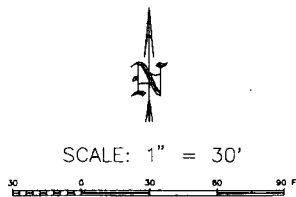


SURVEYOR'S CERTIFICATE:
 I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS
 PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND
 THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON.
 THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO
 THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, EFFECTIVE DATE: 07-02-1992.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502



OMC INDUSTRIES ADDITION
 6128/99

LOT 1R
 BLOCK 1

SOUTHWEST PREMIER
 LOT 1, BLOCK 1
 11.91 ACRES
 7246/54

A circular seal for Brad Kerr, Registered Professional Land Surveyor No. 4502, State of Texas. Next to it is a handwritten signature.

| | |
|---------------|-----------------------|
| BUYER | GRUBBS OUTDOOR, L.C. |
| TITLE COMPANY | LAWYERS TITLE COMPANY |
| G.F. No. | 530536 |

BLANKET EASEMENT TO CITY OF BRYAN, 141/639, DOES APPLY TO THIS TRACT.
 BLANKET EASEMENT TO AGRICULTURAL AND MECHANICAL COLLEGE OF TEXAS, 145/165 DOES APPLY TO THIS TRACT, ALTHOUGH ACTUAL PIPELINE DOES NOT CROSS.
 EASEMENT TO CITY OF BRYAN, 218/171 DOES NOT CROSS THIS TRACT.
 EASEMENT TO CITY OF BRYAN, 218/174 DOES NOT CROSS THIS TRACT.

THE RIGHTS OF USE BY THE ADJOINING LANDOWNERS AND THE PUBLIC TO THE PROPERTY DESCRIBED BY CORRECTION RIGHT-OF-WAY DEED, 2444/55, APPLY TO TRACT TWO AS SHOWN HEREON.
 SEE METES AND BOUNDS PREPARED MARCH, 2008 FOR MORE DESCRIPTIVE INFORMATION.
 BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
 CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
 BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT OF CARRIAGE HILLS SUBDIVISION, PHASE ONE RECORDED IN VOL. 2718, PG. 168A, AND AS MONUMENTED ON THE GROUND.

- LEGEND:
- ⊕ LIGHT POLE
 - ⊙ UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - CHAIN LINK FENCE
 - CONCRETE

LAND TITLE SURVEY PLAT
 OF A
 1.679 ACRE TRACT - TRACT 1
 AND A
 1.124 ACRE TRACT - TRACT 2
 ZENO PHILLIPS LEAGUE, A-45
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: 03-27-08
 PLAT DATE: 03-31-08
 JOB NUMBER: 08-175
 CAD NAME: 08-175
 CR5 FILE: CARRIAGE (cont); 08-175 (job)
 PREPARED BY: KERR SURVEYING, LLC
 505 CHURCH AVENUE, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE (979) 268-3195