

**29.094 Acres**

As of the date of this survey there are no visible improvements on this property, except as shown.

**FIELD NOTES**  
29.094 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, in Bryan, Brazos County, Texas and being part of the 102.545 acre remainder tract described in the Special Warranty Deed from Gerald G. Van Riet, Christopher S. Van Riet and Chantal C. Van Riet to Lieven J. Van Riet, Trustee recorded in Volume 15827, Page 90 of the Official Records of Brazos County, Texas (O.R.B.C.), said tract of land being further described by metes and bounds as Tract B in the deed to Venture 102 recorded in Volume 3029, Page 139 (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 west corner of the called 1.287 acre City of Bryan tract recorded in Volume 12072, Page 183, the north corner of the called 1.085 acre City of Bryan tract recorded in Volume 8849, Page 141 (O.R.B.C.) and being in the southwest line of the called 26.241 acre DBB Old Reliance, LLC remainder tract recorded in Volume 9961, Page 92 (O.R.B.C.);

THENCE: S 42°40'47" W along the northwest of the called 1.085 acre City of Bryan tract for a distance of 702.61 feet to a found 1/2-inch iron rod marking the south corner of this tract and being in the northeast right-of-way line of State Highway No. 6 (based on a variable width) recorded in Volume 275, Page 727 of the Deed Records of Brazos County, Texas (D.R.B.C.);

THENCE: N 46°16'29" W along the northeast right-of-way line of said State Highway No. 6 for a distance of 1,605.91 feet to a found 1/2-inch iron rod marking the west corner of this herein described tract and the south corner of Lot 1, Block 1, LUV HOMES subdivision according to the Final Plat recorded in Volume 5883, Page 117 (O.R.B.C.);

THENCE: N 40°16'50" E along the common line of this tract and said Lot 1, Block 1 of said LUV HOMES subdivision for a distance of 726.06 feet to a found 1/2-inch iron rod marking the north corner of this tract and the west corner of the called 26.241 acre DBB Old Reliance, LLC remainder tract;

THENCE: along the common line of this tract and the called 26.241 acre DBB Old Reliance, LLC remainder tract for the following six (6) calls:

- 1) S 49°45'27" E for a distance of 220.00 feet to a found 1/2-inch iron rod for corner,
- 2) N 40°16'50" E for a distance of 260.00 feet to a found 1/2-inch iron rod for corner,
- 3) S 49°43'10" E for a distance of 200.87 feet to a found 1/2-inch iron rod for corner,
- 4) S 36°01'39" W for a distance of 260.57 feet to a found 1/2-inch iron rod for corner,
- 5) S 49°45'27" E for a distance of 479.25 feet to a found 1/2-inch iron rod for corner, and
- 6) S 40°04'27" E for a distance of 723.19 feet to the POINT OF BEGINNING and containing 29.094 acres of land, more or less.

**GENERAL SURVEYOR NOTES:**

1. ORIGIN OF BEARING SYSTEM: Bearings shown on this survey are consistent with the northwest line of the called 26.241 acre DBB Old Reliance, LLC remainder tract recorded in Volume 9961, Page 92, Official Records, Brazos County, Texas.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, effective April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. Survey is valid only if print has original seal and signature of Surveyor.
4. Subsurface and environmental conditions were not examined or considered as a part of this survey.
5. The location of underground utilities as shown hereon are based on above-ground structures and utility markers. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
6. This survey does not constitute a title search by Surveyor. All information regarding record easements and other documents that might affect the quality of title to tract shown hereon was gained from Title Commitment # BC2008968, prepared by South Land Title Company of Brazos County effective February 11, 2020. The following comments correspond to the easement items as numbered in the above commitment:

**SCHEDULE B:**

- 10.d. Easement from John Carrabba, et ux to Humble Pipe Line Co. dated June 14, 1919 and recorded in Volume 48, Page 563, Deed Records, Brazos County, Texas. (Blanket - Approximate location shown on survey)
- 10.e. Easement from Estate of John Carrabba to the City of Bryan, dated December 12, 1937, recorded in Volume 98, Page 69, Deed Records, Brazos County, Texas. (Blanket)
- 10.f. Easement from Rosa Carrabba, a widow, et al, to Lone Star Gas Company, dated October 16, 1939, recorded in Volume 102, Page 62, Deed Records, Brazos County, Texas; partial release in Volume 605, Page 523, Official Records, Brazos County, Texas. (Shown on survey)
- 10.g. Easement from Sam Carrabba and wife, Frances Carrabba, to Gulf States Utilities Company, dated June 13, 1947, recorded in Volume 13, Page 454, Deed Records, Brazos County, Texas. (Not located on subject tract)
- 10.h. Easement from F.W. Bert Wheeler, Trustee to Farguson Crossing Pipe Line Company, dated December 14, 1981, recorded in Volume 508, Page 190, Deed Records, Brazos County, Texas. (Shown on survey)
- 10.i. Easement Agreements from F.W. Bert Wheeler to Andrus Pipeline Corporation, dated February 17, 1983, recorded in Volume 562, Page 373, Deed Records, Brazos County, Texas. (Not located on subject tract)
- 10.j. Easement Agreements from F.W. Bert Wheeler to Andrus Pipeline Corporation, dated February 17, 1983, recorded in Volume 562, Pages 381, Deed Records, Brazos County, Texas. (Shown on survey)

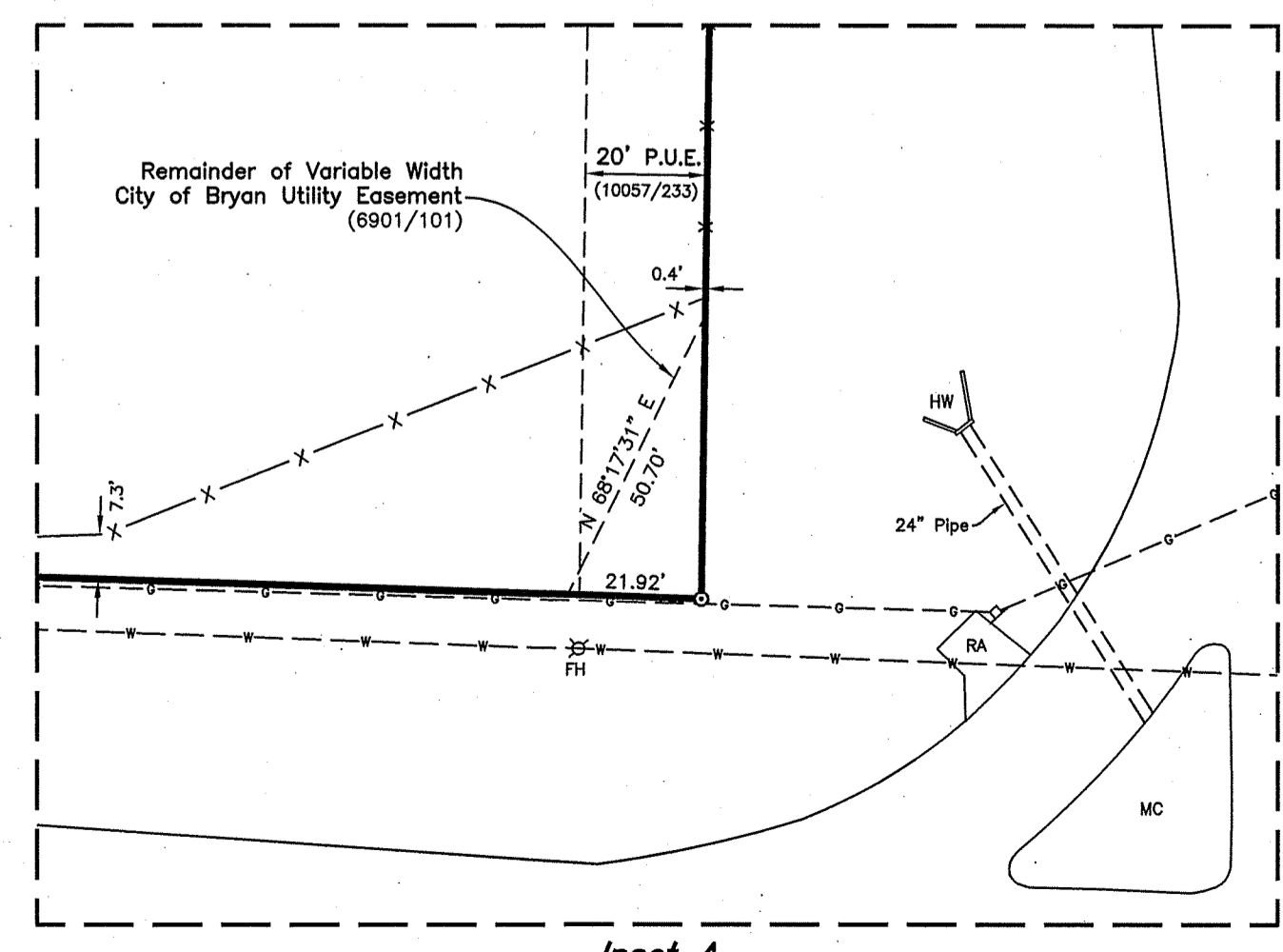
- Legend and Abbreviations**
- Overhead Electrical Line
  - Underground Water Line
  - Underground Gas Line
  - Underground Pipe Line
  - Chain Link Fence
  - Wire Fence
  - ⊕ Fire Hydrant (FH)
  - ⊕ Gas Sign - Atmos (GA)
  - ⊕ Gas Sign - Blackhawk (GB)
  - ⊕ Gas Sign - Exxon (GE)
  - ⊕ Gas Sign Post (GP)
  - ⊕ Gas Sign - ETC (GS)
  - Guy Anchor (GU)
  - ⊕ Power Pole (PP)
  - ⊕ Storm Drain Manhole (SD)
  - ⊕ Water Meter (WM)
  - ⊕ Water Valve (WV)
  - P.O.B. - Point of Beginning
  - PT.A.E. - Private Access Easement
  - BT - Battery Tank
  - CO - Concrete
  - CM - Controlling Monument
  - MC - Median (Concrete)
  - PE - Pipe Envelope
  - TV - Telephone Vault
  - ⊙ - 1/2" Iron Rod Found (CM)

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 49°43'10" E	200.87'

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Gregory Hopcus, R.P.L.S. #6047



Inset A  
Scale: 1"=30'

**LAND TITLE SURVEY**

**29.094 ACRES**

BEING A REMAINDER OF  
TRACT B (102.545 AC.) DESCRIBED  
IN VOLUME 3029, PAGE 139

STEPHEN F. AUSTIN LEAGUE NO. 10, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

MARCH 10, 2020

SCALE: 1" = 80'

Revised 4/3/2020  
Added easements not listed in Title Commitment

Surveyed By:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

