

NOTES:

1. "This survey is invalid without the original signature and is only valid for the initial transaction."

2.*Basis-of-Bearing: Plat bearing used as Basis of Bearing. (*S 16°06'58" E).

3. Fence lines may not be exactly on property lines.

4. This Survey was prepared using Lawyer's Title Company's Title Commitment G.F. No. S36911.

Easements:

1. This lot is subject to a 5' wide easement for anchor and guy wires necessary to help support overhead utility lines. Said easements extend 20' beyond any utility easement.

2. This Lot is subject to the restrictions recorded in (12273/97).

a. City of Bryan Blanket Easement recorded in (98/277). - Per Plat

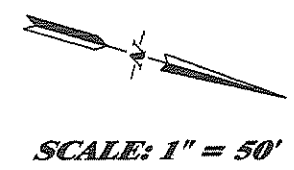
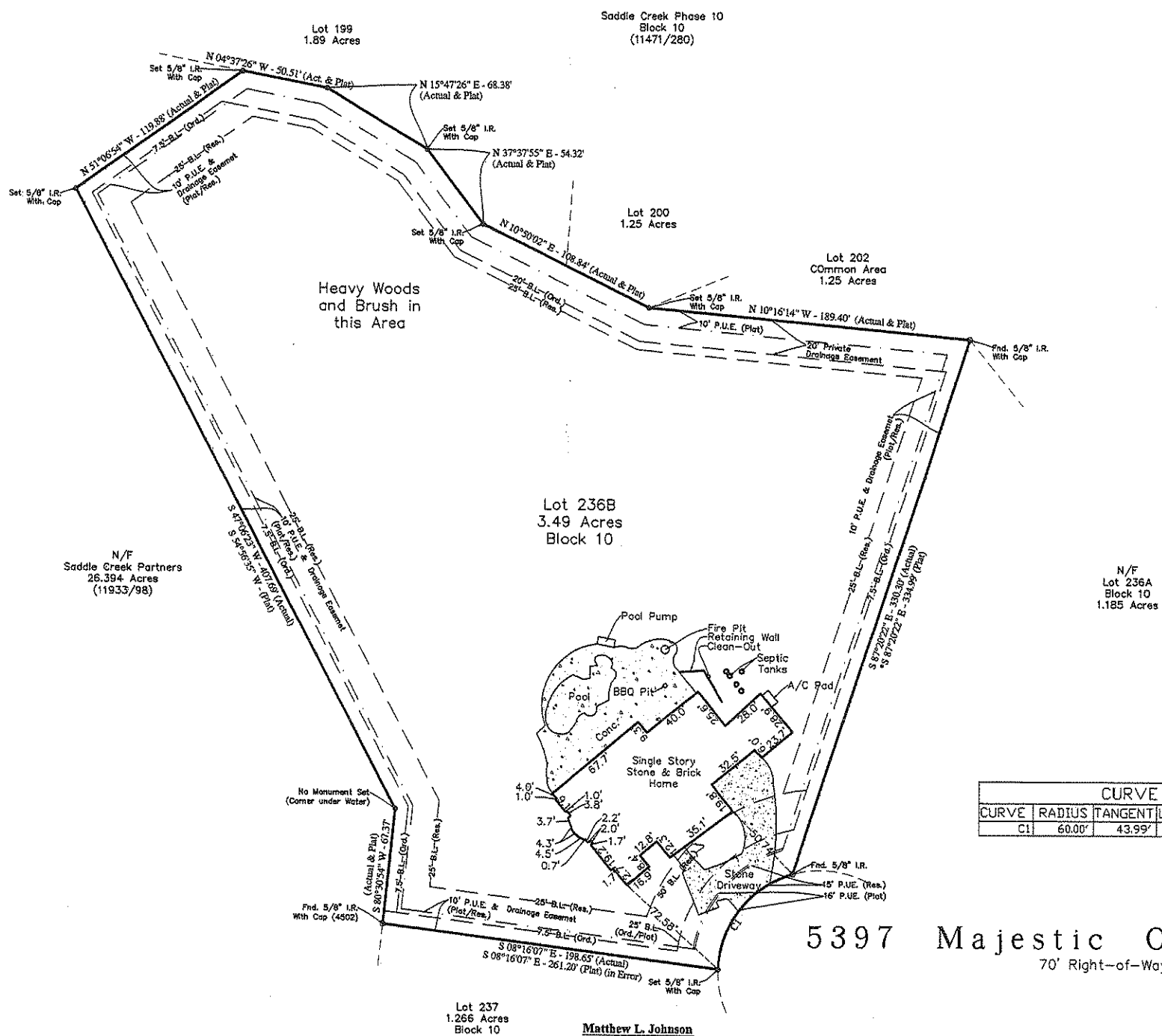
e. Wellborn Water Supply Corporation Blanket Easement recorded in (303/385).

f. Pipeline Easement Clon Gas Company recorded in (484/478). References a 559.39 Acre tract, unable to locate as described.

g. Ferguson-Burleson County Gas County Gathering System Easement Agreement recorded (1723/25).

h. Ferguson-Burleson County Gas County Gathering System Right of Way Agreement recorded (2047/257).

i. Ferguson-Burleson County Gas County Gathering System Right of Way Agreement recorded (2047/259).



CURVE TABLE					
CURVE	RADIUS	TANGENT	LENGTH	CHD.	L.C.
C1	60.00'	43.99'	75.91'	S 67°29'07\"	E 78.95'

5397 Majestic Oak Court
70' Right-of-Way

Matthew L. Johnson

Lot 236B, Block 10, Saddle Creek Subdivision Phase 11, Brazos County, Texas, according to the plat thereof recorded in Volume 12186, page 240, Official Public Records, Brazos County, Texas.

I, Donald Garrett, Registered Professional Land Surveyor, No. 2972 do hereby certify that the above plat is true and correct and agrees with a survey made on the ground under my supervision on December 22, 2015. I further certify that no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property, except as shown. This property is not in a 100-year flood hazard area as established by the Federal Emergency Management Agency, Fema Firm Community Panel No. 48041C0305F, April 2, 2014.

