

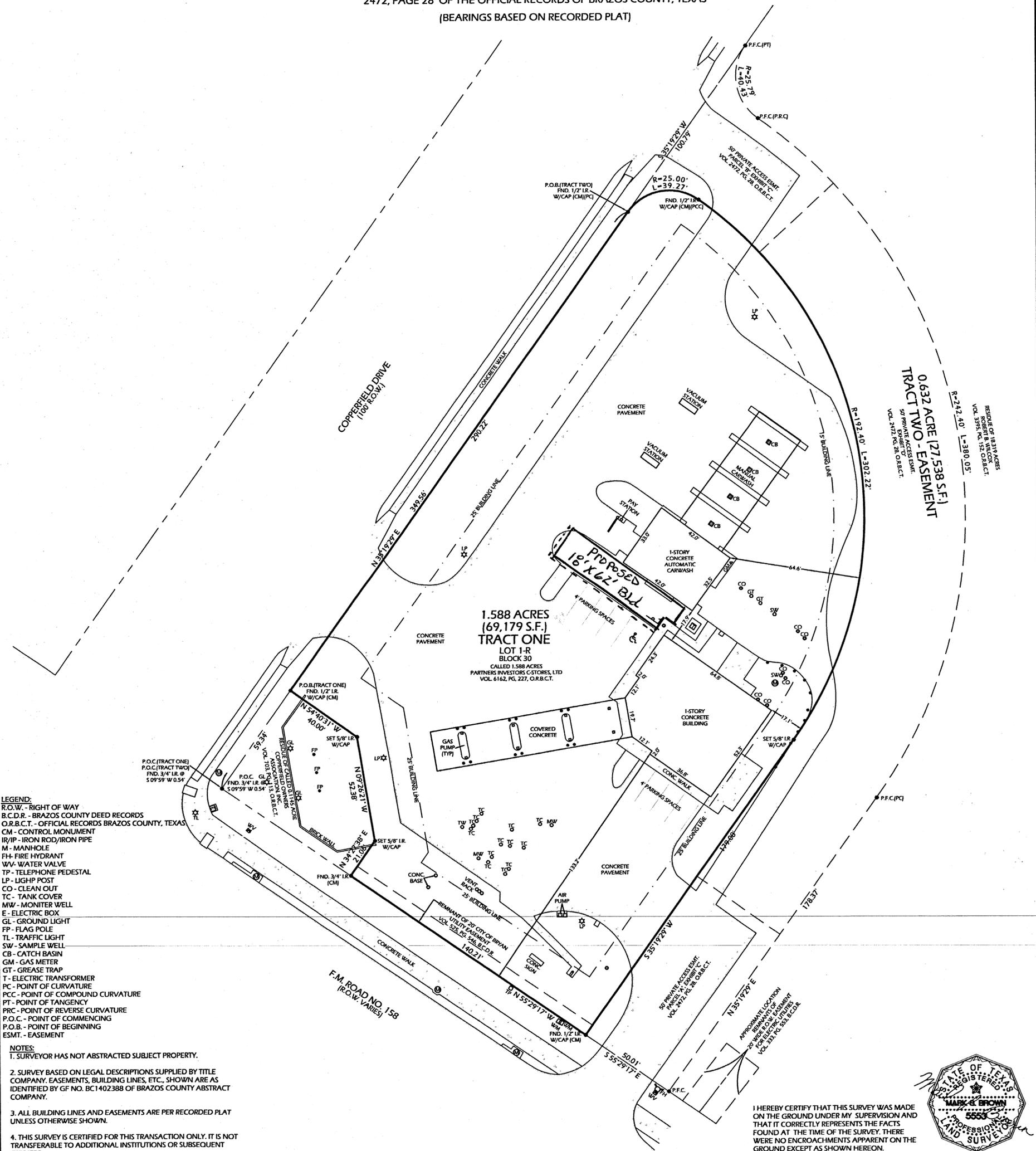
AUG 02 2016

SITE ADDRESS : 4301 BOONVILLE ROAD
BRYAN, TEXAS 77802
BORROWER : SUNRISE GROCERS INC. DBA BIGS
LENDER : WALLIS STATE BANK
TITLE COMPANY : BRAZOS COUNTY ABSTRACT COMPANY
GF NUMBER : BC1402388

A LAND TITLE SURVEY OF
BEING ALL OF TRACT ONE KNOWN AS LOT ONE-R (1-R), BLOCK 30, OF COPPERFIELD,
SECTION ELEVEN, AN ADDITION IN THE CITY OF BRYAN, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN VOLUME 10756, PAGE 176 AND TRACT TWO
KNOWN AS ACCESS EASEMENT KNOWN AS EXHIBIT "D" RECORDED UNDER VOLUME
2472, PAGE 28 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
(BEARINGS BASED ON RECORDED PLAT)



SCALE:
1"=30'



- LEGEND:**
 R.O.W. - RIGHT OF WAY
 B.C.D.R. - BRAZOS COUNTY DEED RECORDS
 O.R.B.C.T. - OFFICIAL RECORDS BRAZOS COUNTY, TEXAS
 CM - CONTROL MONUMENT
 IR/IP - IRON ROD/IRON PIPE
 M - MANHOLE
 FH - FIRE HYDRANT
 WV - WATER VALVE
 TP - TELEPHONE PEDESTAL
 LP - LIGHT POST
 CO - CLEAN OUT
 TC - TANK COVER
 MW - MONITOR WELL
 E - ELECTRIC BOX
 GL - GROUND LIGHT
 FP - FLAG POLE
 TL - TRAFFIC LIGHT
 SW - SAMPLE WELL
 CB - CATCH BASIN
 GM - GAS METER
 GT - GREASE TRAP
 T - ELECTRIC TRANSFORMER
 FC - POINT OF CURVATURE
 PCC - POINT OF COMPOUND CURVATURE
 PT - POINT OF TANGENCY
 PRC - POINT OF REVERSE CURVATURE
 P.O.C. - POINT OF COMMENCING
 P.O.B. - POINT OF BEGINNING
 ESMT. - EASEMENT

- NOTES:**
 1. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
 2. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. BC1402388 OF BRAZOS COUNTY ABSTRACT COMPANY.
 3. ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
 4. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



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Fax: (832) 767-1872

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THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE AND LIES IN ZONE X
 ACCORDING TO F.I.R.M. MAP NO. 48041C0220 F, REVISION DATE 04/02/2014.
 BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

| | |
|---------------------------------|------------------|
| SCALE: 1" = 30' | DATE: 07-22-2014 |
| REVISION: CORRECT BUILDING LINE | |
| REVISION DATE: 08-01-2014 | |
| DRAWN BY: LF | |
| APPROVED BY: MSB | |
| PROJECT NO.: GL-431 | |