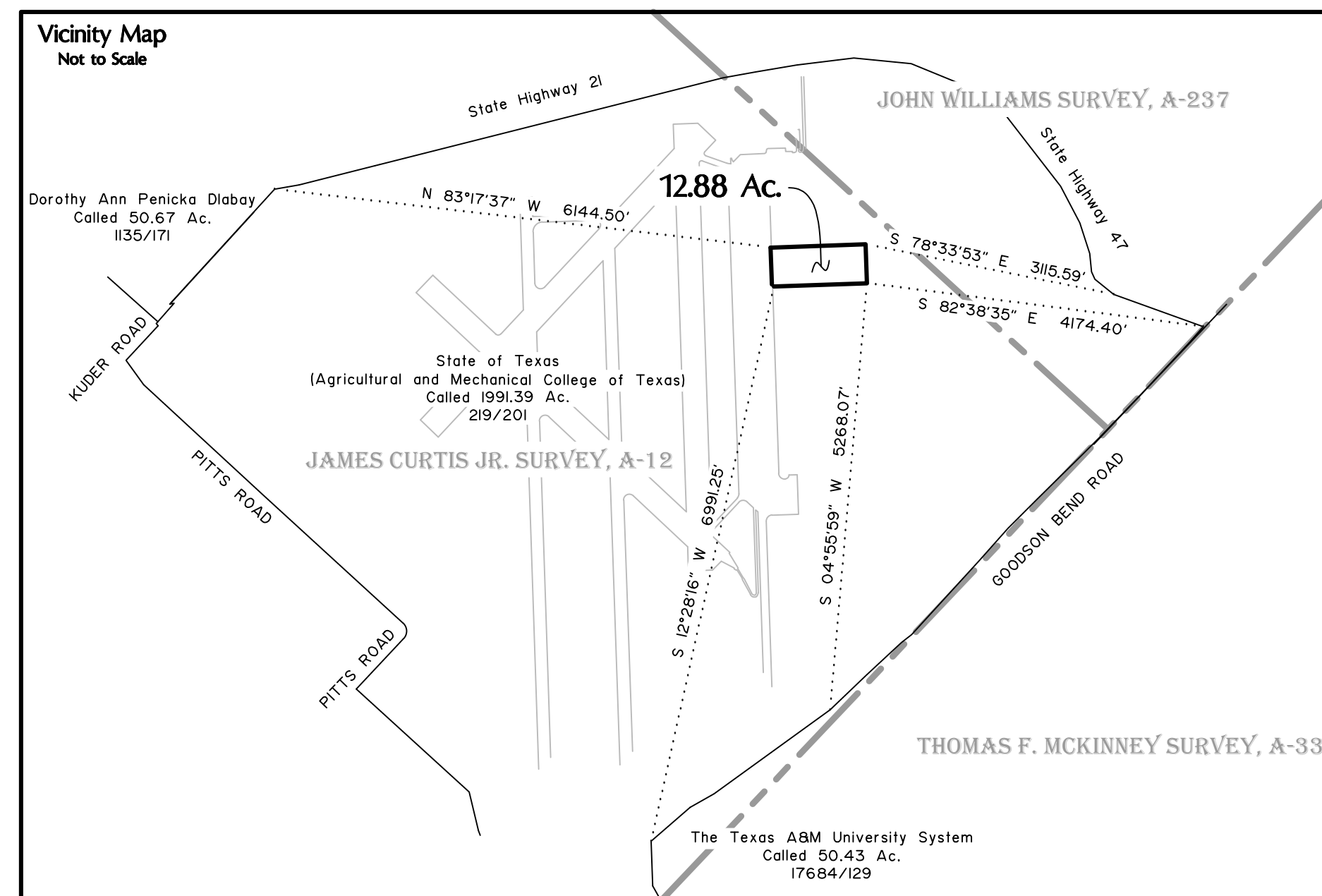


NOTES:

- North Orientation is based on rotating the southwest right-of-way line of State Highway 47 to GRID North NAD83 CORS (2011) epoch 2010.00 Texas State Plane Central Zone.
- This survey was prepared without the benefit of a title commitment. No additional research has been made by Baseline Corporation.
- All existing easements, improvements, and/or utilities may not be shown on this plat.
- For additional information see accompanying field notes.

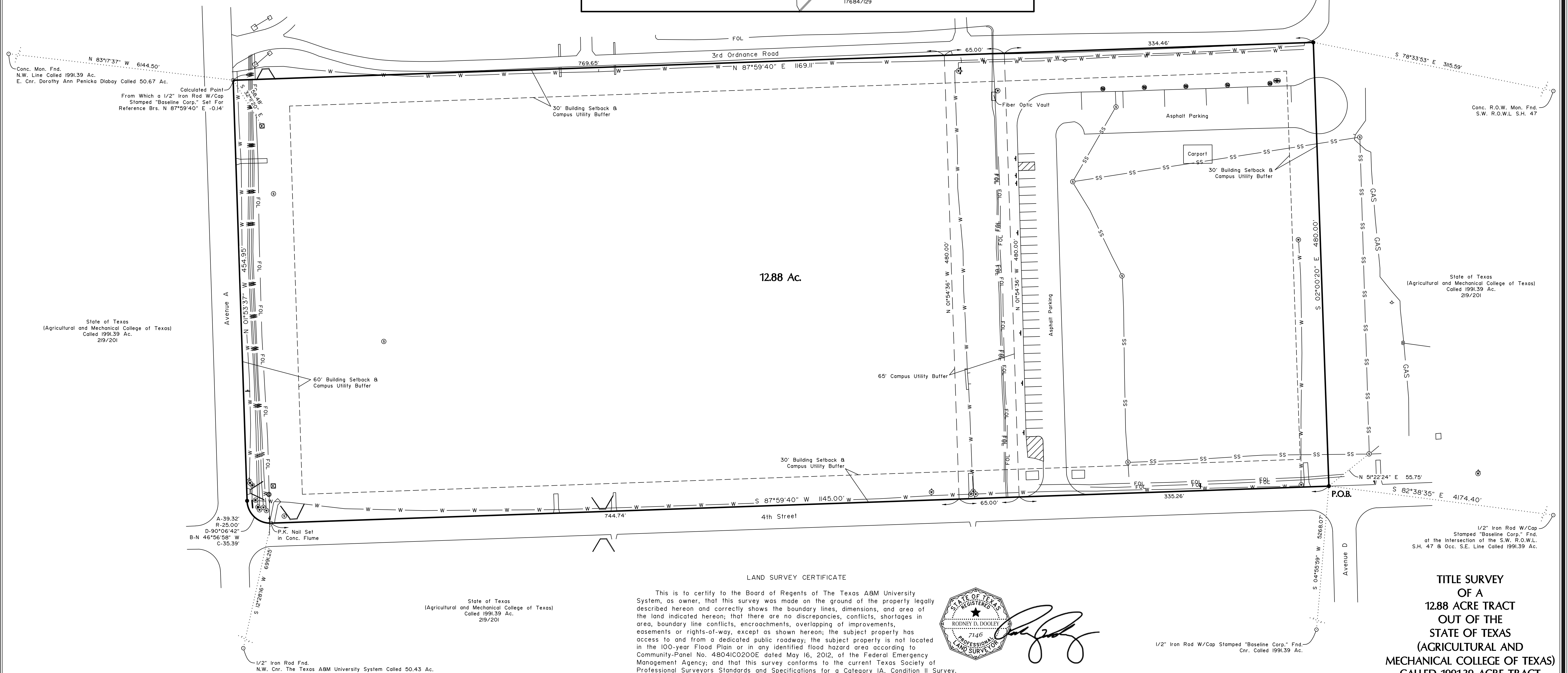
Baseline | **DCCM**

Baseline Corp.
TxSurv F-10030200
1701 SW Pkwy, Ste 104
College Station, TX 77840
979.693.2777
Baseline.DCCM.com



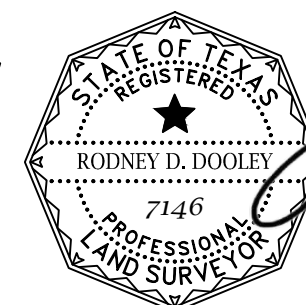
LEGEND

- 1/2" Iron Rod W/Cap
 - Stamped "Baseline Corp." Set
 - ⊗ Gas Line Marker
 - ⊗ Water Meter
 - ⊗ Water Valve
 - ⊗ Sanitary Sewer Manhole
 - ⊕ Fire Hydrant
 - ↓ Sign
 - ⊗ Electric Manhole
 - ⊗ Communications Manhole
-
- | | |
|-----------------|---------------------|
| _____ FOL _____ | Fiber Optic Line |
| _____ GAS _____ | Gas Line |
| _____ SS _____ | Sanitary Sewer Line |
| _____ W _____ | Water Line |



LAND SURVEY CERTIFICATE

This is to certify to the Board of Regents of The Texas A&M University System, as owner, that this survey was made on the ground of the property legally described hereon and correctly shows the boundary lines, dimensions, and area of the land indicated hereon; that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown herein; the subject property has access to and from a dedicated public roadway; the subject property is not located within the 100-year or greater flood hazard area, flood hazard area according to the Federal Emergency Management Agency's Flood Insurance Rate Map of the Federal Emergency Management Agency; and that this survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA, Condition II Survey.



TITLE SURVEY
OF A
12.88 ACRE TRACT
OUT OF THE
STATE OF TEXAS
(AGRICULTURAL AND
MECHANICAL COLLEGE OF TEXAS)
CALLED 1991.39 ACRE TRACT
VOLUME 219, PAGE 201
JAMES CURTIS JR. SURVEY, A-12
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=50' JULY 17, 2025