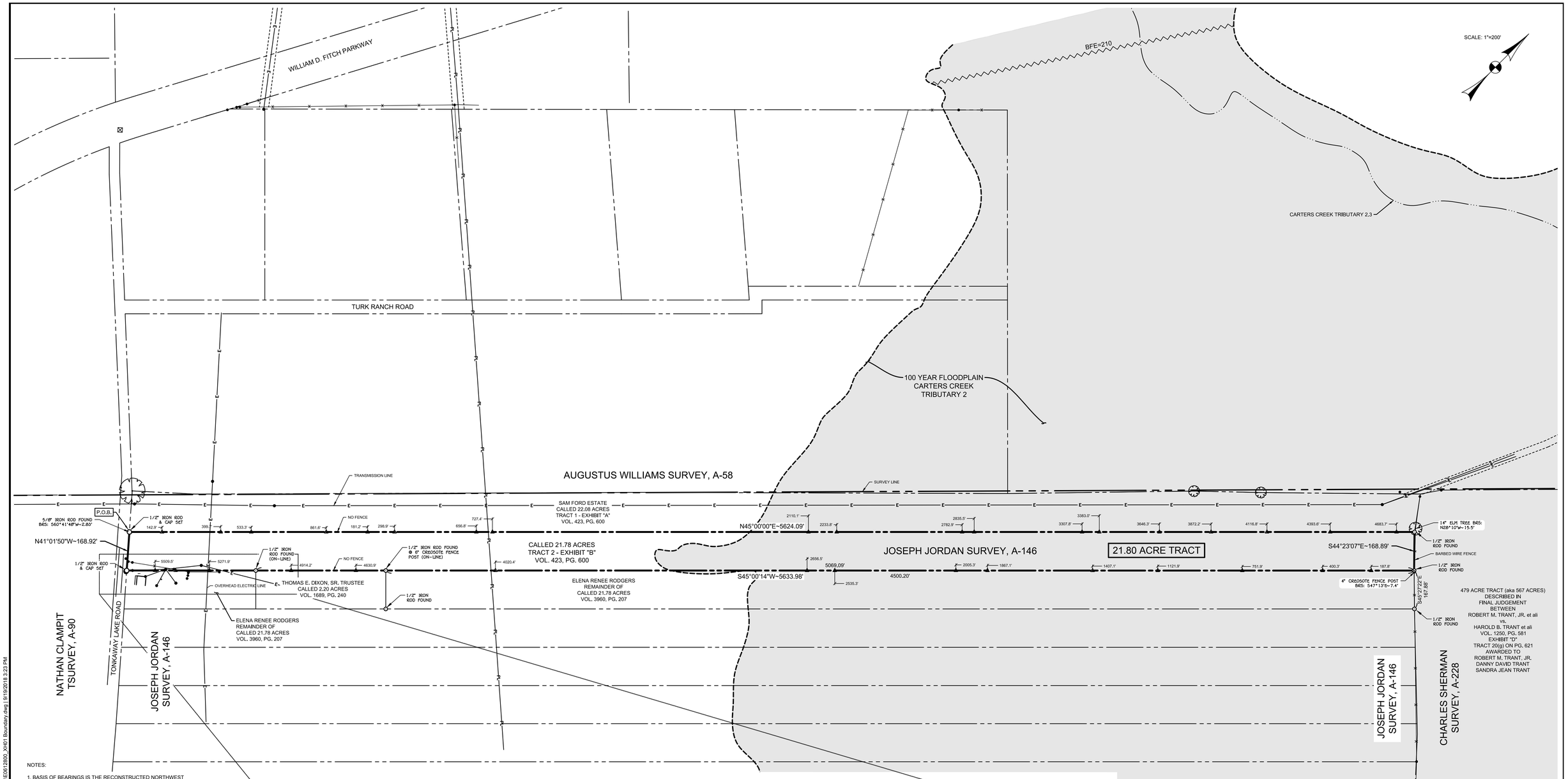


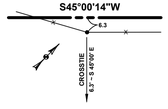
NOTES:

1. BASIS OF BEARINGS IS THE RECONSTRUCTED NORTHWEST LINE OF THE CALLED 21.78 ACRE TRACT DESCRIBED IN VOL. 423, PG. 600 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 45°00'00"E.

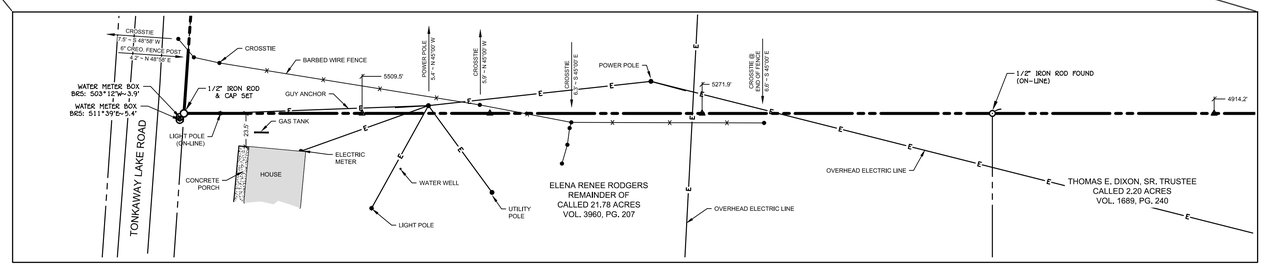
2. CURRENT TITLE APPEARS VESTED IN THE BOSE FORD ESTATE BY VIRTUE OF DEED RECORDED IN VOL. 423, PG. 600 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

3. THE SUBJECT TRACT DOES 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. 481195, PANEL NO. 0350E, MAP NO. 48041C0350E. EFFECTIVE DATE: MAY 16, 2012.

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 WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.



STATE OF TEXAS
REGISTERED
S.M. KLING
2003
PROFESSIONAL
LAND SURVEYOR

▲ 1.5" WOODEN LATHE
SET ON-LINE

SURVEYED: AUGUST, 2018

BY: S.M. KLING R.P.L.S. NO. 2003

SURVEY PLAT
OF
BOSE FORD ESTATE
21.80 ACRE TRACT
JOSEPH JORDAN SURVEY, A-146
BRAZOS COUNTY, TEXAS

SCALE: 1"=200' SEPTEMBER, 2018

CEC
CIVIL ENGINEERING CONSULTANTS
1555 GREENS PRAIRIE ROAD WEST
COLLEGE STATION, TX ✦ (979)846-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-3214 & SURVEYING 10241500

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