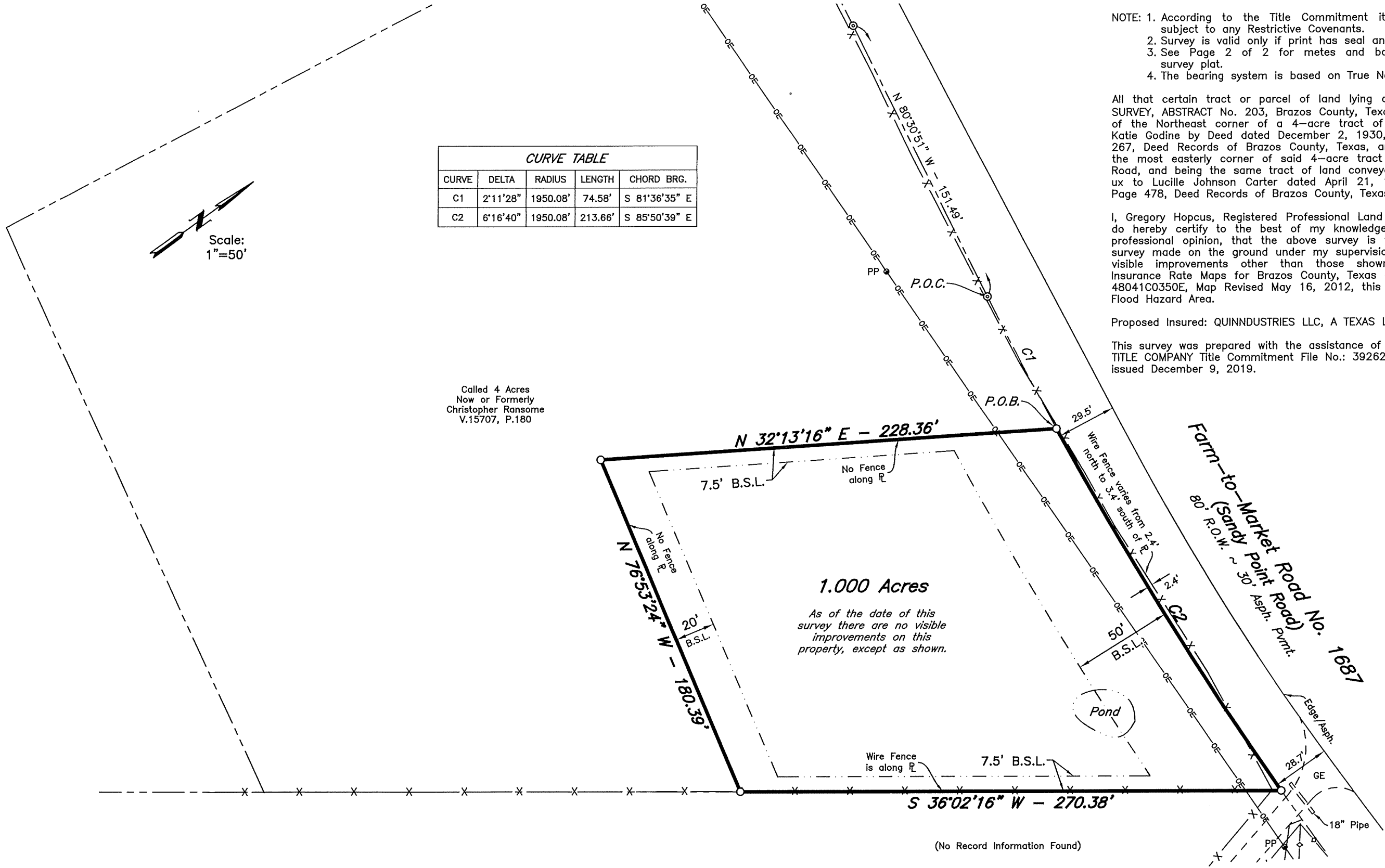


Note: Building Setback Lines
 Per Brazos County Subdivision
 Regulations.



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.
C1	2°11'28"	1950.08'	74.58'	S 81°36'35" E
C2	6°16'40"	1950.08'	213.66'	S 85°50'39" E

NOTE: 1. According to the Title Commitment itemized below, this property is not subject to any Restrictive Covenants.
 2. Survey is valid only if print has seal and signature of Surveyor.
 3. See Page 2 of 2 for metes and bounds description prepared with this survey plat.
 4. The bearing system is based on True North per GPS observations.

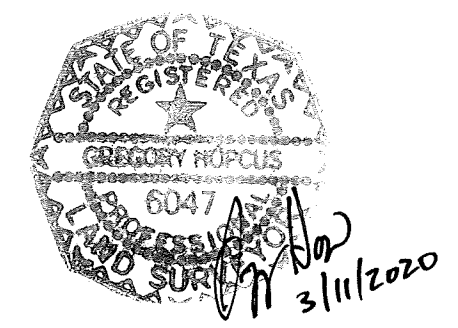
All that certain tract or parcel of land lying and being situated in the J.B. ROOT SURVEY, ABSTRACT No. 203, Brazos County, Texas, and is one (1) acre of land out of the Northeast corner of a 4-acre tract of land conveyed to Walter Godine by Katie Godine by Deed dated December 2, 1930, and recorded in Volume 109, Page 267, Deed Records of Brazos County, Texas, and the part hereby conveyed out of the most easterly corner of said 4-acre tract of land and fronts on Sandy Point Road, and being the same tract of land conveyed in a Deed from Walter Godine, et ux to Lucille Johnson Carter dated April 21, 1964, and recorded in Volume 236, Page 478, Deed Records of Brazos County, Texas.

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 March 11, 2020. 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 48041C0350E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.

Proposed Insured: QUININDUSTRIES LLC, A TEXAS LIMITED LIABILITY COMPANY

This survey was prepared with the assistance of AGGIELAND TITLE COMPANY Title Commitment File No.: 39262, issued December 9, 2019.

Called 4 Acres
 Now or Formerly
 Christopher Ransome
 V.15707, P.180



- LEGEND**
- - 1/2" Iron Rod Set
 - ⊙ - R.O.W. Monument (CM)
 - B.S.L. - Building Setback Line
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencing
 - CM - Controlling Monument
 - GE - Gravel Entryway
 - PP - Power Pole
 - X- - Wire Fence
 - OE- - Overhead Electrical Line

(No Record Information Found)

FIELD NOTES
1.000 ACRES

Being all that certain tract or parcel of land lying and being situated in the J.B. ROOT SURVEY, Abstract No. 203, Brazos County, Texas and being all of the called 1 acre tract described in the Sheriff's Deed to Tamara Jackson recorded in Volume 3091, Page 299 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found concrete right-of-way monument in the northwest line of the called 4 acre Christopher Ransome tract recorded in Volume 15707, Page 180 (O.R.B.C.) same being in the south right-of-way line of Farm-to-Market Road No. 1687 (F.M. 1687), commonly known as Sandy Point Road (based on an 80-foot width) and for the Point of Curvature of a curve to the left, from whence a found concrete right-of-way monument bears N 80°30'51" W at a distance 151.49 feet for reference;

THENCE: 74.58 feet, along the south right-of-way line of said F.M. 1687 and the northwest line of the called 4 acre Ransome tract, in a counter-clockwise direction along the arc of said curve having a central angle of 02°11'28", a radius of 1950.08 feet, a tangent of 37.29 feet and a long chord bearing S 81°36'35" E at a distance of 74.57 feet to a 1/2-inch iron rod for the POINT OF BEGINNING and the north corner of this herein described tract;

THENCE: 213.66 feet, continue along the south right-of-way line of said F.M. 1687 and the arc of said curve having a central angle of 06°16'40", a radius of 1950.08 feet, a tangent of 106.94 feet and a long chord bearing S 85°50'39" E at a distance of 213.56 to a 1/2-inch iron rod set for the east corner of this tract;

THENCE: S 36°02'16" W along the fenced, occupied line of this tract and the called 4 acre Ransome tract for a distance of 270.38 feet to a 1/2-inch iron rod set for the south corner of this herein described tract;

THENCE: into and through the called 4 acre Ransome tract for the following two (2) calls:

- 1) N 76°53'24" W for a distance of 180.39 feet to a 1/2-inch iron rod set for the west corner of this tract, and
- 2) N 32°13'16" E for a distance of 228.36 feet to the POINT OF BEGINNING and containing 1.000 acres of land, more or less.

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 this survey is true and correct and agrees with a survey made on the ground under my supervision on March 11, 2020.

See survey plat on Page 1 of 2
for additional information.

