

Second Floor

FE = 299.4
CE = 307.4

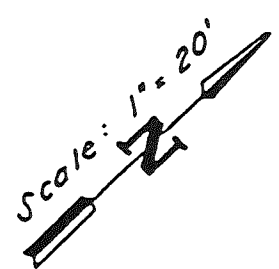
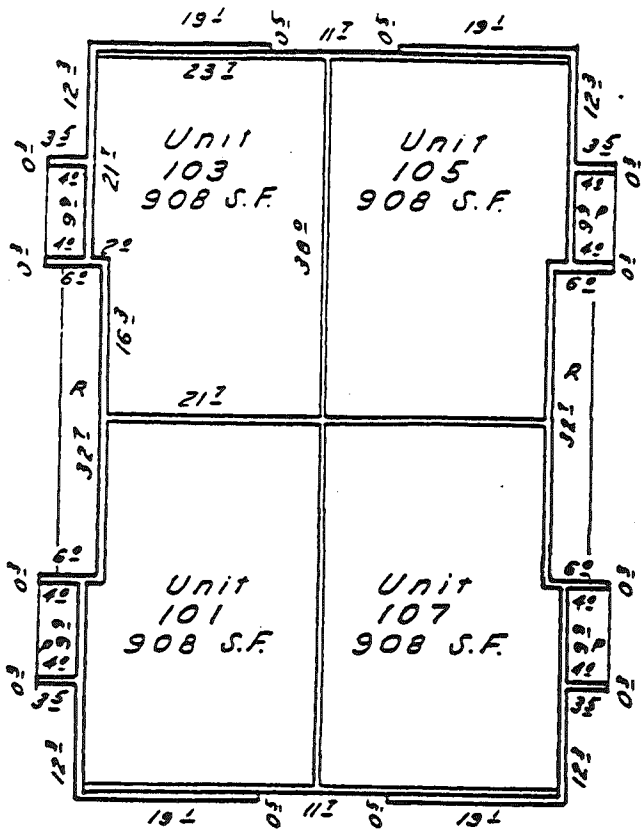


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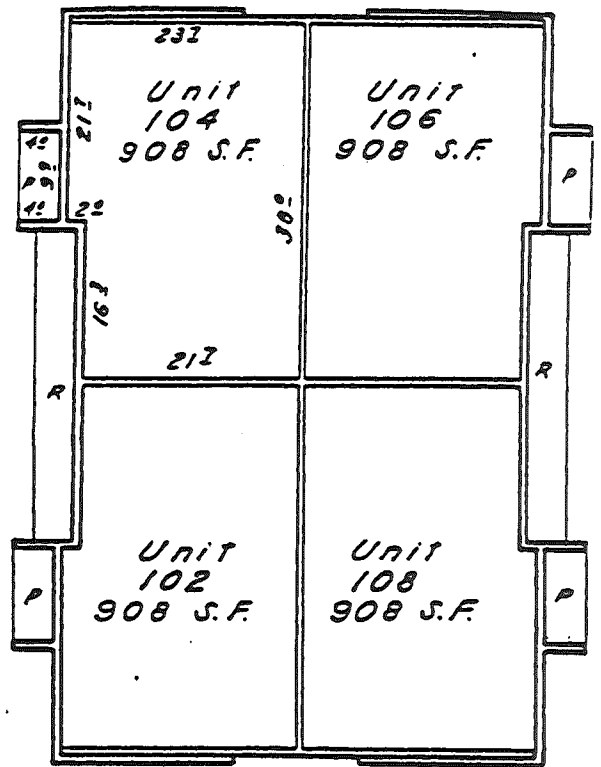
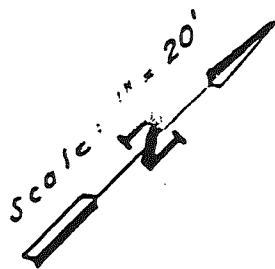
Building F	Cripple Creek Condominiums	Sheet 15 of 23
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Building G



First Floor

FE = 293.3
CE = 301.3



Second Floor

FE = 302.4
CE = 310.4

EXHIBIT "B"

Building
G

Cripple Creek
Condominiums

Sheet
16 of 23

1001 6811 000 05

Building H

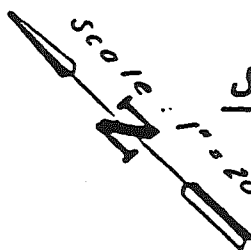
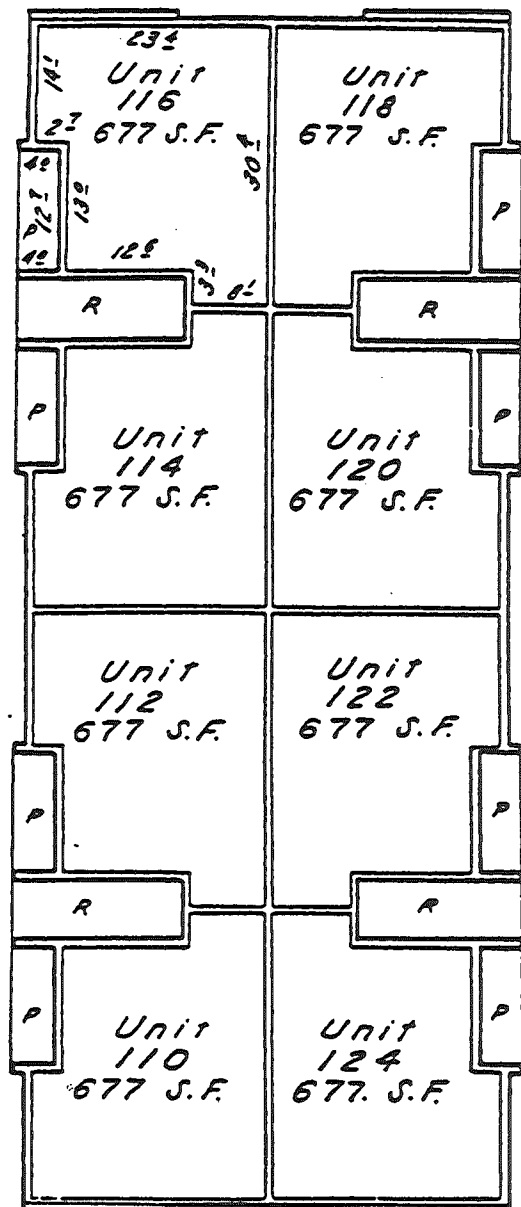
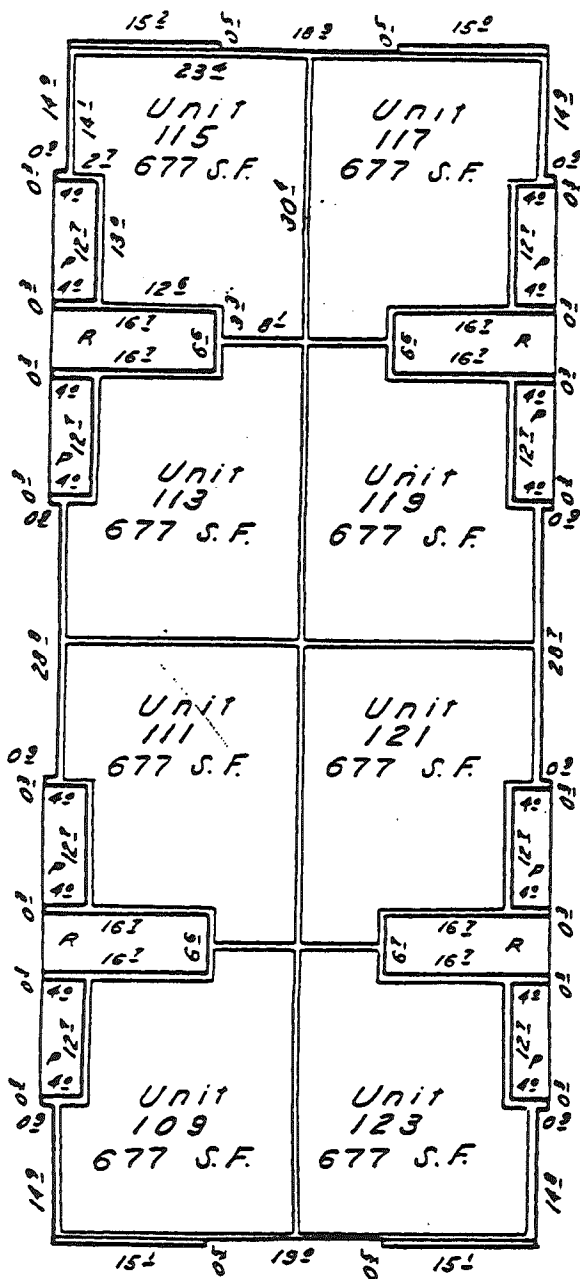
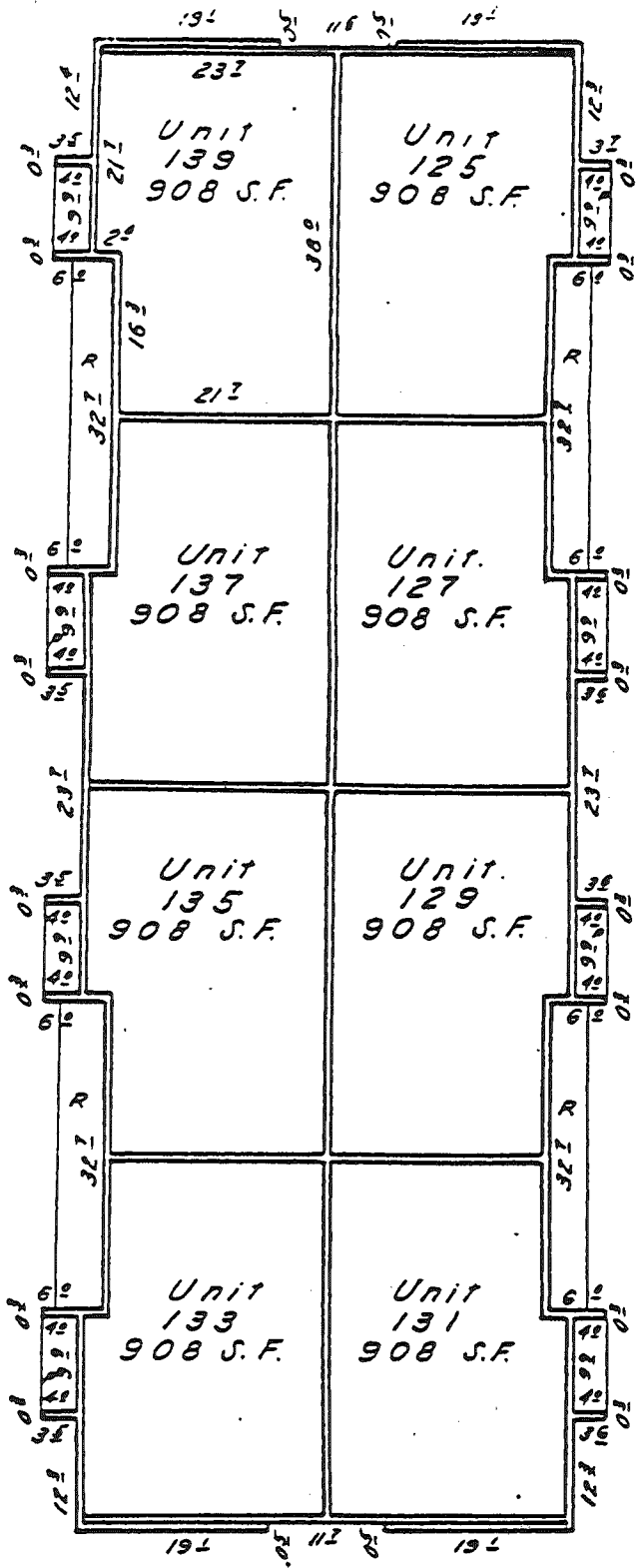


EXHIBIT "B"

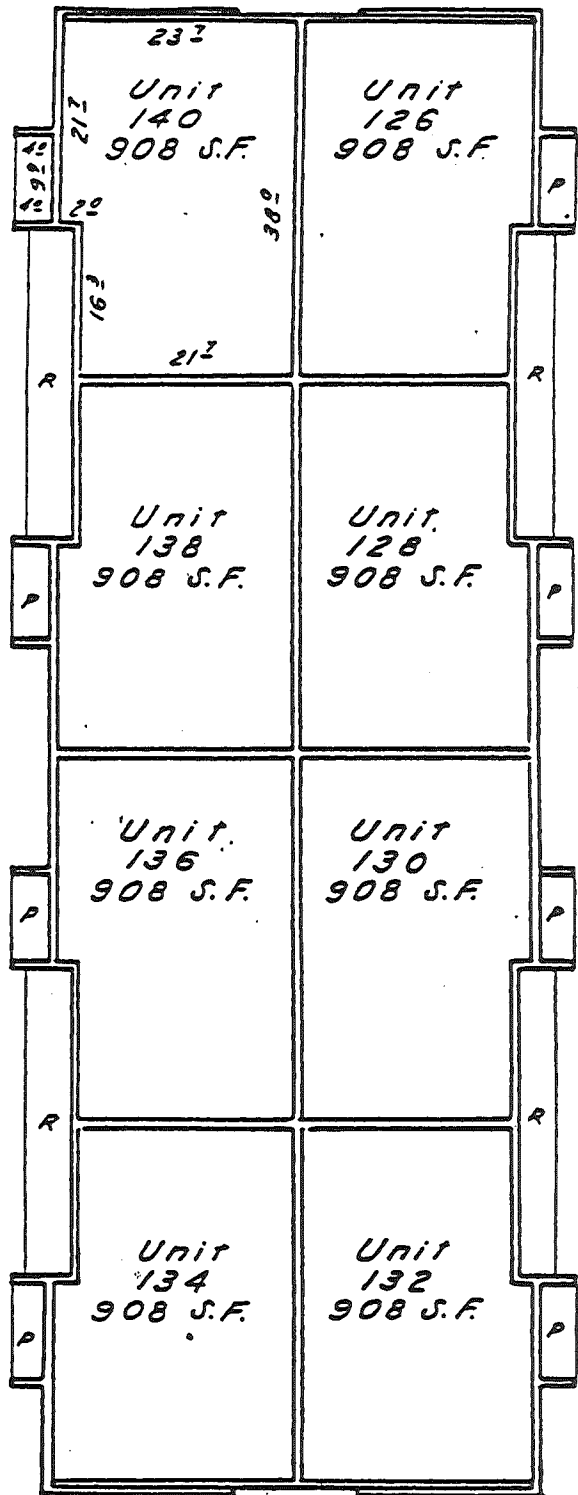
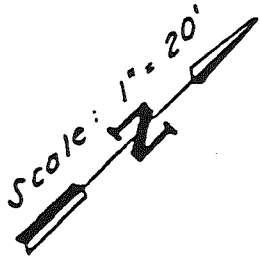
Building H	Cripple Creek Condominiums	Sheet 17 of 23
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Building I



First Floor

FE = 290.1
CE = 298.1

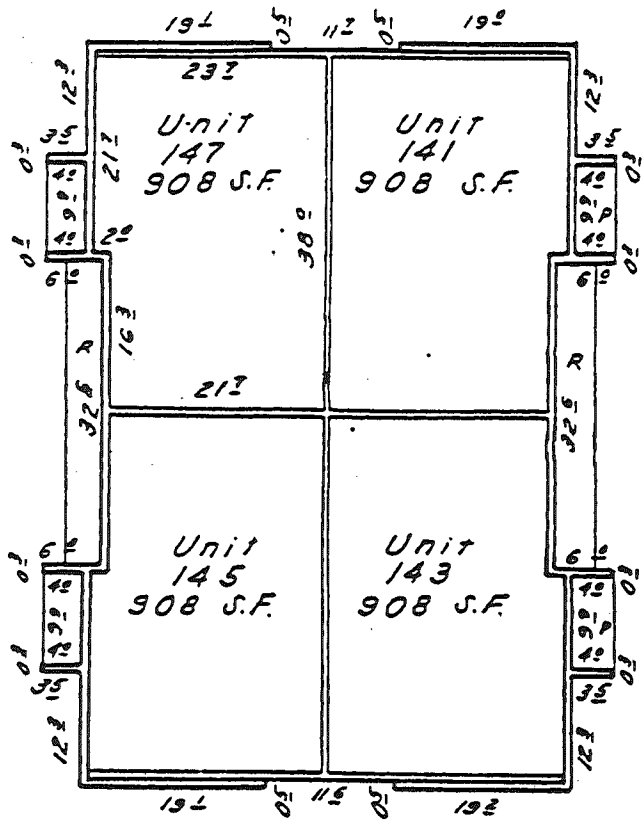


Second Floor

$$FE = 299.2$$
$$CE = 307.2$$

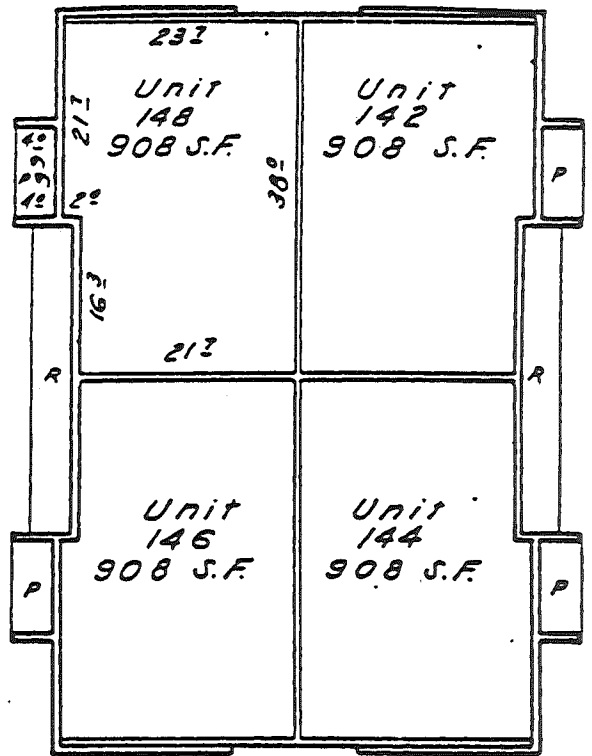
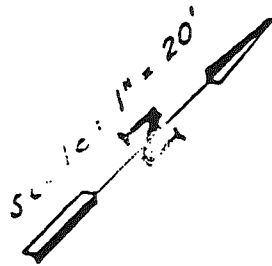
EXHIBIT "B"

Building J



First Floor

FE = 289.3
CE = 289.3



Second Floor

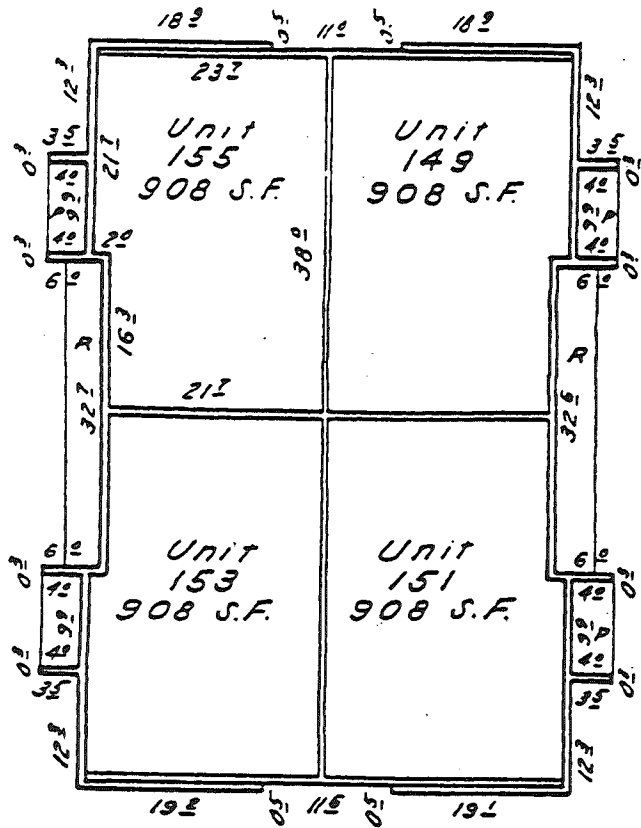
FE = 289.4
CE = 306.4

EXHIBIT "B"

Building J	Cripple Creek Condominiums	Sheet 19 of 23
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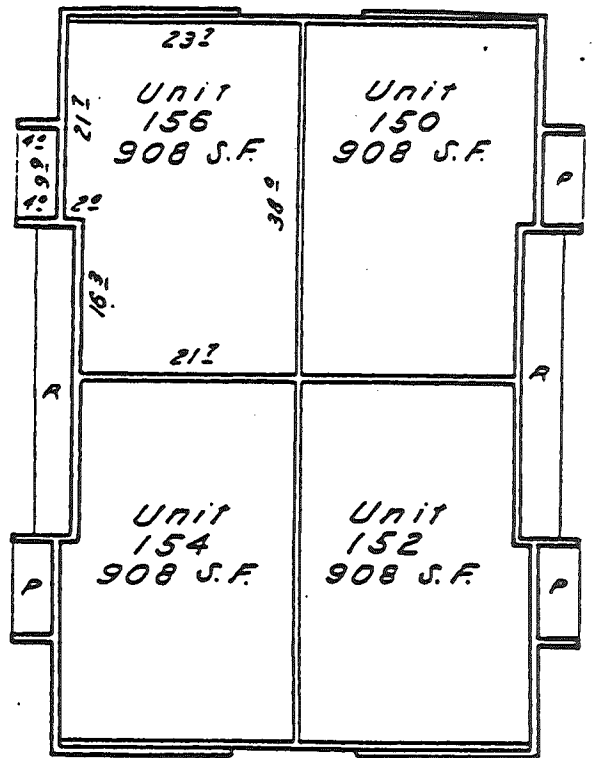
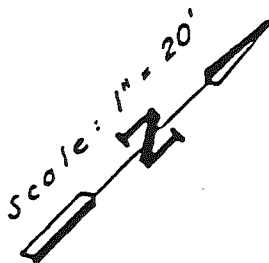
Building K

EXHIBIT "B"



First Floor

FE = 289.2
CE = 297.2



Second Floor

FE = 298.3
CE = 306.3

Legend

- FE Floor Elevation
- CE Ceiling Elevation
- PS Parking Space
- P Patio
- SF Square Footage Including Patio Area
- R Restricted Common Area
- Air Conditioner Pad
- ◆ Fire Hydrant
- Transformer Pad
- ▲ Water Valve
- Power Pole
- Light Pole

Benchmark: Headwall @ S.E. Corner of Dominik & Stallings Drive. El. = 287.91' U.S.C. & G.S. (Datum) ~ Established by Others

Square footages of condominiums are interior square footages. Number of Condominiums - 156. Total number of Square Feet of Condominiums - 120,808 Sq. Ft.

NOTES: Dimensions of each part of the building are exterior dimensions. Dimensions of each unit are interior dimensions, horizontally and vertically. The perimeter lines of all units form right angles at points of intersection. The planes of the walls are perpendicular to the planes of the floors of the units. The planes of the walls are perpendicular to the planes of the ceilings of the units.

NOTE: Odd numbered units are ground floor units except in the case of the studio units which vary.

CRIPPLE CREEK CONDOMINIUMS

<u>BUILDING AND UNIT NUMBER</u>	<u>PERCENTAGE OF UNDIVIDED INTEREST IN COMMON ELEMENTS</u>
Building A	
Unit 1	.5604
Unit 2	.5604
Unit 3	.5604
Unit 4	.5604
Unit 5	.5604
Unit 6	.5604
Unit 7	.5604
Unit 8	.5604
Unit 9	.5604
Unit 10	.5604
Unit 11	.5604
Unit 12	.5604
Unit 13	.5604
Unit 14	.5604
Unit 15	.5604
Unit 16	.5604
Unit 17	.5604
Unit 18	.5604
Unit 19	.5604
Unit 20	.5604
Unit 21	.5604
Unit 22	.5604
Unit 23	.5604
Unit 24	.5604
Building B	
Unit 25	.5604
Unit 26	.5604
Unit 27	.5604
Unit 28	.5604
Unit 29	.5604
Unit 30	.5604
Unit 31	.5604
Unit 32	.5604
Unit 33	.5604
Unit 34	.5604
Unit 35	.5604
Unit 36	.5604
Unit 37	.5604
Unit 38	.5604
Unit 39	.5604
Unit 40	.5604
Building C	
Unit 41	.6539
Unit 42	.6539
Unit 43	.5604
Unit 44	.5604
Unit 45	.5604
Unit 46	.5604
Unit 47	.6539
Unit 48	.6539
Unit 49	.6543
Unit 50	.6539
Unit 51	.5604
Unit 52	.5604

BUILDING AND UNIT NUMBERPERCENTAGE OF UNDIVIDED
INTEREST IN COMMON ELEMENTS

Building C con't

Unit 53	.5604
Unit 54	.5604
Unit 55	.6539
Unit 56	.6539

Building D

Unit 57	.6539
Unit 58	.6539
Unit 59	.5604
Unit 60	.5604
Unit 61	.5604
Unit 62	.5604
Unit 63	.6539
Unit 64	.6539
Unit 65	.6539
Unit 66	.6539
Unit 67	.5604
Unit 68	.5604
Unit 69	.5604
Unit 70	.5604
Unit 71	.6539
Unit 72	.6539

Building E

Unit 73	.5604
Unit 74	.5604
Unit 75	.5604
Unit 76	.5604
Unit 77	.6539
Unit 78	.6539
Unit 79	.6539
Unit 80	.6539
Unit 81	.5604
Unit 82	.5604
Unit 83	.5604
Unit 84	.5604

Building F

Unit 85	.7516
Unit 86	.7516
Unit 87	.7516
Unit 88	.7516
Unit 89	.7516
Unit 90	.7516
Unit 91	.7516
Unit 92	.7516
Unit 93	.7516
Unit 94	.7516
Unit 95	.7516
Unit 96	.7516
Unit 97	.7516
Unit 98	.7516
Unit 99	.7516
Unit 100	.7516

BUILDING AND UNIT NUMBERPERCENTAGE OF UNDIVIDED
INTEREST IN COMMON ELEMENTS

Building G

Unit 101	.7516
Unit 102	.7516
Unit 103	.7516
Unit 104	.7516
Unit 105	.7516
Unit 106	.7516
Unit 107	.7516
Unit 108	.7516

Building H

Unit 109	.5604
Unit 110	.5604
Unit 111	.5604
Unit 112	.5604
Unit 113	.5604
Unit 114	.5604
Unit 115	.5604
Unit 116	.5604
Unit 117	.5604
Unit 118	.5604
Unit 119	.5604
Unit 120	.5604
Unit 121	.5604
Unit 122	.5604
Unit 123	.5604
Unit 124	.5604

Building I

Unit 125	.7516
Unit 126	.7516
Unit 127	.7516
Unit 128	.7516
Unit 129	.7516
Unit 130	.7516
Unit 131	.7516
Unit 132	.7516
Unit 133	.7516
Unit 134	.7516
Unit 135	.7516
Unit 136	.7516
Unit 137	.7516
Unit 138	.7516
Unit 139	.7516
Unit 140	.7516

Building J

Unit 141	.7516
Unit 142	.7516
Unit 143	.7516
Unit 144	.7516
Unit 145	.7516
Unit 146	.7516
Unit 147	.7516
Unit 148	.7516

Building K

Unit 149	.7516
Unit 150	.7516
Unit 151	.7516
Unit 152	.7516
Unit 153	.7516
Unit 154	.7516
Unit 155	.7516
Unit 156	.7516