

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the SAMUEL DAVIDSON LEAGUE, Abstract No. 13, in Brazos County, Texas and being part of the called 49.882 acre tract described in the deed from Brazos 610 LTD. to Daniel Colunga and Stephanie Colunga recorded in Volume 8589, Page 71 of the Official Records of Brazos County, Texas (O.R.B.C.), said tract also being part of the called 48.531 acre Tract 5, THOUSAND OAKS according to the final plat recorded in Volume 523, Page 437 of the Brazos County Deed Records (B.C.D.R.), and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2—inch iron rod marking the north corner of this herein described tract, said iron rod also marking the west corner of the called 3.757 acre Serenity 7 Property Management LLC Tract Two recorded in Volume 14536, Page 191 (O.R.B.C.) and being in the south right—of—way line of Straub Road;

THENCE: S 45°44'02" E (PLAT CALL: S 43°21'18" E) along the fenced common line of this tract, the called 3.757 acre Serenity 7 Property Management LLC Tract Two, the called 11.16 acre Daniel Richard Renter and wife, Elaine Phillips Renter remainder tract recorded in Volume 985, Page 48 (O.R.B.C.) and the called 32.935 acre Steven J. Linick and Barbara J. Linick tract recorded in Volume 13278, Page 215 (O.R.B.C.), at 602.93 feet, pass a found 5/8-inch iron rod marking the south corner of the called 3.757 acre Serenity 7 Property Management LLC Tract Two, at 1,135.60 feet, pass a found 1/2—inch iron rod marking the west corner of the called 32.935 acre Linick tract and the south corner of the called 11.16 acre Renter remainder tract, continue for a total distance of 1,414.92 feet to a found 3/4-inch iron pipe marking the east corner of this tract;

THENCE: S 41°48'53" W (PLAT CALL: S 44°17'14" W) along the fenced common line of this tract, the called 32.935 acre Linkick tract and the called 28.53 acre Agbear, LLC tract recorded in Volume 11833, Page 165 (O.R.B.C.), at 4.99 feet, pass a found 5/8-inch iron rod marking the north corner of the called 28.53 acre Agbear, LLC tract, continue for a total distance of 737.50 feet to a 1/2-inch iron rod set for the south corner of this herein described tract, from whence a found 5/8-inch iron rod marking the west corner of the called 28.53 acre Agbear, LLC tract bears S 41°48'53" W at a distance of 142.38 feet for reference;

THENCE: into and through the called 49.882 acre Colunga tract for the following eleven (11) calls:

1) N 44"00"09" W for a distance of 103.28 feet to a 1/2-inch iron rod set for corner, 2) N 08°33'01" E for a distance of 131.93 feet to a 1/2-inch iron rod set for corner, 3) N 28'46'20" E for a distance of 289.21 feet to a 1/2-inch iron rod set for corner, 4) N 24°30'35" E for a distance of 130.43 feet to a 1/2-inch iron rod set for corner, 5) N 67°07'28" W for a distance of 298.78 feet to a 1/2-inch iron rod set for corner, 6) N 47'00'10" W for a distance of 165.42 feet to a 1/2-inch iron rod set for corner, 7) N 33'46'19" W for a distance of 146.75 feet to a 1/2-inch iron rod set for corner. 8) N 12'45'45" E for a distance of 133.00 feet to a 1/2-inch iron rod set for corner, 9) N 46"38'58" W for a distance of 114.91 feet to a 1/2-inch iron rod set for corner, 10) N 22°18'18" W for a distance of 245.49 feet to a 1/2-inch iron rod set for corner, and 11) N 43°13'21" W for a distance of 192.34 feet to a 1/2-inch iron rod set for the northwest corner of this tract, said iron rod also being in the south right-of-way line of said Straub Road;

THENCE: N 70°25'23" E (PLAT CALL: N 75°07'55" E) along the south right—of—way line of said Straub Road for a distance of 100.00 feet to the POINT OF BEGINNING and containing 10.000 acres of land.

- 1. According to the Title Commitment identified below, this property is subject to the following:
 a. Restrictive Covenants recorded in Volume 320, Page 207 and Volume 523, Page 347 (on plat), Deed Records of Brazos County, Texas.
 b. Easement in Judgement from Clajon Gas Co. to Daniel Colunga, et ux, dated March 20, 1981, recorded in Volume 10, Page 33, Condemnation Records, Brazos County, Texas. c. Easement from John A. Arhopulos to the City of Bryan, dated January 13, 1950, recorded in Volume 141, Page 494, Deed Records, Brazos County, Texas. (Blanket)
- d. Easement from Brazos 610 Ltd. to Producer's Gas Company, dated June 9, 1978, recorded in Volume 402, Page 80, Deed Records, Brazos County, Texas. (Too vague to plot) e. Easement from Daniel Colunga, et ux, to Lynn Elliott, et ux, dated February 27, 1978, recorded in Volume 394, Page 130, Deed Records, Brazos County, Texas. (Shown on survey-easement is entirely within the dedicated right-of-way of Thousand Oaks Road)
- f. Easement from Daniel Colunga to the City of Bryan, dated January 31, 1980, recorded in Volume 444, Page 442, Deed Records, Brazos County, Texas. (Blanket) 2. Survey is valid only if print has seal and signature of Surveyor.

 3. The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.

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I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on July 19, 2022. There are no visible improvements other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0325E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.

Proposed Insured: WILLIAM THAMES WELCH

This survey was prepared with the assistance of SOUTH LAND TITLE COMPANY Title Commitment GF #: BC2211967, Effective date July 1, 2022.

LINE TABLE

LINE | BEARING | DISTANCE | PLAT CALL

L8 N 70°25'23" E | 66.59' N 75°07'55" E

L1 N 43'37'14" W 102.69'

L2 N 8'23'07" E 133.25'

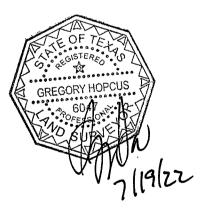
L3 N 23°54'26" E 132.64'

L4 N 46°47'52" W 165.89'

L5 N 33'00'18" W 146.21'

L6 N 11'58'52" E 133.09'

L7 N 47'19'54" W 113.95'



LEGEND

O - 1/2" Iron Rod Found (CM)
 O - 1/2" Iron Rod Set
 O - 3/4" Iron Pipe Found (CM)
 O - 5/8" Iron Rod Found (CM)
 P.O.B. - Point of Beginning
 CM - Controlling Monument
 GA - Guy Anchor
 PP - Power Pole
 TP - Telephone Pedestal
 → Chain Link Fence
 → Metal Pipe Fence
 X - Wire Fence

- 1/2" Iron Rod Found (CM)

5781 THOUSAND OAKS ROAD

LAND TITLE SURVEY

10.000 ACRE TRACT

BEING PART OF THE CALLED 49.882 ACRE COLUNGA TRACT RECORDED IN VOLUME 8589, PAGE 71 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

> SAMUEL DAVIDSON LEAGUE, A-13 BRAZOS COUNTY, TEXAS

July 19, 2022 SCALE: 1"=80'

> Surveyor: McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 MÅB

Revisions: August 4, 2022 Updated Interior Boundary Line

Proposed Insured: William Thames Welch

(979) 693-3838