

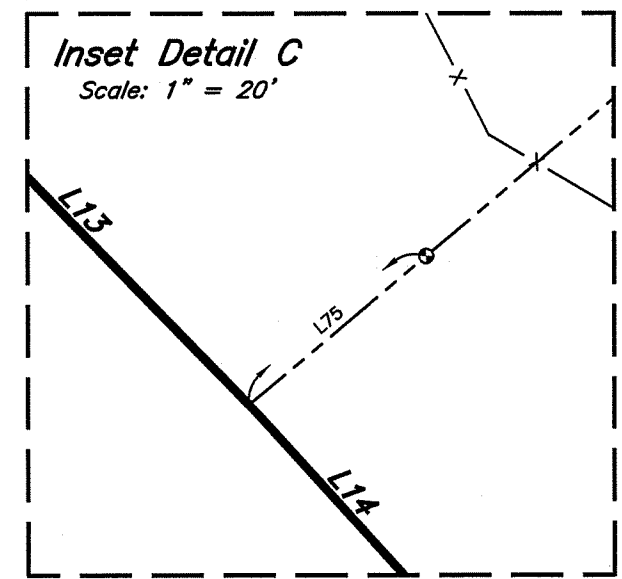
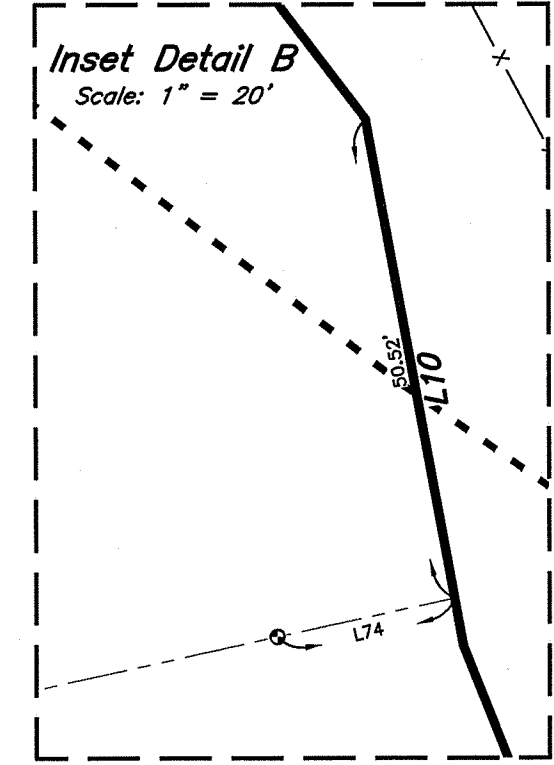
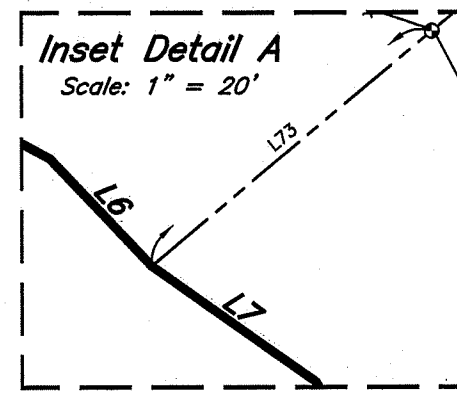
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 78°07'17" W	103.98'
L2	N 2°01'07" W	195.37'
L3	N 15°14'17" W	309.62'
L4	N 2°03'35" E	139.96'
L5	N 13°48'35" E	123.97'
L6	N 31°37'05" E	15.36'
L7	N 20°41'11" E	20.81'
L8	N 42°40'42" E	33.65'
L9	N 38°18'01" E	60.52'
L10	N 65°02'59" E	55.55'
L11	N 53°48'11" E	51.78'
L12	N 68°40'30" E	39.79'
L13	N 31°03'17" E	52.49'
L14	N 33°11'01" E	50.63'
L15	N 63°15'07" E	76.92'
L16	N 32°44'30" E	50.24'
L17	N 20°34'46" W	95.08'
L18	N 3°45'29" W	83.54'
L19	N 23°05'25" E	153.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N 51°47'28" E	81.44'
L21	N 16°02'15" E	56.08'
L22	N 25°29'04" E	23.72'
L23	N 61°47'10" E	62.28'
L24	N 10°08'54" W	49.00'
L25	N 26°01'06" E	134.00'
L26	N 48°12'41" E	85.08'
L27	N 1°18'48" W	41.40'
L28	N 28°28'11" W	37.41'
L29	N 10°08'44" E	135.19'
L30	N 30°09'27" E	33.78'
L31	N 7°37'06" E	46.17'
L32	N 11°58'23" E	51.85'
L33	N 41°40'24" W	49.27'
L34	N 35°39'51" E	22.84'
L35	N 0°44'09" W	107.83'
L36	N 45°44'31" W	52.21'
L37	N 8°21'28" W	81.51'
L38	N 20°22'49" E	76.09'

LINE TABLE		
LINE	BEARING	DISTANCE
L39	N 48°01'26" E	87.72'
L40	S 84°11'44" E	38.06'
L41	S 16°48'33" W	47.91'
L42	N 76°29'45" E	53.47'
L43	S 35°30'50" E	21.52'
L44	N 25°16'00" E	187.08'
L45	N 76°13'42" E	22.96'
L46	S 59°59'00" E	43.11'
L47	S 36°01'23" E	48.49'
L48	N 42°26'49" E	89.53'
L49	N 52°44'19" E	141.04'
L50	N 27°01'03" E	25.88'
L51	N 11°31'05" W	53.90'
L52	N 42°14'19" W	69.00'
L53	N 3°41'43" W	35.36'
L54	N 43°11'21" E	46.64'
L55	N 31°34'19" W	123.78'
L56	N 19°25'25" E	61.34'
L57	N 26°30'08" E	73.12'

LINE TABLE			
LINE	BEARING	DISTANCE	DEED CALL
L58	N 25°54'01" W	89.42'	—
L59	N 4°30'56" W	73.37'	—
L60	N 87°16'35" W	5.95'	—
L61	N 11°11'05" E	58.15'	—
L62	S 87°03'40" E	72.10'	—
L63	S 15°07'55" E	53.65'	—
L64	N 68°35'15" E	379.06'	—
L65	S 39°49'12" E	183.56'	—
L66	N 46°56'05" E	376.88'	—
L67	S 75°40' E	291.64'	S 09°12'12" E - 290.36'
L68	S 14°47'54" E	1386.42'	S 15°48'06" E
L69	S 13°42'23" E	474.95'	S 15°48'06" E
L70	S 75°33'48" W	229.77'	S 74°11' W - 230.20'
L71	N 72°00'32" W	184.90'	N 73°11'48" W - 184.37'
L72	S 2°01'07" E	432.78'	S 03°01'48" E - 431.79'
L73	N 54°13'05" W	38.00'	—
L74	S 26°45'24" E	18.93'	—
L75	N 54°13'05" W	24.02'	—
L76	S 89°01'16" W	219.01'	—

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG. CHORD DIST.
C1	44°48'22"	1490.00'	1165.20'	614.22'	N 24°23'26" W 1135.73'
C2	48°00'46"	40.00'	33.52'	17.81'	N 70°48'00" W 32.55'
C3	89°18'57"	90.00'	140.30'	88.93'	N 50°08'54" W 126.52'
C4	45°44'19"	40.00'	31.93'	16.87'	N 28°21'35" W 31.09'
C5	39°09'39"	1290.02'	881.71'	458.86'	N 31°38'54" W 864.65'



- LEGEND**
- 1/2" Iron Rod Found (CM)
  - 1/2" Iron Rod Found for Reference (CM)
  - 1/2" Iron Rod Set
  - 3/8" Iron Rod Found for Reference (CM)
  - 6" Fence Post
  - Access Easement
  - P.E. - Pipeline Easement
  - P.O.B. - Point of Beginning
  - C2 - Cattle Guard
  - CM - Controlling Monument
 CN - Plat Cabinet Number | GA - Guy Anchor | GS - Gas Sign (ETC) | PP - Power Pole | — - Chain-link Fence | — - Wire Fence | — - Wood Fence | — - Wrought Iron Fence | — - Overhead Electrical Line |

SHEET NO. 1 OF 2 SHEETS

Revised: 2025/03/17  
Adjusted Boundary & Field Notes

### LAND TITLE SURVEY

## 169.42 ACRE TRACT

BEING PART OF THE CALLED 219.28 ACRE TRACT ONE AND THE CALLED 52.458 ACRE TRACT TWO RECORDED IN VOLUME 373, PAGE 476 AND THE CALLED 90.00 ACRE TRACT RECORDED IN VOLUME 375, PAGE 333 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

PHILIP COE SURVEY, A-31  
WASHINGTON COUNTY, TEXAS  
JANUARY 23, 2025  
SCALE: 1" = 250'

**Surveyor:** McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3638

**Proposed Borrower:** 1953 Land Investments, LLC

Texas Firm Registration No. 10103300

**MB**



FIELD NOTES

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 a total of 162.44 acres of land consisting of the following three (3) individual tracts:

- 1) Being part of the called 219.28 acre Tract No. 1 described in the deed from Stewart L. Brown and wife, Betty Sue Brown to James S. Brown and Melanie Ida Brown recorded in Volume 373, Page 476 of the Deed Records of Washington County, Texas (D.R.W.C.),
- 2) Being part of the called 52.458 acre Tract No. 2 described in the deed from Stewart L. Brown and wife, Betty Sue Brown to James S. Brown and Melanie Ida Brown recorded in Volume 373, Page 476 (D.R.W.C.), and
- 3) Being part of the called 90.000 acre tract described in the deed from Stewart L. Brown to James Stewart Brown, Mark Edward Brown and Melanie Ida Brown recorded in Volume 375, Page 333 (D.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 common south corner of this herein described tract and the called 90.000 acre Brown tract, said iron rod also marking the southwest corner of the called 1.217 acre Mary Ilene Engeling tract recorded in Volume 728, Page 574 of the Official Records of Washington County, Texas (O.R.W.C.) and being in the north margin of Sunset Road, from whence a found 1/2--inch iron rod marking the southwest corner of the called 90.000 acre Brown tract bears N 88° 23' 13" W at a distance of 1,021.23 feet for reference;

THENCE: into and through the called 90.000 acre Brown tract, the called 219.28 acre Brown Tract No. 1 and the called 52.458 acre Brown Tract No. 2 for the following ten (10) calls:

- 1) N 76° 07' 17" W for a distance of 103.98 feet to a 1/2--inch iron rod set for the southwest corner of this tract,
- 2) N 02° 01' 07" W for a distance of 195.37 feet to a 1/2--inch iron rod set for the Point of Curvature of a curve to the left,
- 3) 1165.20 feet along the arc of said compound curve having a central angle of 44° 48' 22", a radius of 1490.00 feet, a tangent of 614.22 feet and long chord bearing N 24° 23' 26" W at a distance of 1135.73 feet to a 1/2--inch iron rod set for the Point of Compound Curvature,
- 4) 33.52 feet along the arc of said compound curve having a central angle of 48° 00' 46", a radius of 40.00 feet, a tangent of 17.81 feet and long chord bearing N 70° 48' 00" W at a distance of 32.55 feet to a 1/2--inch iron rod set for the Point of Reverse Curvature,
- 5) 140.30 feet along the arc of said curve having a central angle of 89° 18' 57", a radius of 90.00 feet, a tangent of 88.93 feet and long chord bearing N 50° 08' 54" W at a distance of 126.52 feet to a 1/2--inch iron rod set for the Point of Reverse Curvature,
- 6) 31.93 feet along the arc of said curve having a central angle of 45° 44' 19", a radius of 40.00 feet, a tangent of 16.87 feet and long chord bearing N 28° 21' 35" W at a distance of 31.09 feet to a 1/2--inch iron rod set for the Point of Reverse Curvature,
- 7) 861.71 feet along the arc of said curve having a central angle of 39° 09' 42", a radius of 1290.00 feet, a tangent of 458.86 feet and long chord bearing N 31° 38' 54" W at a distance of 864.65 feet to a 1/2--inch iron rod set for the Point of Tangency,
- 8) S 77° 41' 47" W for a distance of 614.14 feet to a 1/2--inch iron rod set for corner,
- 9) N 15° 14' 17" W for a distance of 309.82 feet to a 1/2--inch iron rod set for corner, and
- 10) N 88° 23' 18" W for a distance of 669.95 feet to a point for the west corner of this tract, said point also marking an angle point of the called 61.06 acre Donald L. Boecker and Nancy J. Boecker remainder tract recorded in Volume 361, Page 499 (D.R.W.C.) and being at or near the centerline of Little Sandy Creek;

THENCE: along the approximate centerline of said Little Sandy Creek for the following fifty--six (56) calls:

- 1) N 02° 03' 35" E for a distance of 139.96 feet to an angle point,
- 2) N 13° 48' 35" E for a distance of 123.97 feet to an angle point,
- 3) N 31° 37' 05" E for a distance of 15.36 feet to an angle point, said point also marking the south corner of the called 10.500 acre Roland Rau, Trustee of the Roland Rau Trust Tract 7 recorded in Document No. 2024--2550 (O.R.W.C.), from whence a found 1/2--inch iron rod for reference bears N 54° 13' 05" W at a distance of 38.00 feet for reference,
- 4) N 20° 41' 11" E for a distance of 20.81 feet to an angle point,
- 5) N 42° 40' 42" E for a distance of 33.65 feet to an angle point,
- 6) N 38° 18' 01" E for a distance of 60.52 feet to an angle point,
- 7) N 65° 02' 59" E, at 50.52 feet, pass a point for the west corner of the called 219.28 acre Brown Tract No. 1 and the north corner of the called 52.458 acre Brown Tract No. 2, from whence a found 1/2--inch iron rod for reference bears S 28° 43' 24" E at a distance of 18.93 feet for reference, continue for a total distance of 55.55 feet to an angle point,
- 8) N 83° 48' 11" E for a distance of 51.78 feet to an angle point,
- 9) N 68° 40' 30" E for a distance of 39.79 feet to an angle point,
- 10) N 31° 03' 17" E for a distance of 52.49 feet to an angle point, said point also marking the east corner of the called 10.500 acre Rau Tract 7 and a south corner of the called 41.653 acre Roland Rau, Trustee of the Roland Rau Trust remainder tract recorded in Document No. 2024--2550 (O.R.W.C.), from whence a found 1/2--inch iron rod for reference bears N 54° 13' 05" W at a distance of 24.02 feet for reference,
- 11) N 33° 11' 01" E for a distance of 50.63 feet to an angle point,
- 12) N 63° 15' 07" E for a distance of 76.92 feet to an angle point,
- 13) N 32° 44' 30" E for a distance of 50.24 feet to an angle point,
- 14) N 20° 34' 48" W for a distance of 95.08 feet to an angle point,
- 15) N 03° 45' 29" W for a distance of 83.54 feet to an angle point,
- 16) N 23° 05' 25" E for a distance of 153.19 feet to an angle point,
- 17) N 51° 47' 28" E for a distance of 81.44 feet to an angle point,
- 18) N 16° 02' 15" E for a distance of 56.08 feet to an angle point, said point also marking an east corner of the called 41.653 acre Rau remainder tract and the south corner of the called 9.410 acre Donald W. Kocian and Linda G. Kocian tract recorded in Volume 796, Page 864 (O.R.W.C.),
- 19) N 25° 29' 04" E for a distance of 23.72 feet to an angle point,
- 20) N 61° 47' 10" E for a distance of 62.28 feet to an angle point,
- 21) N 10° 08' 54" W for a distance of 49.00 feet to an angle point,
- 22) N 26° 01' 06" E for a distance of 134.00 feet to an angle point,
- 23) N 48° 12' 41" E for a distance of 85.08 feet to an angle point,
- 24) N 01° 18' 48" W for a distance of 41.40 feet to an angle point,
- 25) N 28° 28' 11" W for a distance of 37.41 feet to an angle point,
- 26) N 10° 06' 44" E for a distance of 135.19 feet to an angle point,
- 27) N 30° 09' 27" E for a distance of 33.78 feet to an angle point,
- 28) N 07° 37' 06" E for a distance of 46.17 feet to an angle point, said point also marking the east corner of the called 9.410 acre Kocian tract and a south corner of the called 41.653 acre Roland Rau, Trustee of the Roland Rau Trust remainder tract recorded in Document No. 2024--2550 (O.R.W.C.), from whence a found 1/2--inch iron rod marking the north corner of the called 9.410 acre Kocian tract bears N 69° 28' 58" W at a distance of 523.44 feet for reference,
- 29) N 11° 58' 23" E for a distance of 51.85 feet to an angle point,
- 30) N 41° 40' 24" W for a distance of 49.27 feet to an angle point,
- 31) N 35° 39' 51" E for a distance of 22.84 feet to an angle point,
- 32) N 00° 44' 09" W for a distance of 107.83 feet to an angle point,
- 33) N 45° 44' 31" W for a distance of 52.21 feet to an angle point,
- 34) N 08° 21' 28" W for a distance of 81.51 feet to an angle point,
- 35) N 20° 22' 48" E for a distance of 76.09 feet to an angle point,
- 36) N 48° 01' 26" E for a distance of 87.72 feet to an angle point,
- 37) S 84° 11' 44" E for a distance of 38.06 feet to an angle point,
- 38) S 16° 48' 33" W for a distance of 47.91 feet to an angle point,
- 39) N 76° 29' 45" E for a distance of 53.47 feet to an angle point,
- 40) S 35° 30' 50" E for a distance of 21.52 feet to an angle point,
- 41) 25° 18' 00" E for a distance of 187.08 feet to an angle point,
- 42) N 76° 13' 42" E for a distance of 22.96 feet to an angle point,
- 43) S 59° 59' 00" E for a distance of 43.11 feet to an angle point,
- 44) S 36° 01' 23" E for a distance of 48.49 feet to an angle point,
- 45) N 42° 28' 49" E for a distance of 89.53 feet to an angle point,
- 46) N 52° 44' 19" E for a distance of 141.04 feet to an angle point,
- 47) N 27° 01' 03" E for a distance of 25.88 feet to an angle point,
- 48) N 11° 31' 05" W for a distance of 53.90 feet to an angle point,
- 49) N 42° 14' 19" W for a distance of 99.00 feet to an angle point,
- 50) N 03° 41' 43" W for a distance of 35.36 feet to an angle point,
- 51) N 43° 11' 21" E for a distance of 46.64 feet to an angle point,
- 52) N 31° 34' 19" W for a distance of 123.78 feet to an angle point,
- 53) N 19° 25' 25" E for a distance of 61.34 feet to an angle point,
- 54) N 26° 30' 08" E for a distance of 73.12 feet to an angle point,
- 55) N 25° 54' 01" W for a distance of 89.42 feet to an angle point, and
- 56) N 04° 30' 56" W for a distance of 73.37 feet to an angle point, said point also marking the southeast corner of the called 3.324 acre Milton Clark and Isabel Clark tract recorded in Volume 1817, Page 150 (O.R.W.C.), from whence a found 3/8--inch iron rod marking the southwest corner of the called 3.324 acre Clark tract bears S 89° 01' 16" W at a distance of 219.01 feet for reference;

THENCE: along the common line of this tract and the called 3.324 acre Clark tract for the following three (3) calls:

- 1) N 87° 16' 35" W for a distance of 5.95 feet to an angle point,
- 2) N 11° 11' 05" E for a distance of 58.15 feet to an angle point, and
- 3) S 87° 03' 40" E for a distance of 72.08 feet to a found 1/2--inch iron rod marking an angle point of this tract, said iron rod also marking the southeast corner of the called 3.324 acre Clark tract and being in the southwest line of the called 12.866 acre Dwayne Ray McGee and Lu Ann Gourley tract recorded in Volume 1765, Page 518 (O.R.W.C.), from whence a found 1/2--inch iron rod marking the north corner of the called 3.324 acre Clark tract bears N 15° 07' 49" W at a distance of 621.01 feet for reference,

THENCE: along the common line of this tract and the called 12.866 acre McGee and Gourley tract for the following five (5) calls:

- 1) S 15° 09' 04" E for a distance of 53.65 feet to a found 1/2--inch iron rod marking an interior corner of this tract,
- 2) N 68° 35' 15" E for a distance of 379.06 feet to a found 1/2--inch iron rod marking an exterior corner of this tract,
- 3) S 39° 49' 12" E for a distance of 183.56 feet to a found 6--inch fence post marking an interior corner of this tract,
- 4) N 45° 56' 05" E for a distance of 376.88 feet to a found 1/2--inch iron rod marking an angle point of this tract,
- 5) S 38° 27' 27" E for a distance of 1,645.83 feet to a found 6--inch fence post marking an angle point of this tract, said fence post also marking the south corner of the called 12.866 acre McGee and Gourley tract and an angle point of the called 8.704 acre Ranier & Son Development Company, LLC tract recorded in Document No. 2024--6101 (O.R.W.C.);

THENCE: S 07° 57' 40" E (DEED CALL: S 09° 12' 12" E --290.36') along the common line of this tract and the called 8.704 acre Ranier & Son Development Company, LLC tract for a distance of 291.64 feet to a found 1/2--inch iron rod marking an angle point of this tract, said iron rod also marking the most westerly south corner of the called 8.704 acre Ranier & Son Development Company, LLC tract and the northwest corner of the called 24.872 acre Ranier & Son Development Company, LLC Tract One recorded in Document No. 2024--4786 (O.R.W.C.);

THENCE: along the common line of this tract and the called 24.872 acre Ranier & Son Development Company, LLC Tract One for the following two (2) calls:

- 1) S 38° 50' 54" W (DEED CALL: S 37° 31' W --1,146.56') for a distance of 1,147.30 feet to a 1/2--inch iron rod set for angle, and
- 2) S 14° 24' 25" E (DEED CALL: S 15° 40' 24" E --692.90') for a distance of 693.12 feet to a found 1/2--inch iron rod marking an angle point of this tract, said iron rod also marking the southwest corner of the called 24.872 acre Ranier & Son Development Company, LLC Tract One and the northwest corner of Lot 31, Block 1, VINTAGE FARMS SUBDIVISION, PHASE III according to the Final Plat recorded in Plat Cabinet No. 763B & 764A of the Plat Records of Washington County, Texas (P.R.W.C.);

THENCE: along the common line of this tract, the west line of said VINTAGE FARMS SUBDIVISION, PHASE III, the west line of VINTAGE FARMS TOWNHOMES according to the Replat recorded in Plat Cabinet No. 794B, 795A and 795B (P.R.W.C.), the called 5.351 acre Reserve "D" of said VINTAGE FARMS TOWNHOMES and the west line of VINTAGE FARMS SUBDIVISION, PHASE IV according to the Final Plat recorded in Plat Cabinet No. 793A & 793B (P.R.W.C.) for the following two (2) calls:

- 1) S 14° 47' 54" E (DEED CALL: S 15° 48' 06" E) for a distance of 1,386.42 feet to a found 1/2--inch iron rod marking an angle point of this tract, and
- 2) S 13° 42' 23" E (DEED CALL: S 15° 48' 06" E) for a distance of 474.95 feet to a found 1/2--inch iron rod marking the southeast corner of this tract, said iron rod also marking the northeast corner of the called 1.718 acre Sandra Roberts tract recorded in Volume 1465, Page 7 (O.R.W.C.) and being in the west line of Lot 30, Block 2 of said VINTAGE FARMS SUBDIVISION, PHASE IV;

THENCE: S 75° 33' 48" W (DEED CALL: S 74° 11' W --230.20') along the common line of this tract and the called 1.718 acre Roberts tract for a distance of 229.77 feet to a found 1/2--inch iron rod marking an angle point of this tract, said iron rod also marking the northwest corner of the called 1.718 acre Roberts tract and the northeast corner of the called 1.217 acre Engeling tract;

THENCE: along the common line of this tract and the called 1.217 acre Engeling tract for the following two (2) calls:

- 1) N 72° 00' 32" W (DEED CALL: N 73° 11' 48" W --184.37') for a distance of 184.90 feet to a found 1/2--inch iron rod marking a corner of this tract, and
- 2) S 02° 01' 07" E (DEED CALL: S 03° 01' 48" E --431.79') for a distance of 432.78 feet to the POINT OF BEGINNING and containing 169.42 acres of land.

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 a total of 162.44 acres of land consisting of the following three (3) individual tracts:

- 1) Being part of the called 219.28 acre Tract No. 1 described in the deed from Stewart L. Brown and wife, Betty Sue Brown to James S. Brown and Melanie Ida Brown recorded in Volume 373, Page 476 of the Deed Records of Washington County, Texas,
- 2) Being part of the called 52.458 acre Tract No. 2 described in the deed from Stewart L. Brown and wife, Betty Sue Brown to James S. Brown and Melanie Ida Brown recorded in Volume 373, Page 476 of the Deed Records of Washington County, Texas, and
- 3) Being part of the called 90.000 acre tract described in the deed from Stewart L. Brown to James Stewart Brown, Mark Edward Brown and Melanie Ida Brown recorded in Volume 375, Page 333 of the Deed Records of Washington County, Texas.

GENERAL NOTES:

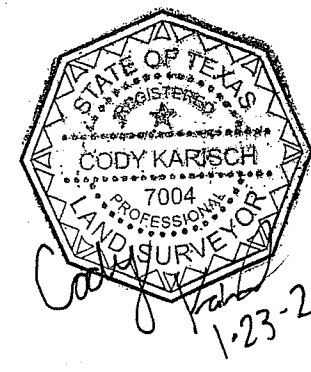
1. ORIGIN OF BEARING SYSTEM: Bearings shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
2. Survey is valid only if print has original seal and signature of Surveyor.
3. See field note description prepared with this plot for more information.
4. According to the Flood Insurance Rate Maps for Washington County, Texas and Unincorporated Areas, Map Number 48477C0295C, Map Revised August 16, 2011, a portion of this property is located within Special Flood Hazard Area Zone A. Location is approximate and was scaled per said Maps.
5. Subsurface and environmental conditions were not examined or considered as a part of this survey.
6. The locations of underground utilities as shown hereon are based on above-ground structures, utility markers and record drawings provided to the Surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
7. This survey does not constitute a title search by Surveyor. All information regarding record easements and other documents that might affect the quality of title to the tract shown hereon was gained from title commitment GF No. 24--907--WASH--WW prepared by BLUEBONNET ABSTRACT AND TITLE, LLC, effective December 27, 2024. According to the Title Commitment identified above, the following Schedule B exceptions are listed below as they appear in said Title Commitment:

Schedule B:

According to the Title Commitment identified above, this property is not subject to any Restrictive Covenants, however, the following Easements do apply:

- j. Easement dated July 14, 1936, executed by Harry Helne and wife, Louise E. Helne to Texas Power & Light Company, recorded in Volume 114, Page 281 of the Deed Records of Washington County, Texas, together with all rights incident thereto. Title to said interest not checked subsequent to the date of this instrument. (Poor description, too vague to plot)
- m. Easement set out in deed dated August 29, 1962, executed by Stewart L. Brown and Betty Sue Brown to Fred H. Heldman, recorded in Volume 243, Page 269 of the Deed Records of Washington County, Texas, together with all rights incident thereto. Title to said interest not checked subsequent to the date of this instrument. (Shown on survey)
- o. Easement set out in deed dated August 10, 1977, executed by Stewart L. Brown and wife, Betty Sue Brown to Everett L. Jantz and wife, Karen D. Jantz, recorded in Volume 356, Page 845 of the Deed Records of Washington County, Texas, together with all rights incident thereto. Title to said interest not checked subsequent to the date of this instrument. (Shown on survey)

I, Cody Karsich, Registered Professional Land Surveyor No. 7004, State of Texas, hereby certify that this survey was made on the ground on January 23, 2025, and that this survey correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.



LAND TITLE SURVEY

169.42 ACRE TRACT

BEING PART OF THE CALLED 219.28 ACRE TRACT ONE AND THE CALLED 52.458 ACRE TRACT TWO RECORDED IN VOLUME 373, PAGE 476 AND THE CALLED 90.00 ACRE TRACT RECORDED IN VOLUME 375, PAGE 333 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

PHILIP COE SURVEY, A--31  
WASHINGTON COUNTY, TEXAS

JANUARY 23, 2025

SCALE: 1" = 250'

SHEET NO.

2  
OF 2 SHEETS

Revised: 2025/03/17  
Adjusted Boundary & Field Notes

Proposed Borrower:  
1983 Land Investments, LLC

Surveyor: Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 683-3535



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