

Called 5.00 Acres  
 (Commonly known as Tract 42B)  
 New Gravel  
 Copy Linear  
 V.5181, P.197

(DEED CALL: N 46°20'56\"/>

**Lot 42-C**  
**4.895 Acres**  
 As of the date of this survey  
 there are no visible improvements  
 on this property, except as shown.

7-11 Ranch  
 V.623, P.659

Lot 41  
 Now or Formerly  
 Jennifer &  
 James  
 V.12269, P.14

Called 2.5000 Acres  
 (Commonly known as Lot 42-D)  
 New Gravel  
 Copy Linear  
 V.10454, P.238

**ALTA/ACSM LAND TITLE SURVEY**

**LEGAL DESCRIPTION:**  
 Being all that certain tract or parcel of land lying and being described in the ANDREW MULLICAN SURVEY, Abstract No. 39, Brazos County, Texas and being all of the called 5,000 acre tract described in the deed from Brazos County Development Company, Steven Delwayne Linder and wife, Renee Linder and A. Ronald Linder recorded in Volume 5260, Page 57 of the Official Public Records of Brazos County, Texas, and being all of the called 5.0000 acre tract commonly known as Lot 42-C, 7-11 RANCH, PHASE 1 according to the Final Plat recorded in Volume 626, Page 659 (O.R.65C).

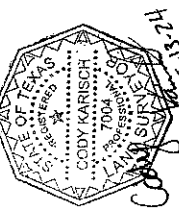
**GENERAL SURVEYOR NOTES:**  
 1. This survey is a subdivision of land shown on the State Plane Coordinate System, Central Zone, NAD83, per GPS observations. According to the Flood Insurance Risk Map, this property is not located in a Special Flood Hazard Area.  
 2. Building setbacks shown are as set out per Brazos County Subdivision Regulations.  
 3. This survey is valid only if the print has seal and signature of Surveyor.  
 4. Subsurface and environmental conditions were not examined or considered as a part of this survey.  
 5. Locations of underground utilities, as shown hereon, are based on utility records 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. There are no visible improvements other than those shown hereon.  
 7. No work was done to determine the location of buildings under exterior construction or additions.  
 8. This survey does not constitute a title opinion.  
 9. Documents that might affect the quality of title to the tract shown hereon was gained from the commitment of No. 2410484F effective April 17, 2024 by University Title Company. The following comments correspond to the items as numbered in the above referenced commitment:  
 10. Schedule B items:  
 10.g. Easement from H.R. Turner to Lone Star Gas Company, dated September 26 (blanket) from K.T. Williams, III to Lone Star Gas Company, dated June 5, 1955, recorded in Volume 189, Page 582, Deed Records, Brazos County, Texas.  
 10.h. (Blanket) from Brazos County Development Company to Mid South Electric Cooperative Association, dated March 13, 1939, recorded in Volume 244, Deed Records, Brazos County, Texas. (Not located on subject tract)  
 10.i. Easement from A.A. Hunter to Mid-South Electric Cooperative Association, dated County, Texas. (Blanket)  
 10.m. Easement reserved in Deed from Brazos County Development Company to Steven Delwayne Linder, et al, dated April 15, 2003, recorded in Volume 5260, Page 57, Official Records, Brazos County, Texas. (Shown on survey)

**Schedule B items:**  
 10.g. Easement from H.R. Turner to Lone Star Gas Company, dated September 26 (blanket) from K.T. Williams, III to Lone Star Gas Company, dated June 5, 1955, recorded in Volume 189, Page 582, Deed Records, Brazos County, Texas.  
 10.h. (Blanket) from Brazos County Development Company to Mid South Electric Cooperative Association, dated March 13, 1939, recorded in Volume 244, Deed Records, Brazos County, Texas. (Not located on subject tract)  
 10.i. Easement from A.A. Hunter to Mid-South Electric Cooperative Association, dated County, Texas. (Blanket)  
 10.m. Easement reserved in Deed from Brazos County Development Company to Steven Delwayne Linder, et al, dated April 15, 2003, recorded in Volume 5260, Page 57, Official Records, Brazos County, Texas. (Shown on survey)

LINE	BEARING	DISTANCE
L1	N 44°36'43\"/>	

**LEGEND**  
 ○ - 3/8\"/>

To: CRT CO, Inc., as Insured, and University Title Company, as Title Insurance Company:  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for Land Surveys of the National Society of Professional Surveyors, jointly established and adopted by ALTA, NSPS, and the Board of Standards, 4, 6, 8 and 19 of Table A thereof. The fieldwork was completed on May 7, 2024.



Date of Plat or Map:  
 May 13, 2024  
 Cody Karisch  
 R.P.L.S. No. 7004

FIELD NOTES  
4.895 ACRES

Being all that certain tract or parcel of land lying and being situated in the ANDREW MILLICAN SURVEY, Abstract No. 39, Brazos County, Texas and being all of the called 5.000 acre tract described in the deed from Brazos County Development Company to Steven DeWayne Linder and wife, Renee Linder and A. Randall Linder recorded in Volume 5260, Page 57 of the Official Records of Brazos County, Texas (O.R.B.C.), said 5.000 acre tract commonly known as Lot 42-C, 7-11 RANCH, PHASE 1 according to the Final Plat recorded in Volume 628, Page 659 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod marking the east corner of this herein described tract, said iron rod also marking the north corner of the 2.5000 acre Greg Linder tract recorded in Volume 10454, Page 236 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), and being in the southwest right-of-way line of State Highway 6 (variable width), said 2.5000 acre Linder tract commonly known as Lot 42-D of said 7-11 RANCH, PHASE 1;

THENCE: S 43° 56' 54" W (DEED CALL: S 46° 20' 56" W – 790.93') along the common line of this tract and the called 2.5000 acre Linder tract for a distance of 790.46 feet to a found 5/8-inch iron rod marking the south corner of this tract, said iron rod also marking the west corner of the called 2.5000 acre Linder tract and being in the northeast line of Lot 41 of said 7-11 RANCH, PHASE 1;

THENCE: N 44° 36' 43" W (DEED CALL: N 41° 45' 14" W – 277.13') along the fenced common line of this tract and said Lot 41 for a distance of 269.84 feet to a found 3/8-inch iron rod marking the west corner of this herein described tract, said iron rod also marking the south corner of the called 5.00 acre Gary A. Linder tract recorded in Volume 5181, Page 197 (O.R.B.C.), said 5.00 acre Linder tract commonly known as Tract 42B of said 7-11 RANCH, PHASE 1, from whence a found 3/8-inch iron rod marking the north corner of said Lot 41 and the southwest corner of the called 5.00 acre Linder tract bears N 44° 36' 43" W at a distance of 79.08 feet for reference;

THENCE: N 43° 46' 38" E (DEED CALL: N 46° 20' 56" E – 781.76') along the common line of this tract and the called 5.00 acre Linder tract for a distance of 783.69 feet to a found 3/8-inch iron rod marking the north corner of this tract, said iron rod also marking the east corner of the called 5.00 acre Linder tract and being in the southwest right-of-way line of said State Highway 6;

THENCE: S 46° 03' 06" E (DEED CALL: S 43° 39' 04" E – 276.98') along the southwest right-of-way line of said State Highway 6 for a distance of 272.10 feet to the POINT OF BEGINNING and containing 4.895 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, 2024.

See survey plat on Page 1 of 2 for additional information.



20