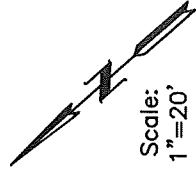
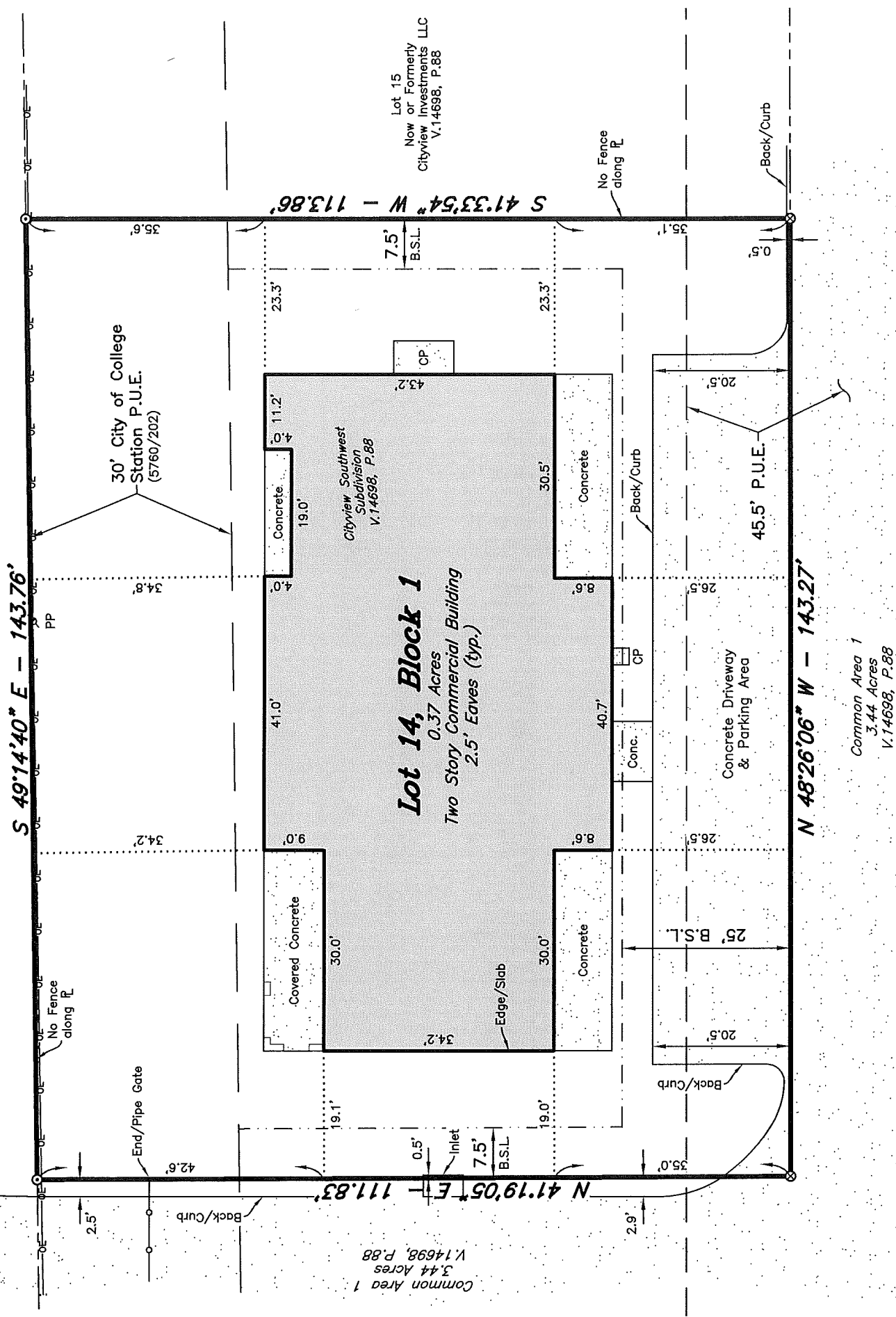


Lot 14, Block 01
Note: Building Setback Lines per
City of College Station Unified
Development Ordinance.



William D. Fitch Parkway
State Highway 40



NOTE:

- According to the Title Commitment identified below, this property is not subject to any Restrictive Covenants; however, the following Easements do apply:
 - Easement granted to the City of College Station, Texas by W. Barton Munro, Trustee, et al as set out in instrument dated November 19, 2003, recorded in Volume 5760, Page 202, Official Public Records of Brazos County, Texas. (Shown on Survey)
 - Easement granted to Wellborn Water Supply Corporation by Don Dillon and D. Brooks Cofer, Jr., d/b/a Cofer and Dillon as set out in instrument dated October 6, 1965, recorded in Volume 254, Page 292, Deed Records of Brazos County, Texas. (Blanket)
 - Easement granted to the City of Bryan, Texas by D. Brooks Cofer, Jr. as set out in instrument dated December 18, 1975, recorded in Volume 350, Page 132, Deed Records of Brazos County, Texas. (Blanket)
 - Easement granted to the City of Bryan, Texas by W. Barton Munro, Trustee, et al as set out in instrument dated March 18, 1985, recorded in Volume 802, Page 473, Official Public Records of Brazos County, Texas. (Blanket)
 - Easement granted to Sprint Communication Company, et al by Jupiter & Space Property, LLC as set out in instrument dated February 12, 2015, recorded in Volume 12713, Page 87, Official Public Records of Brazos County, Texas. (Description too vague to plot)
- Survey is valid only if print has seal and signature of Surveyor.
- The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 14698, Page 88, Official Public Records of Brazos County, Texas.

All of Lot Fourteen (14), Block One (1), CITYVIEW SOUTHWEST SUBDIVISION, an addition to the City of College Station, Brazos County, Texas, according to the replat thereof recorded in Volume 14698, Page 88, Official Public Records of Brazos County, Texas.

CERTIFIED TO: URBAN TABLE REAL ESTATE HOLDINGS, LLC; AMERICAN MOMENTUM BANK; AGGIELAND TITLE COMPANY

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on August 7, 2018. There are no visible encroachments other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0325E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.

Proposed Borrower: PAGE D. THORTON

This survey was prepared with the assistance of AGGIELAND
TITLE COMPANY Title Commitment GF #: 37110,
Effective date July 16, 2018.

LEGEND

- 1/2" Iron Rod Found (CM)
- ⊗ Chiseled "x" in Concrete
- B.S.L. Building Setback Line
- P.U.E. Public Utility Easement
- CM Controlling Monument
- CP Concrete Pad
- PP Power Pole
- Indicates perp. distance from PL to Slab
- 4" Pipe Gate
- OE— Overhead Electrical Line

