



LAND TITLE SURVEY
BEING 57.53 ACRES OF LAND OUT OF THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND BEING PART OF AN 84.77 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE AND ALL OF A 6.85 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO BY A DEED TO NEW AMERICAN DREAM, LTD., A TEXAS LIMITED PARTNERSHIP, RECORDED IN VOLUME 18545, PAGE 127, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SURVEYOR'S NOTES:

- The bearings recited hereon are grid bearings derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. All distances are horizontal surface distances. The Combined Scale Factor = 1.0001158.
- Portions of this tract are shown to be within Zone AE (100-year flood zone), per FEMA's Flood Insurance Rate Map (FIRM) for Brazos County, Texas, panel number 48041C0205F, effective date of 04/02/2014. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
- This survey was performed with the benefit of a title commitment provided by Lawyers Title Company of Brazos County, as an agent for WFG National Title Insurance Company, GF No. S48441, effective date of December 2, 2024. Any easements, rights-of-way, setback lines, encumbrances, etc. not listed in said title commitment or in plat/deeds of record or observed on the ground are not shown hereon.
- There are no visible encroachments or conflicts, except as shown or noted hereon.
- Field Notes accompany this exhibit. Record deed calls are noted therein.
- This survey is for the exclusive benefit of the current parties (buyer/seller for this transaction), and its successors and assigns, [borrower/owner, title insurance underwriter, title company, and zoning report company (if applicable)], and was made in accordance with and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and conforms to the current standards promulgated by the Texas Board of Professional Land Surveying.

TITLE COMMITMENT NOTES:

(Schedule B No. 10, items applicable to subject tract and surveyor)

- * Oil, gas, coal and other mineral rights are not a survey matter and were not addressed in this survey.
- d. Right of Way reserved in Deed executed by F.A. Lowry and Mary B. Lowry to Sam Emola, dated November 3, 1923, recorded in Volume 62, Page 222, DRBCT (Deed Records of Brazos County, Texas) does not affect this tract.
- d. Right of Way Easement executed by Sam Rizzo to The City of Bryan, Texas, dated March 27, 1948, recorded in Volume 98, Page 380, DRBCT is a "blanket" type easement.
- e. Easement executed by Sam Rizzo and Rosie Collette Rizzo to Brazos River Transmission Electric Cooperative, Inc., dated September 30, 1947, recorded in Volume 134, Page 14, DRBCT is a "blanket" type easement.
- f. Right of Way Easement executed by Sam Rizzo and Rosie C. Rizzo to The City of Bryan, Texas, dated December 15, 1947, recorded in Volume 141, Page 429, DRBCT is a "blanket" type easement.
- g. Easement executed by Sam Rizzo and Mrs. Rosie Rizzo to Lone Star Gas Company, dated April 16, 1970, recorded in Volume 287, Page 524, DRBCT is a "blanket" type easement.
- h. Easement executed by Sam Rizzo to The City of Bryan, Texas, dated September 13, 1972, recorded in Volume 308, Page 730, DRBCT does affect this tract and is shown hereon.
- i. Easement executed by Sam Rizzo to the City of Bryan, dated August 1, 1972, recorded in Volume 308, Page 732, DRBCT does not affect this tract.
- j. Right-of-Way Easement executed by Sam Rizzo to the City of Bryan, Texas, dated August 13, 1974, recorded in Volume 331, Page 241, DRBCT is a "blanket" type easement.
- k. Right-of-Way Agreement executed by Sam R. Rizzo and Rosie Rizzo to Ferguson Crossing Pipe Line Company, dated December 10, 1981, recorded in Volume 508, Page 199, DRBCT does affect this tract and is shown hereon.
- m. Right-of-Way Agreement executed by Sam Rizzo and Rosie Rizzo to Ferguson Crossing Pipe Line Company, dated July 15, 1982, recorded in Volume 530, Page 35, DRBCT does not affect this tract.
- n. Right-of-Way Agreement executed by Sam Rizzo and Rosie Rizzo to Ferguson Crossing Pipe Line Company, dated May 15, 1982, recorded in Volume 532, Page 606, DRBCT does not affect this tract.
- o. Right-of-Way Easement executed by Sam Rizzo to the City of Bryan, Texas, dated March 7, 1983, recorded in Volume 566, Page 505, DRBCT is a "blanket" type easement.
- p. Right-of-Way Agreement executed by Sam Rizzo and Rosie Rizzo to Andrus Pipeline Corporation, dated February 14, 1983, recorded in Volume 567, Page 359, DRBCT does not affect this tract.
- q. Right-of-Way Agreement executed by Sam Rizzo and Rosie Rizzo to Andrus Pipeline Corporation, dated January 28, 1983, recorded in Volume 567, Page 362, DRBCT does not affect this tract.
- r. Utility Easement executed by Sam Rizzo and Rosie Rizzo to Andrus Pipeline Corporation, dated February 22, 1983, recorded in Volume 567, Page 398, DRBCT describes an easement for a plugged well on this tract that is no longer active.
- s. Rectifier Site Easement executed by Sam Rizzo and Rosie Rizzo to Ferguson Crossing Pipe Line Company, dated December 16, 1982, recorded in Volume 576, Page 217, DRBCT does not affect this tract.
- t. Right-of-Way Easement executed by Sam Rizzo and Rosie Rizzo to the City of Bryan, Texas, dated May 13, 1983, recorded in Volume 581, Page 716, DRBCT is a "blanket" type easement.
- u. Right of Way Easement executed by Sam Rizzo and Rosie Rizzo to American Telephone and Telegraph Company, dated December 21, 1987, recorded in Volume 1041, Page 95, OPRBCT (Official Records of Brazos County, Texas) is a "blanket" type easement.
- v. Right-of-Way Agreement executed by Sam Rizzo to Ferguson Crossing Pipe Line Company, dated April 25, 1991, recorded in Volume 1370, Page 225, OPRBCT is a "blanket" type easement.
- w. Right-of-Way Agreement executed by Sam Rizzo and Rosie Rizzo to Southwestern Gas Pipeline, Inc., dated October 3, 1994, recorded in Volume 2357, Page 340, OPRBCT is a "blanket" type easement.
- x. Public Utility Easement executed by Johnny Samuel Rizzo to the City of Bryan, dated December 8, 2000, recorded in Volume 4000, Page 313, OPRBCT does not affect this tract.
- y. Public Utility Easement executed by Johnny Samuel Rizzo to the City of Bryan, dated May 11, 2001, recorded in Volume 4162, Page 329, OPRBCT does not affect this tract.
- z. Sanitary Sewer Line Easement executed by Johnny Samuel Rizzo to the City of Bryan, dated October 18, 2002, recorded in Volume 4917, Page 275, OPRBCT does not affect this tract.
- aa. Right of Way Easement executed by Johnny Rizzo and Kay Rizzo to Wickson Creek Special Utility District, dated June 27, 2003, recorded in Volume 5673, Page 278, OPRBCT does not affect this tract.
- bb. Sanitary Sewer Line Easement executed by Johnny S. Rizzo to the City of Bryan, dated January 19, 2006, recorded in Volume 7125, Page 30, OPRBCT does not affect this tract.
- cc. Right of Way Easement executed by Luke Charles Rizzo and Dorothy B. Rizzo to the City of Bryan, doing business as "Bryan Texas Utilities" ("BTU"), dated January 11, 2009, recorded in Volume 9470, Page 281, OPRBCT does affect this tract and is shown hereon.

SURVEYOR'S CERTIFICATE

I, Luther E. Frobish, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frobish 12/13/2024
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



FROBISH
LAND SURVEYING



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 68°02'58" W	159.22'
L2	S 44°29'18" W	51.61'
L3	S 57°07'08" W	127.90'
L4	N 23°16'32" W	19.36'
L5	S 65°02'19" W	117.07'
L6	S 24°57'30" E	28.49'
L7	S 65°02'19" W	50.00'
L8	S 65°02'08" W	116.94'
L9	N 61°56'22" W	99.73'
L10	S 65°03'38" W	117.08'
L11	S 73°05'55" W	47.78'
L12	S 65°02'08" W	151.59'
L13	S 83°44'14" W	178.98'
L14	S 86°18'35" W	80.00'
L15	S 03°41'25" E	187.95'
L16	S 86°18'35" W	137.00'
L17	S 60°42'13" W	55.45'
L18	S 86°18'35" W	119.00'
L19	N 21°45'24" E	137.15'
L20	N 35°45'48" W	180.71'
L21	N 41°07'40" W	78.90'
L22	N 52°16'14" E	27.28'
L23	N 18°58'19" W	39.56'
L24	S 36°23'22" E	48.73'