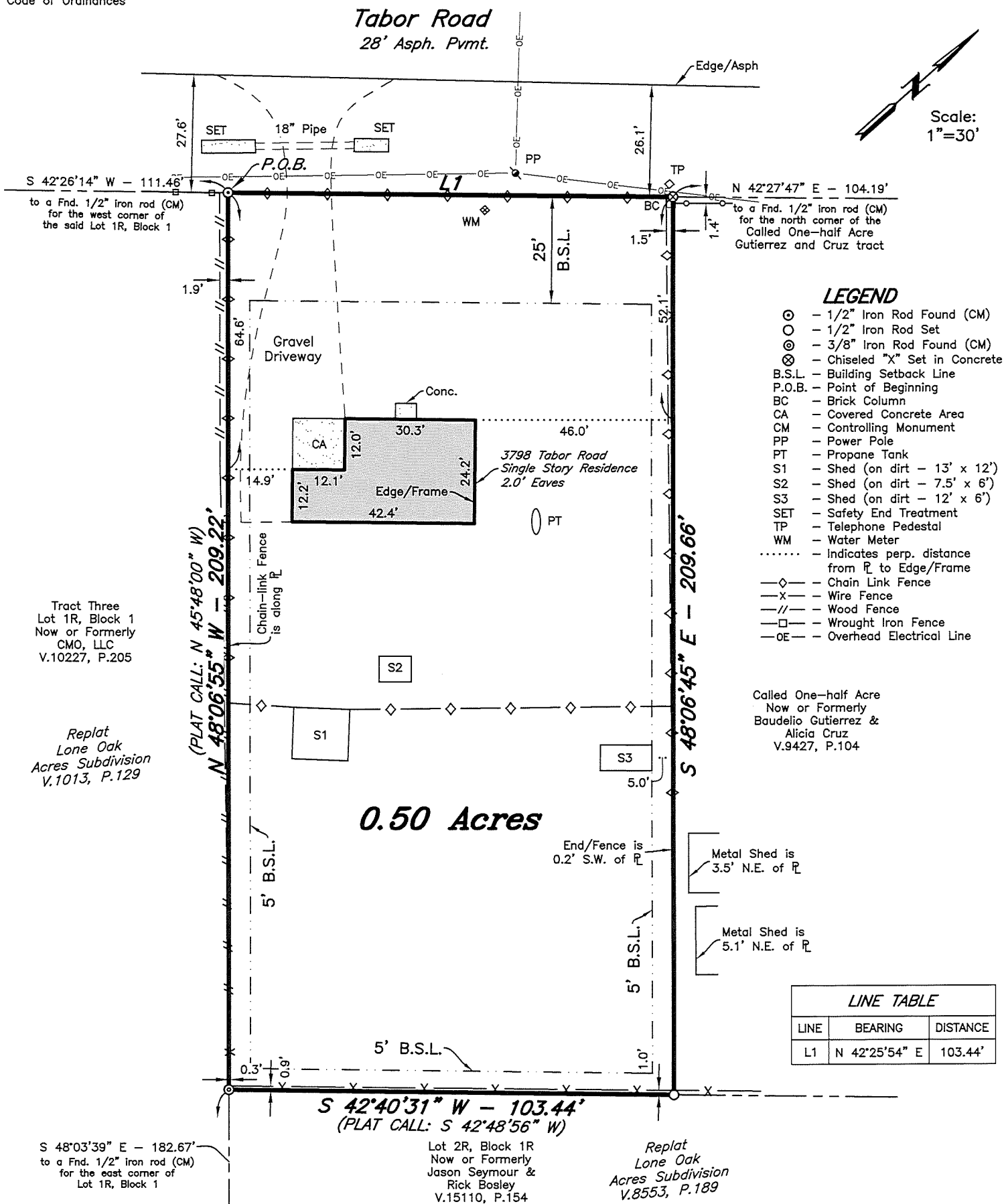


Note: Building Setback  
 Lines per City of Bryan  
 Code of Ordinances



**LEGEND**

- ⊙ - 1/2" Iron Rod Found (CM)
- - 1/2" Iron Rod Set
- ⊗ - 3/8" Iron Rod Found (CM)
- ⊗ - Chiseled "X" Set in Concrete
- B.S.L. - Building Setback Line
- P.O.B. - Point of Beginning
- BC - Brick Column
- CA - Covered Concrete Area
- CM - Controlling Monument
- PP - Power Pole
- PT - Propane Tank
- S1 - Shed (on dirt - 13' x 12')
- S2 - Shed (on dirt - 7.5' x 6')
- S3 - Shed (on dirt - 12' x 6')
- SET - Safety End Treatment
- TP - Telephone Pedestal
- WM - Water Meter
- ..... - Indicates perp. distance from  $\perp$  to Edge/Frame
- ◇— - Chain Link Fence
- x— - Wire Fence
- //— - Wood Fence
- - Wrought Iron Fence
- OE— - Overhead Electrical Line

Called One-half Acre  
 Now or Formerly  
 Baudelio Gutierrez &  
 Alicia Cruz  
 V.9427, P.104

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 42°25'54" E	103.44'

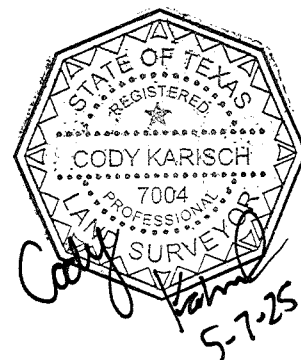
- NOTE:
- According to the Title Commitment identified below, this property is not subject to any Restrictive Covenants; however, the following easements apply:
    - All terms, conditions, and provisions of that certain Right of Way Easement from Floyd Richie to Wixon Water Supply Corporation, in instrument dated September 10, 1971, recorded in Volume 310, Page 41, of the Official Public Records of Brazos County, Texas (Blanket)
  - Survey is valid only if print has seal and signature of Surveyor.
  - See Page 2 of 2 for Field Notes prepared with this survey.
  - The bearing system shown hereon is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 10, Abstract No. 63, Brazos County, Texas and being all of the called 1/2 acre tract described in the deed from Maudell Gray to Floyd Richie recorded in Volume 420, Page 519 of the Brazos County Deed Records.

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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 7, 2025. There are no visible improvements other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, Map Revised April 2, 2014, this property is not located within a Special Flood Hazard Area.

Proposed Borrower: MURPHY COMMERCIAL HOLDINGS, LLC AND/OR ASSIGNS

This survey was prepared with the assistance of LETTERMAN TITLE, LLC Title Commitment GF #: 25-2814-TX, effective date March 16, 2025.



FIELD NOTES  
0.50 ACRES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 10, Abstract No. 63, Brazos County, Texas and being all of the called 1/2 acre tract described in the deed from Maudell Gray to Floyd Richie recorded in Volume 420, Page 519 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking the north corner of Lot 1R, Block 1, LANE OAK ACRES SUBDIVISION according to the Replat recorded in Volume 1013, Page 129 of the Official Records of Brazos County, Texas (O.R.B.C.) and being in the southeast margin of Tabor Road, from whence a found 1/2-inch iron rod marking the west corner of said Lot 1R, Block 1 bears S 42° 26' 14" W at a distance of 111.46 feet for reference;

THENCE: N 42° 25' 54" E along the southeast margin of said Tabor Road for a distance of 103.44 feet to a chiseled "X" set in concrete for the north corner of this tract, said chiseled "X" also marking the west corner of the called one-half acre Baudelio E. Gutierrez and Alicia M. Cruz tract recorded in Volume 9427, Page 104 (O.R.B.C.), from whence a found 1/2-inch iron rod marking the north corner of the called one-half acre Gutierrez and Cruz tract bears N 42° 27' 47" E at a distance of 104.19 feet for reference;

THENCE: S 48° 06' 45" E along the common line of this tract and the called one-half acre Gutierrez and Cruz tract for a distance of 209.66 feet to a 1/2-inch iron rod set for the east corner of this herein described tract, said iron rod also marking the south corner of the called one-half acre Gutierrez and Cruz tract and being in the northwest line of Lot 2R, Block 1R, LANE OAK ACRES SUBDIVISION according to the Replat recorded in Volume 8553, Page 189 (O.R.B.C.);

THENCE: S 42° 40' 31" W (PLAT CALL: S 42° 48' 56" W) along the fenced common line of this tract and said Lot 2R, Block 1R for a distance of 103.44 feet to a found 3/8-inch iron rod marking the south corner of this tract, said iron rod also marking the west corner of said Lot 2R, Block 1R and being in the northeast line of said Lot 1R, Block 1, from whence a found 1/2-inch iron rod marking the east corner of said Lot 1R, Block 1 bears S 48° 03' 39" E at a distance of 182.67 feet for reference;

THENCE: N 48° 06' 55" W (PLAT CALL: N 45° 48' 00" W) along the common line of this tract and said Lot 1R, Block 1 for a distance of 209.22 feet to the POINT OF BEGINNING and containing 0.50 acres of land.

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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 7, 2025.

See survey plat on Page 1 of 2 for additional information

