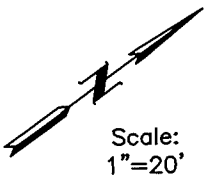


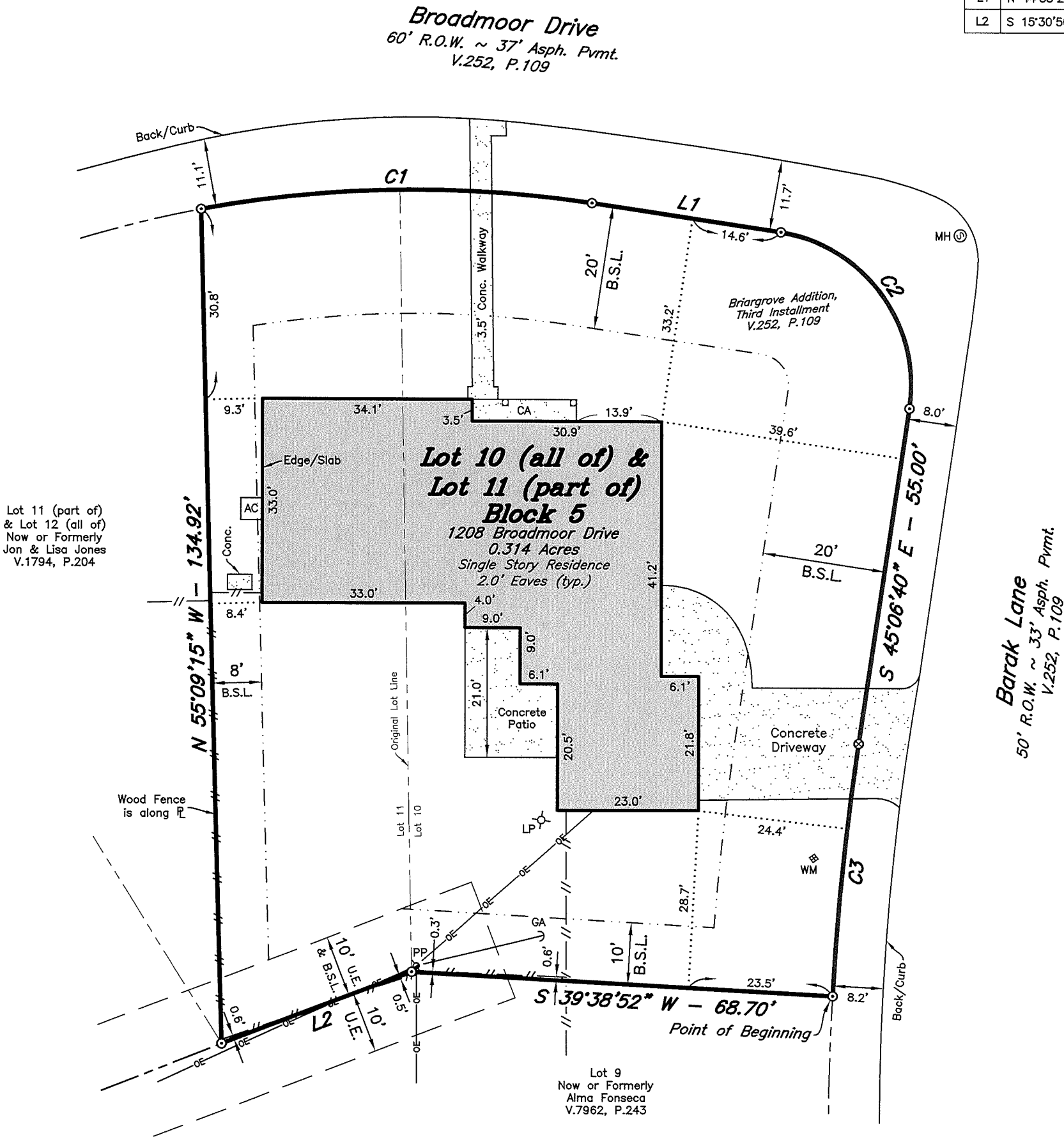
LEGEND

- ⊙ - 1/2" Iron Rod Found (CM)
- ⊗ - Chiseled "X" in Concrete
- B.S.L. - Building Setback Line
- U.E. - Utility Easement
- CA - Covered Concrete Area
- CM - Controlling Monument
- GA - Guy Anchor
- LP - Light Pole
- MH - Manhole (Sanitary Sewer)
- PP - Power Pole
- WM - Water Meter
- - Indicates perp. distance from $\bar{P}$ to Slab
- - Wood Fence
- OE--- - Overhead Electrical Line



CURVE TABLE				
CURVE	DELTA	RADIUS	CHORD BRG.	CHORD DIST.
C1	19°20'20"	189.43'	N 35°13'10" E	63.63'
C2	90°00'00"	25.00'	N 89°53'20" E	35.36'
C3	5°14'26"	449.44'	S 47°43'54" E	41.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°53'20" E	31.16'
L2	S 15°30'50" W	33.07'



Note: Building Setback Lines per Deed Restrictions. (252/191)

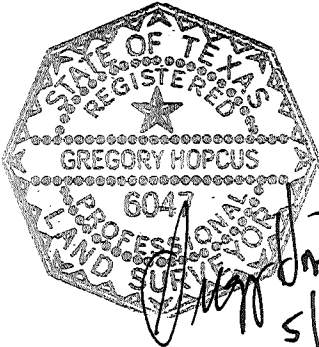
- NOTE: 1. According to the Title Commitment identified below, this property is subject to the following:
- a. Restrictive Covenants recorded in Volume 169, Page 9, Volume 170, Page 209 and Volume 252, Page 191, Deed Records, Brazos County, Texas.
 - b. Blanket Easement from Frank Barak to the City of Bryan, dated December 12, 1949, recorded in Volume 141, Page 335, Deed Records, Brazos County, Texas.
 - c. Blanket Easement from S. C. Kirby to Lone Star Gas Company, dated August 3, 1961, recorded in Volume 213, Page 637, Deed Records, Brazos County, Texas.
2. Survey is valid only if print has seal and signature of Surveyor.
3. See Page 2 of 2 for the field note description prepared with this survey plat.
4. The bearing system is consistent with the recorded plat in Volume 252, Page 109, Deed Records, Brazos County, Texas. The actual measured distance to the monuments are consistent with the Deed recorded in Volume 259, Page 3, Deed Records, Brazos County, Texas.

Being all of Lot Ten (10) and part of Lot Eleven (11), Block Five (5), BRIARGROVE ADDITION, THIRD INSTALLMENT, an addition to the City of Bryan, Texas, according to the plat recorded in Volume 252, Page 109, Deed Records of Brazos County, Texas, and being the same land described in that certain Warranty Deed from Skrivaneke Home Building and Realty Corporation, a Texas corporation, to Dan Hightower and wife, Grace L. Hightower, recorded in Volume 259, Page 3, 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 May 1, 2018. 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 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.

Proposed Borrower: JAMES C. SMITH and SHERYL A. SMITH

This survey was prepared with the assistance of UNIVERSITY TITLE COMPANY Title Commitment GF #: 180940, effective date March 5, 2018.



FIELD NOTES
0.314 ACRES

Being all that certain tract or parcel of land lying and being situated in the RICHARD CARTER LEAGUE, Abstract No. 8 in Bryan, Brazos County, Texas and being all of Lot Ten (10) and part of Lot Eleven (11), Block Five (5), of the BRIARGROVE ADDITION, THIRD INSTALLMENT, according to the final plat recorded in Volume 252, Page 109 of the Brazos County Deed Records (B.C.D.R.), and being the same tract of land described in the deed from James C. Smith to James C. Smith and Sheryl A. Smith recorded in Volume 14317, Page 203 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner of this herein described tract, the east corner of said Lot 10 and the north corner of Lot 9, Block 5, BRIARGROVE ADDITION, THIRD INSTALLMENT, said iron rod also being in the southwest right-of-way line of Barak Lane (based on a 50-foot width);

THENCE: S 39° 38' 52" W along the common line of said Lots 10 and 9 a distance of 68.70 feet to a found 1/2-inch iron rod marking the original south corner of said Lot 10 and the original east corner of said Lot 11;

THENCE: S 15° 30' 50" W along the common line of said Lots 11 and 9 for a distance of 33.07 feet to a found 1/2-inch iron rod marking the south corner of this tract;

THENCE: N 55° 09' 15" W into and through said Lot 11 for a distance of 134.92 feet to a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also being in the southeast right-of-way line of Broadmoor Drive (based on a 60-foot width);

THENCE: along the southeast right-of-way of said Broadmoor Drive for the following two (2) calls:

- 1) 63.94 feet in a clockwise direction along the arc of a curve having a central angle of 19° 20' 20", a radius of 189.43 feet, a tangent of 32.28 feet and a long chord bearing N 35° 13' 10" E at a distance of 63.63 feet to a found 1/2-inch iron rod for the Point of Tangency, and
- 2) N 44° 53' 20" E for a distance of 31.16 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right;

THENCE: 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing N 89° 53' 20" E at a distance of 35.36 feet to a found 1/2-inch iron rod marking the for the Point of Tangency in the southwest right-of-way line of said Barak Lane;

THENCE: along the southwest right-of-way line of said Barak Lane for the following two (2) calls:

- 1) S 45° 06' 40" E for a distance of 55.00 feet to a found chiseled "X" in a concrete driveway marking the Point of Curvature of a curve to the left, and
- 2) 41.11 feet along the arc of said curve having a central angle of 05° 14' 26", a radius of 449.44 feet, a tangent of 20.57 feet and a long chord bearing S 47° 43' 54" E at a distance of 41.10 feet to the POINT OF BEGINNING and containing 0.314 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 May 1, 2018.

See Page 1 of 2 for the survey plat providing more information regarding this description.

