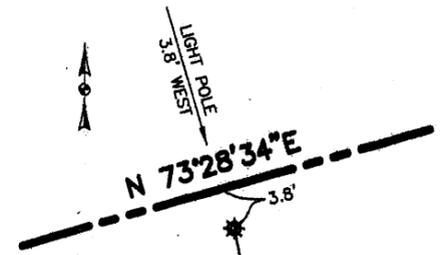


SCALE: 1"=40'

NOTES:

1. BEARINGS BASED ON GRID NORTH (NAD83), TEXAS STATE PLANE - CENTRAL ZONE, OBTAINED FROM GPS OBSERVATIONS. DISTANCES AND ACREAGES ARE ADJUSTED TO SURFACE USING ADJUSTMENT SCALE FACTOR OF 1.000119371.
2. CURRENT TITLE APPEARS VESTED IN WILLIAM R. VANCE, JR., INDEPENDENT EXECUTOR OF THE ESTATE OF FLORENCE K. GRACE, DECEASED BY VIRTUE OF DEED RECORDED IN VOL. 439, PG. 108 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0131C, MAP NO. 48041C1310C. EFFECTIVE DATE: JULY 2, 1992.
4. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.
5. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 00072048, EFFECTIVE DATE: APRIL 29, 2007, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
 - c.) 20' WIDE ELECTRICAL EASEMENT - CITY OF BRYAN - VOL. 98, PG. 348, HAVING NO DEFINED LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN HEREON. ALL VISIBLE ELECTRIC LINES WHICH SERVE SUBJECT TRACT ARE SHOWN HEREON. IT IS RECOMMENDED THAT BRYAN TEXAS UTILITIES (BTU) BE CONTACTED TO DETERMINE APPLICABILITY AND LOCATION OF THIS EASEMENT.
 - d.) "DRAINAGE EASEMENT" GRANTED TO STATE OF TEXAS (STATE HIGHWAY COMMISSION) - VOL. 139, PG. 507, HAVING NO DEFINED WIDTH NOR LOCATION (BLANKET). THIS EASEMENT IS "FOR THE PURPOSE OF MAINTAINING AND CLEARING NECESSARY CHANNELS TO DRAIN THE PROPOSED STRUCTURES AND ROADWAY DITCHES" ON F.M. NO. 974.



CERTIFICATE OF SURVEYOR

I, S.M. KLING, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT IT INDICATES ALL EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

[Signature]
 S.M. KLING R.P.L.S. NO. 2003
 JUNE 7, 2007

Received
 JUN 05 2008
 SURVEY PLAT
 OF
WILLIAM R. VANCE, JR.
0.519 ACRE TRACT
 S.F. AUSTIN SURVEY, A-63
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1"=40' JUNE, 2007

PREPARED BY:
 KLING ENGINEERING & SURVEYING
 4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

778-4412

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