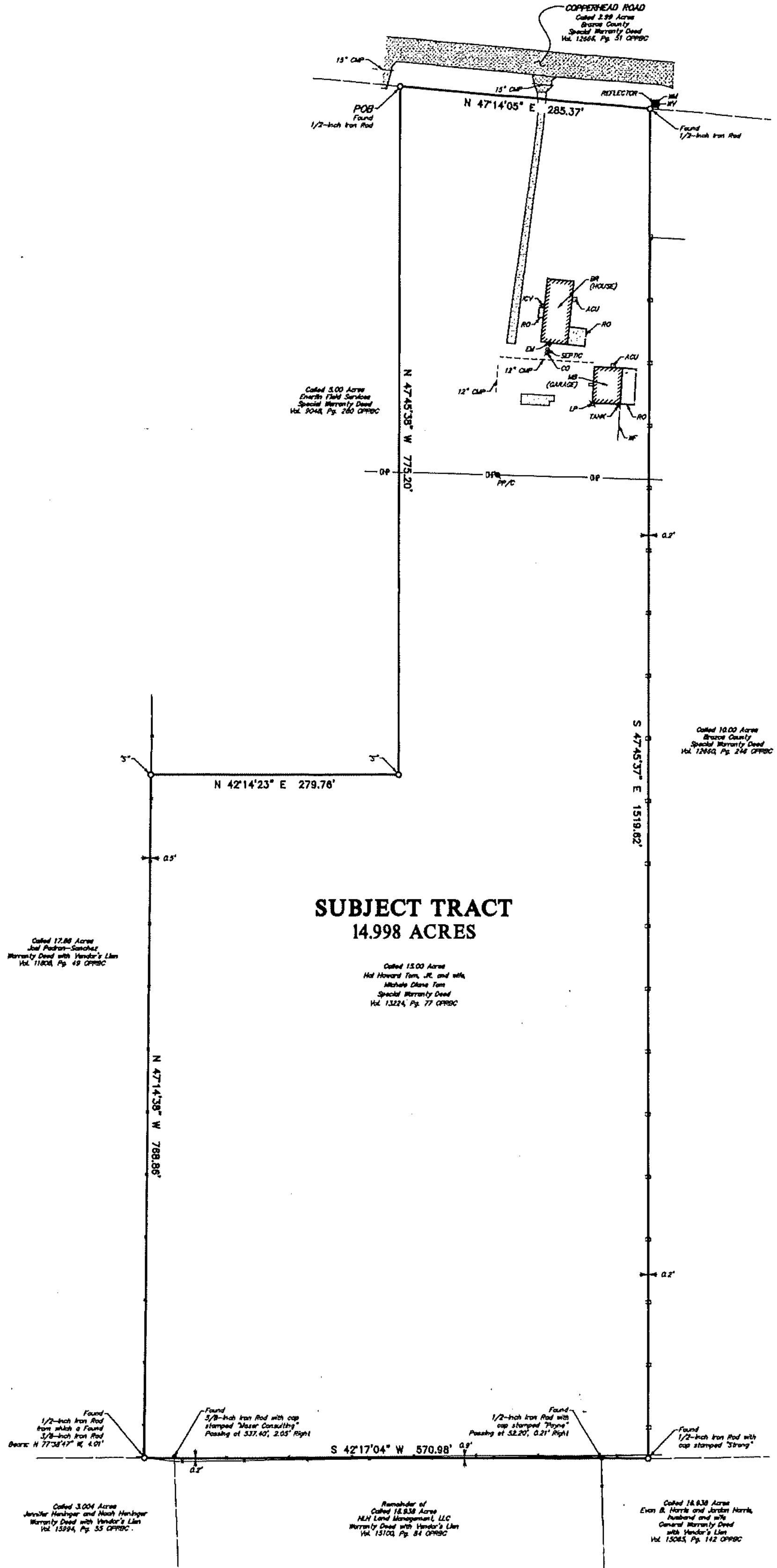

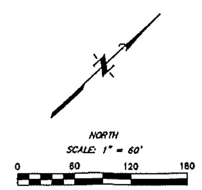

LEGEND:

ACU	AIR CONDITIONER UNIT
BR	BRICK BUILDING
CMP	CORRUGATED METAL PIPE
CO	SANITARY CLEANOUT
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
MB	METAL BUILDING
OPRBC	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
PP/C	POWER POLE WITH CONDUIT
POB	POINT OF BEGINNING
RO	ROOF OVERHANG
"S"	SET 5/8-INCH IRON ROD (WITH CAP STAMPED "JONES|CARTER")
WF	WOOD FENCE
WM	WATER METER
WV	WATER VALVE

ASPHALT

CONCRETE

GRAVEL

ADJOINER LINE

BARBED WIRE FENCE

BOUNDARY LINE

HOG WIRE FENCE

OVERHEAD POWER

Merritt Tract
14.998 Acres

Isaiah Curd Survey
Abstract No. 11

STATE OF TEXAS §

COUNTY OF BRAZOS §

A METES & BOUNDS description of a certain 14.998 acre tract situated in the Isaiah Curd Survey, Abstract No. 11 in Brazos County, Texas, being all of a called 15.00 acre tract conveyed by Special Warranty Deed to Hal Howard Tom, JR. and wife, Michele Diane Tom recorded in Volume 13224, Page 77 of the Official Public Records of Brazos County; said 14.998 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone (4203);

BEGINNING at a found 1/2-inch iron rod marking a west corner of the herein described subject tract, being common with a west corner of said 15.00 acre tract, the north corner of a called 5.00 acre tract conveyed by Special Warranty Deed to Enerfin Field Services recorded in Volume 9048, Page 280 of the Official Public Records of Brazos County and in the southeast line of a called 2.99 acre tract, commonly known as Copperhead Road, conveyed by Special Warranty Deed to Brazos County recorded in Volume 12666, Page 51 of the Official Public Records of Brazos County;

THENCE North 47°14'05" East, along the common line of said 15.00 acre tract and said 2.99 acre tract, 285.37 feet to a found 1/2-inch iron rod marking the north corner of the herein described subject tract, being common with the west corner of a called 10.00 acre tract conveyed by Special Warranty Deed to Brazos County recorded in Volume 12660, Page 248 of the Official Public Records of Brazos County;

THENCE South 47°45'37" East, along the common line of said 15.00 acre tract and said 10.00 acre tract, 1519.62 feet to a found 1/2-inch iron rod (with cap stamped "Strong") marking the east corner of the herein described subject tract, being common with the south corner of said 10.00 acre tract and in the northwest line of a called 18.938 acre tract conveyed by General Warranty Deed with Vendor's Lien to Evan B. Harris and Jordan Harris recorded in Volume 15085, Page 142 of the Official Public Records of Brazos County;

THENCE South 42°17'04" West, along the southeast line of said 15.00 acre tract, passing at 52.20 feet, 0.21 feet to the right a found 1/2-inch iron rod (with cap stamped "Payne"), passing at 537.40 feet, 2.05 feet to the right a found 5/8-inch iron rod (with cap stamped "Maser Consulting"), continuing in all a total distance of 570.98 feet to a found 1/2-inch iron rod marking the south corner of the herein described subject tract, being common with the east corner of a called 17.86 acre tract conveyed by Warranty Deed with Vendor's Lien to Joel Padron-Sanchez recorded in Volume 11808, Page 49 of the Official Public Records of Brazos County, in the northwest line of a called 3.004 acre tract conveyed by Warranty Deed with Vendor's Lien to Jennifer Heninger and Noah Heninger recorded in Volume 15994, Page 55 of the Official Public Records of Brazos County and from which a found 3/8-inch iron rod bears North 77°38'47" West, 4.01 feet;

THENCE North 47°14'38" West, along the common line of said 15.00 acre tract and said 17.86 acre tract, 788.86 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking a west corner of the herein described subject tract and being common with the south corner of aforementioned 5.00 acre tract;

THENCE North 42°14'23" East, along the common line of said 15.00 acre tract and said 5.00 acre tract, 279.78 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking an interior corner of the herein described subject tract and being common with the east corner of said 5.00 acre tract;

THENCE North 47°45'38" West, continuing along said common line, 775.20 feet to the POINT OF BEGINNING, CONTAINING 14.998 acres of land in Brazos County, Texas, as shown on Drawing No. 14693 filed in the offices of Jones|Carter in College Station, Texas.

GENERAL NOTES:

1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
2. A separate legal description of equal date was written in conjunction with this survey.
3. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
4. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
5. According to Map No. 48041C0125E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazos County, dated May 16, 2012, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
7. Visible improvements were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Improvements may exist which are not shown hereon.
8. This survey has been prepared for the sole purpose of the transaction described in the hereon referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
9. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.

TITLE COMMITMENT NOTES:

Reference Commitment for Title Insurance issued by Title Resources Guaranty Company, countersigned by University Title Company, GF No. 202244, having an effective date of June 2, 2020 and an issue date of June 30, 2020. No further research for easements or encumbrances was performed by Jones|Carter.

10(a) Blanket Easement: From: Jim E. Boston et ux, To: Wixon Water Supply Corp., Dated: August 20, 1971, Recorded: Volume 309, Page 606, Deed Records, Brazos County, Texas. Said Right-of-Way Easement contains a blanket description of a 20-foot wide easement centered on the pipeline as constructed and therefore cannot be located due to vague description.

10(e-f) These items mention oil, gas and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, and mineral leases are outside the scope of services and therefore these items were not reviewed (See General Note 3).

Subject to the General Notes shown:

To: Title Resources Guaranty Company, University Title Company, Matthew Lee Merritt and Larissa Jo Merritt

We, Jones|Carter, acting by and through Christopher E. Curtis, a Registered Professional Land Surveyor, hereby certify this survey substantially complies with the current Texas Society of Professional Surveyor's Standards and Specifications for a Category 1A, Condition II Land Title Survey.

Surveyed: June 25, 2020

Dated: 7/9/20

Christopher E. Curtis
Registered Professional Land Surveyor
No. 6111
ccurtis@jonescarter.com

STATE OF TEXAS
REGISTERED
CHRISTOPHER E. CURTIS
6111
PROFESSIONAL
LAND SURVEYOR

LAND TITLE SURVEY
OF THE
TOM TRACT
BEING
14.998 ACRES
OUT OF THE
ISAIAH CURD SURVEY, A-11
BRAZOS COUNTY, TEXAS
JULY 2020

JONES|CARTER

Texas Board of Professional Land Surveying Firm Registration No. 10046107
Texas Board of Professional Engineers Firm Registration No. F-439
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000

K:\16835\16835-0001-00 Tom LTS\1 Surveying Phase\CAD Files\Master Boundary File\16835-0001 LTS V1.dwg Jul 09,2020 – 11:23am

CEC/kw JOB No. 16835-0001 DWG. No. 14693