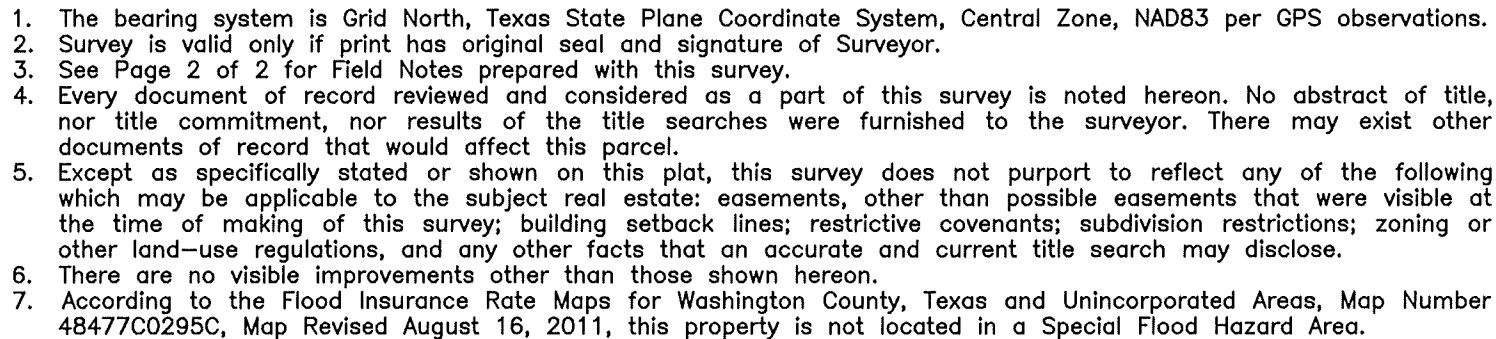




I, Cody Karisch, Registered Professional Land Surveyor No. 7004, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on January 25, 2025.



- ### ***LEGEND***
- | | |
|--------|------------------------------------|
| ⊙ | - 1/2" Iron Rod Found (CM) |
| ○ | - 1/2" Iron Rod Set |
| □ | - 6" Fence Post (CM) |
| ⊗ | - 6" Fence Post for Reference (CM) |
| ⊙ | - 8" Fence Post (CM) |
| P.E. | - Pipeline Easement |
| P.O.B. | - Point of Beginning |
| CM | - Controlling Monument |
| DN | - Document Number |
| GS | - Gas Sign (ETC) |
| — x — | - Wire Fence |
| — G — | - Underground Gas Line |

FIELD NOTES
0.778 ACRES

Being all that certain tract or parcel of land lying and being situated in the PHILIP COE SURVEY, Abstract No. 31, in Brenham, Washington County, Texas and being part of the called 12.866 acre tract described in the deed from Susan B. Love, Independent Executrix of the Estate of Joyce E. Baker to Dwayne Ray McGee a/k/a Dwayne R. McGee and spouse, Lu Ann Gourley recorded in Volume 1765, Page 518 of the Official Records of Washington County, Texas (O.R.W.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking a corner of the called 12.866 acre McGee and Gourley tract and the north corner of the called 219.28 acre James S. Brown and Melanie Ida Brown remainder Tract No. 1 recorded in Volume 373, Page 476 of the Deed Records of Washington County, Texas (D.R.W.C.), from whence a found 6-inch fence post marking a corner of the called 12.866 acre McGee and Gourley tract bears S 46° 56' 05" W at a distance of 376.88 feet for reference;

THENCE: N 46° 56' 05" E into and through the called 12.866 acre McGee and Gourley tract for a distance of 15.65 feet to a 1/2-inch iron rod set for the north corner of this tract, said iron rod also being in the southwest margin of Dixie Road;

THENCE: along the southwest margin of said Dixie Road for the following two (2) calls:

- 1) S 38° 24' 01" E (DEED CALL: S 41° 35' 25" E) for a distance of 1.41 feet to a found 8-inch fence post marking an angle point of this tract, and
- 2) S 38° 48' 08" E (DEED CALL: S 41° 59' 19" E – 1,650.95') for a distance of 1,651.13 feet to a found 8-inch fence post marking the common east corner of this herein described tract and the called 12.866 acre McGee and Gourley tract, said fence post also marking the north corner of the called 8.704 acre Ranier & Son Development Company, LLC tract recorded in Document No. 2024-6101 (O.R.W.C.);

THENCE: S 63° 32' 27" W (DEED CALL: S 58° 16' 29" W – 25.91') along the common line of this tract and the called 8.704 acre Ranier & Son Development Company, LLC tract for a distance of 26.10 feet to a found 6-inch fence post marking the common south corner of this tract and the called 12.866 acre McGee and Gourley tract, said fence post also marking an angle point of the called 8.704 acre Ranier & Son Development Company, LLC tract and an angle point of the called 90.000 acre James Stewart Brown, Mark Edward Brown and Melanie Ida Brown tract recorded in Volume 375, Page 333 (D.R.W.C.);

THENCE: N 38° 27' 27" W (DEED CALL: N 41° 38' 39" W – 1,646.61') along the common line of this tract, the called 90.000 acre Brown tract and the called 219.28 acre Brown remainder Tract No. 1 for a distance of 1,645.83 feet to the POINT OF BEGINNING and containing 0.778 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 January 25, 2025.

See survey plat on Page 1 of 2
for additional information

