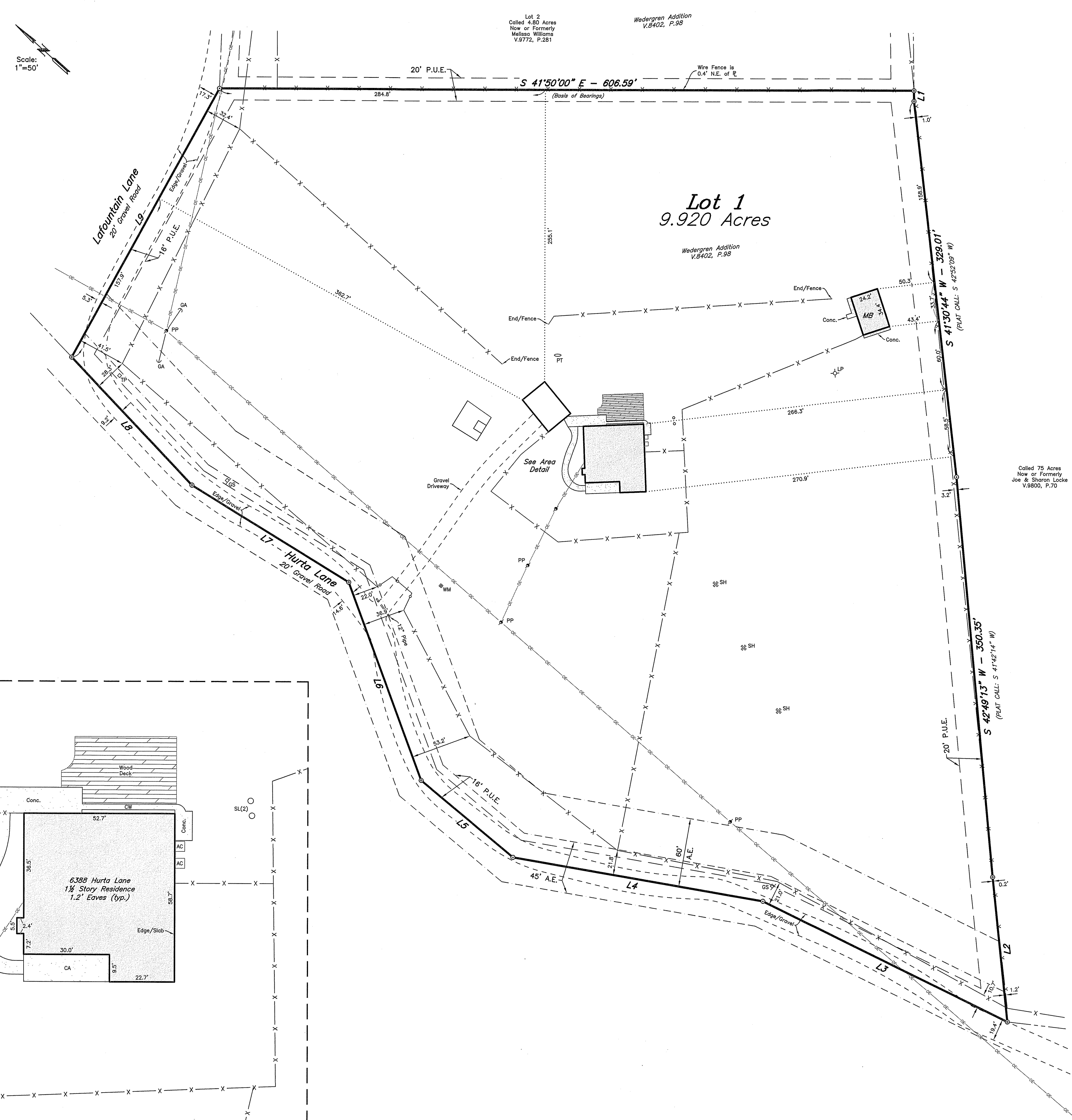




LINE TABLE				
LINE	BEARING	DISTANCE	PLAT CALL	
L1	S 47°39'52" W	9.16'	S 48°18'50" W	9.15'
L2	S 42°12'47" W	127.14'	S 42°16'36" W	127.07'
L3	N 15°46'57" W	238.01'	N 15°37'09" W	—
L4	N 32°05'15" W	221.67'	N 32°06'39" W	—
L5	N 20°32'22" W	104.56'	N 20°27'30" W	104.06'
L6	N 27°55'54" E	184.18'	N 27°57'38" E	184.76'
L7	N 10°17'41" W	161.02'	N 10°14'34" W	160.75'
L8	N 4°32'25" E	152.80'	N 4°12'17" E	157.63'
L9	N 76°51'16" E	267.47'	—	267.63'

Area Detail
Scale: 1"=20'

Schedule B:

- 10.b. An Easement, as set forth in instrument recorded in Volume 187, Page 262, of the Deed Records of Brazos County, Texas. (Blanket)
- 10.c. An Easement, as set forth in instrument recorded in Volume 309, Page 655, of the Deed Records of Brazos County, Texas. (Blanket)
- 10.d. An Easement, as set forth in instrument recorded in Volume 309, Page 795, of the Deed Records of Brazos County, Texas. (Blanket)
- 10.e. An Easement, as set forth in instrument recorded in Volume 322, Page 290, of the Deed Records of Brazos County, Texas. (Blanket)
- 10.f. An Easement, as set forth in instrument recorded in Volume 356, Page 638, of the Deed Records of Brazos County, Texas. (Blanket)
- 10.g. An Easement, as set forth in instrument recorded in Volume 360, Page 683, of the Deed Records of Brazos County, Texas. (Blanket)
- 10.h. An Easement, as set forth in instrument recorded in Volume 519, Page 354, of the Deed Records of Brazos County, Texas. (Blanket)

Being all that certain tract, parcel or easement of land lying and being situated in Abstract No. 4, in Brazos County, Texas and being part of Lot 1, WEDEGERGEN ADDITION according to the plat of said tract, parcel or easement of land recorded in Volume 8402, Page 98 of the Official Records of Brazos County, Texas (O.R.B.C.), being the same tract, parcel or easement of land described in the deed from David O. Wedgergen and Therese L. Wedgergen to William C. Bittler recorded in Volume 11611, Page 235 (O.R.B.C.), said tract, parcel or easement of land being 45-foot wide and 22.5-feet deep, and being the same tract, parcel or easement of land described in the deed from either side of the following described centerline:

BEGINNING: at a found 5/8-inch iron rod marking the south corner of said Lot 1 and the occupied west corner of the called 75 acre Joe and Sharon Locke tract recorded in Volume 9800, Page 70 (O.R.B.C.), said iron rod being the centerline of a 45-foot wide access easement, said easement being 22.5-feet each side of the following described centerline;

THENCE: N 15°46'57" W (DEED CALL: N 16°44'55" W - 237.85') for a distance of 238.01 feet to a found 1/2-inch iron rod;

THENCE: N 32°05'15" W (DEED CALL: N 32°04'17" W - 221.74') for a distance of 221.67 feet to a found 1/2-inch iron rod;

THENCE: N 02°03'22" W (DEED CALL: N 02°05'36" W - 103.94') for a distance of 104.56 feet to a found 5/8-inch iron rod;

THENCE: N 27°55'54" E (DEED CALL: N 27°55'25" E - 184.59') for a distance of 184.18 feet to a found 5/8-inch iron rod;

THENCE: N 10°17'41" W (DEED CALL: N 10°12'10" W - 161.22') for a distance of 161.02 feet to a found 5/8-inch iron rod;

THENCE: N 04°32'25" E (DEED CALL: N 04°10'02" E - 157.19') for a distance of 152.80 feet to a found 5/8-inch iron rod to the POINT OF BEGINNING of a 60-foot wide access easement, said easement being 30-foot each side

THENCE: N. 76°51'16" E. (DEED CALL: 267.00') for a distance of 267.47 feet to a found 4" C. inch iron rod to the N.

POINT OF TERMINATION covering 1,329.72 feet feet in length, said iron rod marking the north corner of said Lot 1 and the west corner of Lot 2 of said WEDERGREN ADDITION.

STATE OF TEXAS
REGISTERED
★
GREGORY HOPCUS
607
PROFESSIONAL
LAND SURVEYOR

—X— —OE— —OE— —X—

**Overhead Electrical Line
Wire Fence**

⊙ 1/2" Iron Rod Found (CM)	A.E. — Access Easement
⊙ 5/8" Iron Rod Found (CM)	P.U.E. — Public Utility Easement
⊕ Atmos Gas Sign (GS)	CA — Covered Concrete Area
+ Fly Anchor (GA)	CM — Controlling Monument
↖ Light Pole (LP)	CW — Concrete Walkway
+ Power Pole (PP)	MB — Metal Barn (on concrete)
⊕ Propane Tank (PT)	MC — Metal Carport (on concrete)
	WS — Wood Shed (on dirt)

LAND TITLE SURVEY

9.920 ACRE TRACT
LOT ONE (1), WEDERGREN ADDITION,
BRAZOS COUNTY, VOLUME 8402, PAGE 98,
OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

COLBERT BAKER LEAGUE, A-4
BRAZOS COUNTY, TEXAS

MARCH 1, 2021
SCALE: 1"=50'

Proposed Borrower:
KRISTI K. MUELLER and
DONNA B. KLEINERT

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

lot 01 duna