

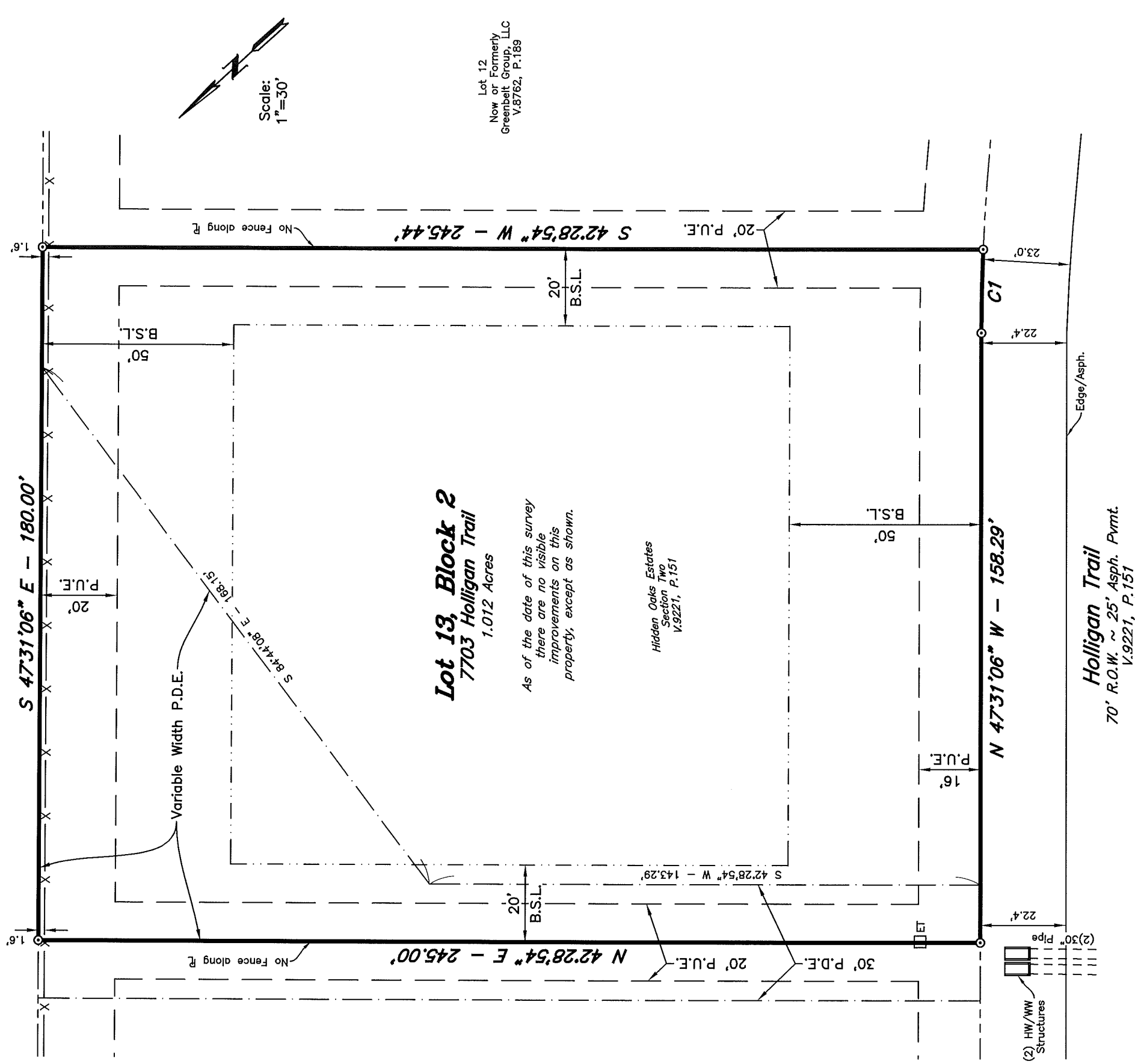
Note: Building Setback Lines  
 per Deed Restrictions. (8272/34)

| CURVE TABLE |          |         |                      |
|-------------|----------|---------|----------------------|
| CURVE       | DELTA    | RADIUS  | CHORD BRG.           |
| C1          | 2°19'54" | 535.00' | 21.72' N 46°21'19" W |

Called 262.24 Ac.  
 Now or Formerly  
 Greenhorn Ranch, LLC  
 V.11598, P.195

**LEGEND**

- ⊙ 1/2" Iron Rod Found (OM)
- B.S.L. Building Setback Line
- P.D.E. Public Drainage Easement
- P.U.E. Public Utility Easement
- CM Controlling Monument
- ET Electrical Transformer Box
- HW Head Wall
- WW Wing Wall
- X- Wire Fence



**Lot 13, Block 2**  
 7703 Holligan Trail  
 1.012 Acres

As of the date of this survey  
 there are no visible  
 improvements on this  
 property, except as shown.

Hidden Oaks Estates  
 Section Two  
 V.9221, P.151

Lot 14  
 Now or Formerly  
 Stanley & Leisa Maliska  
 V.11899, P.296

Lot 12  
 Now or Formerly  
 Greenbelt Group, LLC  
 V.8762, P.189

Scale:  
 1"=30'

**NOTE:**

- According to the Title Commitment identified below, this property is subject to the following:
  - Restrictive Covenants recorded in Volume 9221, Page 151 (on plat); Volume 8872, Page 158 and Volume 9235, Page 298, Official Records of Brazos County, Texas.
  - Right-of-Way Easement from Alva M. Holligan, et ux to the City of Bryan, dated February 17, 1950, recorded in Volume 141, Page 505, Deed Records, Brazos County, Texas. (Blanket)
  - Easement from Alva M. Holligan, et ux to Wixon Water Supply Corporation, dated July 6, 1971, recorded in Volume 309, Page 741, Deed Records, Brazos County, Texas. (Blanket)
  - Easement from A.M. Holligan Estate to Wixon Water Supply Corporation, dated July 14, 1981, recorded in Volume 511, Page 779, Deed Records, Brazos County, Texas. (Blanket)
  - Right-of-Way Easement from L.A. Holligan and Byron Hugh Holligan, as executors for A.M. Holligan to Ferguson Crossing Pipe Line Company, dated February 10, 1992, recorded in Volume 1723, Page 93, Official Records, Brazos County, Texas. (30' wide pipeline easement with no specific description. No visible or apparent evidence of pipeline across subject property.)
  - Easement from Louis Ponce, Jr. and Ashley Ponce to Bryan Texas Utilities, dated January 24, 2011, recorded in Volume 10075, Page 150, Official Records, Brazos County, Texas. (20' wide pipeline easement. Does not affect subject property.)
- Survey is valid only if print has seal and signature of Surveyor.
- The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 9221, Page 151, Official Public Records of Brazos County, Texas.

All that certain lot, tract, or parcel of land lying and situated in Brazos County, Texas, being Lot Thirteen (13), Block Two (2), HIDDEN OAKS ESTATES SECTION TWO, an addition to Brazos County, Texas, according to Plat recorded in Volume 9221, Page 151, Official Public 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 October 26, 2017. There are no visible encroachments other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Number 48041C0210E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.

Proposed Buyer: MICHEL GONZALEZ and MARCELA HERNANDEZ

This survey was prepared with the assistance of LAWYERS  
 TITLE COMPANY Title Commitment GF #: S38994,  
 effective September 25, 2017.

