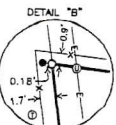
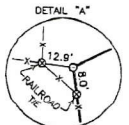


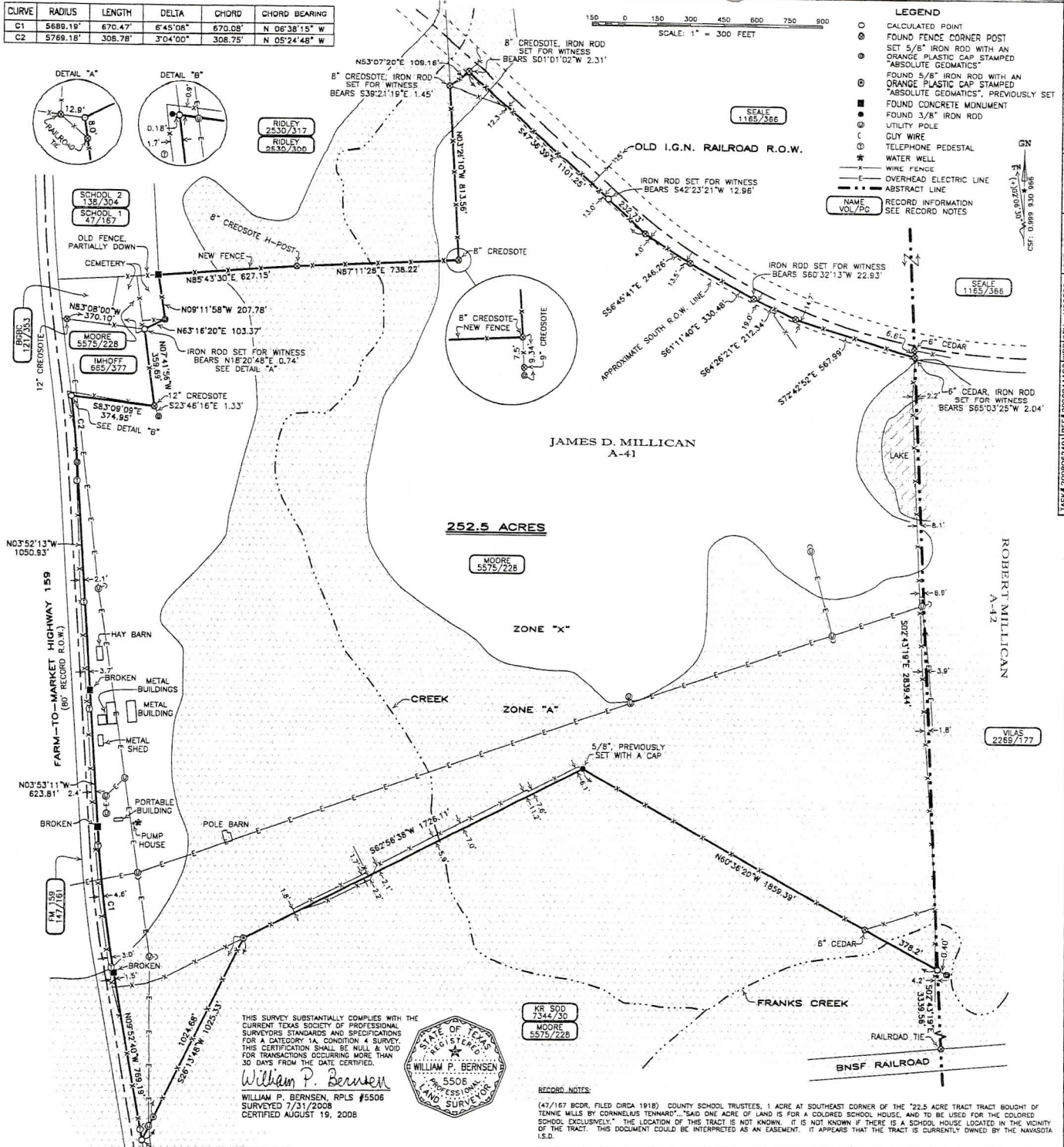
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	5689.18'	670.47'	6°45'08"	670.08'	N 06°38'15" W
C2	5769.18'	308.78'	3°04'00"	308.75'	N 05°24'48" W



RIDLEY
2530/300
RIDLEY
2530/300

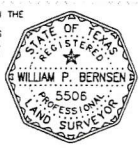
SCALE: 1" = 300 FEET

- LEGEND**
- CALCULATED POINT
 - ⊙ FOUND FENCE CORNER POST
 - ⊙ FOUND 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "ABSOLUTE GEOMATICS"
 - ⊙ FOUND 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "ABSOLUTE GEOMATICS", PREVIOUSLY SET
 - ⊙ FOUND CONCRETE MONUMENT
 - ⊙ FOUND 3/8" IRON ROD
 - ⊙ UTILITY POLE
 - ⊙ GUY WIRE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ WATER WELL
 - ⊙ WIRE FENCE
 - ⊙ OVERHEAD ELECTRIC LINE
 - ⊙ ABSTRACT LINE
 - NAME VOL/PG
 - RECORD INFORMATION SEE RECORD NOTES



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY "A" CONDITION 4 SURVEY. THIS CERTIFICATION SHALL BE NULL & VOID FOR TRANSACTIONS OCCURRING MORE THAN 30 DAYS FROM THE DATE CERTIFIED.

William P. Bersen
WILLIAM P. BERSEN, RPLS #5506
SURVEYED 7/31/2008
CERTIFIED AUGUST 19, 2008



SURVEY NOTES:

- INTERIOR FENCES WERE NOT SURVEYED. THE PERIMETER FENCE WAS SURVEYED ONLY WHERE IT WAS ACCESSIBLE.
- THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET HIGHWAY 159 WAS ESTABLISHED USING A COMBINATION OF THE CONCRETE MONUMENTS FOUND ON THE SAID LINE AND THE EXISTING STRUCTURES FOUND IN THE CENTERLINE OF THE HIGHWAY ACCORDING TO PLANS ACQUIRED FROM TxDOT. THE CONCRETE MONUMENTS WERE HELD WHERE THEY COULD BE FOUND, AND THE LINE TO THE SOUTH OF THE SUBJECT TRACT (SOUTH OF THE FOUND CONCRETE MONUMENTS) AND THE LINE ALONG THE NORTHWEST BOUNDARY OF THE SUBJECT TRACT (NORTH OF THE FOUND CONCRETE MONUMENTS) WERE ESTABLISHED 40 FEET FROM THE CALCULATED CENTERLINE, AS ESTABLISHED FROM THE EXISTING STRUCTURES. THE RADII OF THE CURVES WERE HELD ACCORDING TO THE RECORD RADII. NOTE THAT THE DISTANCES SHOWN HEREON ARE "GRID" DISTANCES, WHILE THE DISTANCES SHOWN ON THE MAP OF THE HIGHWAY ARE TRUE GROUND DISTANCES.
- THE OLD RAILROAD RIGHT-OF-WAY IS 125 FEET WIDE. THE RAILROAD TRACKS ARE NO LONGER IN PLACE. ALL THAT REMAINS IS THE OLD RAILROAD GRADE, OR THE MOUND OF DIRT THAT THE TRACKS USE TO RUN ON. IN ORDER TO APPROXIMATE THE OLD CENTERLINE, THE AVERAGE CENTERLINE OF THE OLD RAILROAD GRADE WAS SURVEYED FOR APPROXIMATELY 1/2 MILE TO THE NORTHWEST OF THE SUBJECT TRACT, AND APPROXIMATELY 1 MILE EAST OF SAME. THESE LONG LINES WERE USED TO CALCULATE THE CURVING RIGHT-OF-WAY. THIS CALCULATED LINE IS WITHIN APPROXIMATELY 3 FEET OF THE LINE ACCORDING TO THE SEALE DEED (1185/366). THE MONUMENTS CALLED TO BE SET FOR THE VLAS, SEALE AND RIDLEY TRACTS (SURVEYED BY THE SAME SURVEYOR) COULD NOT BE FOUND, ONLY THE MONUMENTS THAT HE CALLED TO FIND. WITHOUT FINDING THE MONUMENTS CALLED FOR IN THE ADJOINING DEEDS, THEIR RECORD BOUNDARIES CANNOT BE PRECISELY LOCATED.
- THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE. THE DISTANCES SHOWN HEREON ARE GRID DISTANCES.
- THE FLOOD ZONE AND CREEKS WERE DIGITIZED FROM THE FEMA FLOOD MAP. THERE LOCATIONS ARE APPROXIMATE.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NO. 48041C0230C, EFFECTIVE 7/2/1992, A PORTION OF THE SUBJECT TRACT LIES IN ZONE "X", "SPECIAL HAZARDOUS AREAS INSURABLE BY 100-YEAR FLOOD", AND THE REMAINING PORTION LIES IN ZONE "A", "AREAS DEEMED TO BE OUTSIDE [THE] 500-YEAR FLOODPLAIN."
- THERE ARE SEVERAL OLD SHEDS LOCATED NEAR THE NORTHWEST CORNER OF THE SUBJECT TRACT THAT WERE NOT SURVEYED.

EASEMENT NOTES:

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE PREPARED BY LAWYERS TITLE COMPANY, FILE NO. S30932, EFFECTIVE 6/5/2008 AND ISSUED 6/23/2008, THIS TRACT IS SUBJECT TO THE FOLLOWING:

(121/353 BCDR, FILED 11/28/1945) RESERVES THE BLANKET RIGHT-OF-WAY FOR AN ELECTRIC TRANSMISSION LINE. ALL EVIDENCE OF POWER LINES IS SHOWN HEREON.

(147/161 BCDR, FILED 12/5/1950) 80' OVERALL RIGHT-OF-WAY EASEMENT FOR FARM-TO-MARKET HIGHWAY 159.

THIS TRACT MAY BE SUBJECT TO OIL, GAS AND MINERAL LEASES AND THE CONDITIONS STIPULATED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE BLANKET RIGHTS OF INGRESS AND EGRESS, TO BUILD ROADS, LAY PIPELINES, ETC. SEE THOSE DOCUMENTS FOR DETAILS.

SURVEYOR DID NOT PERFORM AN INDEPENDENT SEARCH OF THE PUBLIC RECORDS FOR POTENTIAL EASEMENTS.

RECORD NOTES:

- (47/167 BCDR, FILED CIRCA 1918) COUNTY SCHOOL TRUSTEES, 1 ACRE AT SOUTHEAST CORNER OF THE "22.5 ACRE TRACT TRACT BOUGHT OF TENNIS MILLS BY CORNELIUS TENNARD", SAID ONE ACRE OF LAND IS FOR A COLORED SCHOOL HOUSE, AND TO BE USED FOR THE COLORED SCHOOL EXCLUSIVELY. THE LOCATION OF THIS TRACT IS NOT KNOWN. IT IS NOT KNOWN IF THERE IS A SCHOOL HOUSE LOCATED IN THE VICINITY OF THE TRACT. THIS DOCUMENT COULD BE INTERPRETED AS AN EASEMENT. IT APPEARS THAT THE TRACT IS CURRENTLY OWNED BY THE NAVASOTA I.S.D.
- (138/304 BCDR, FILED 3/23/1949) ALLEN FARM, MILLICAN AND TEMPLEMAN SCHOOL DISTRICT NO. 3, 8.72 ACRES SAVE AND EXCEPT 1 ACRE "PREVIOUSLY CONVEYED FOR COLORED SCHOOL PURPOSES", AND 0.72 ACRES CONVEYED FOR HIGHWAY PURPOSES. IT APPEARS THAT THE TRACT IS CURRENTLY OWNED BY THE NAVASOTA I.S.D.
- NO DEED WAS FOUND CONVEYING THE ABOVE TRACTS TO NAVASOTA I.S.D.
- (121/353 BCDR, FILED 11/28/1945) THIS DOCUMENT APPARENTLY SETS ASIDE ONE ACRE TO BETHEL GROVE BAPTIST CHURCH. THE ONE ACRE TRACT IS NOT DESCRIBED, HOWEVER THE DESCRIPTION FOR TRACT 2 OF 569.5 ACRES (THE PARENT TRACT OF THE SUBJECT TRACT) CALLS FOR THE FENCE LINES OF THE CHURCH AS ITS BOUNDARIES.
- (865/377 BCDR, FILED 3/23/1984) HAL T. IMHOFF, ET UX, BARBARA A., 3,000 ACRES.
- (1165/366 BCDR, FILED 3/31/1990) FRANK AND ANN SEALE, 1088.01 ACRES
- (2269/177 BCDR, FILED 12/26/1994) JOHN R. VLAS, ET UX, JEAN WALTON, TRACT 2: 1198.76 ACRES.
- (2530/300 BCDR, FILED 2/5/1996) ROBERT K. AND DIANE D. RIDLEY, DEED WITHOUT WARRANTY FOR SEVERAL SMALL TRACTS, ONE OF WHICH IS APPARENTLY IN CONFLICT WITH THE MOORE TRACT.
- (2530/317 BCDR, FILED 2/5/1996) ROBERT K. AND DIANE D. RIDLEY, 58.99 ACRES SAVE AND EXCEPT SEVERAL SMALL TRACTS, ONE OF WHICH IS APPARENTLY IN CONFLICT WITH THE MOORE TRACT.
- (5075/228 BCDR, FILED 8/29/2003) MATT MOORE CATTLE COMPANY, INC., 580.5 ACRES.
- (7344/300 BCDR, FILED 5/26/2006) KR 500 - BRAZOS, L.P., 308.8 ACRES.

ABSOLUTE GEOMATICS

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SURVEYING THE GREAT STATE OF TEXAS

TITLE SURVEY PLAT TO ACCOMPANY FIELD NOTES DESCRIPTION OF A 252.5 ACRE TRACT OF LAND SITUATED BETWEEN THE COMMUNITIES OF ALLENFARM AND CANTHON, APPROXIMATELY 20 MILES S24°E OF BRYAN, IN BRAZOS COUNTY, TEXAS. THE SAID TRACT BEING A PORTION OF ABSTRACT 41, JAMES D. MILLICAN, ORIGINAL GRANTEE, AND BEING A PORTION OF THAT CERTAIN 560.3 ACRE TRACT OF LAND CONVEYED TO MATT MOORE CATTLE COMPANY, INC., BY AN INSTRUMENT (5575/228) RECORDED IN THE BRAZOS COUNTY OFFICIAL PUBLIC RECORDS

