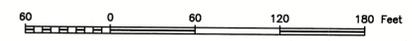


SURVEYOR'S CERTIFICATE:
 I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A CATEGORY 1A, CONDITION II SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0220F, REVISED DATE: 04-02-2014.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502



SCALE: 1" = 60'



COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-126 (N:10221519.22; E:3566228.08) AND AS ESTABLISHED BY GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001107965 (CALCULATED USING GEOD12B).

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

BUILDING SETBACK LINES PER CITY OF COLLEGE STATION U.D.O.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 172510, EFFECTIVE DATE: 07-19-2017. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10d: BLANKET EASEMENT TO CITY OF BRYAN, 98/184, DOES APPLY TO THIS TRACT AS ASSIGNED TO THE CITY OF COLLEGE STATION, 871/682
- ITEM 10e: BLANKET EASEMENT TO WIXON WATER SUPPLY CORP., 309/670, DOES APPLY TO THIS TRACT
- ITEM 10f: EASEMENT TO CITY OF COLLEGE STATION, 494/11, DOES NOT CROSS THIS TRACT
- ITEM 10g: EASEMENT TO THE CITY OF COLLEGE STATION, 660/606, DOES APPLY AS SHOWN HEREON
- ITEM 10h: EASEMENT TO THE CITY OF COLLEGE STATION, 698/561, DOES APPLY AS SHOWN HEREON
- ITEM 10i: EASEMENT TO CITY OF COLLEGE STATION, 1075/197, DOES APPLY AS SHOWN HEREON
- ITEM 10j: EASEMENT TO THE CITY OF COLLEGE STATION, 4715/104, DOES APPLY AS SHOWN HEREON
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

14.994 ACRES MEASURED
 (GRID DISTANCES)
 BEING A
14.996 ACRE TRACT
 (CALCULATED SURFACE - SEE NOTE)

BUYER	CASE VENTURES, INC.
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	172510

LAND TITLE SURVEY PLAT
 OF A
14.996 ACRE TRACT
J. W. SCOTT LEAGUE, A-49
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
 SURVEY DATE: 09-19-17
 PLAT DATE: 09-22-17
 JOB NUMBER: 17-599
 CAD NAME: 17-599
 CR5 FILE: SUMMIT-GTG (cont); 17-599 (job)
 PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE: (979) 268-3195

- LEGEND:
- UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - BARBED WIRE FENCE
 - CONCRETE

