

PROFESSIONAL SURVEYOR
 I, BRAD KERR, LICENSE NO. 4092, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF I AM THE REGISTERED OWNER OF SAID SURVEY AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE PUBLIC RECORDS OF THE CLERK OF COUNTY CLERK'S OFFICE IN THE COUNTY OF BRAZOS, TEXAS, ON 06/01/09.

N/E
 SAUNDERS RANCH, LLC
 CALLED SAUNDERS TRACT
 2824/135

SCALE: 1" = 100'
 0 50 100 200 300 Feet

LAND BOUNDARY SURVEY PLAT
 OF A
 35.804 ACRE TRACT
 SAMUEL DAVIDSON LEAGUE, A-13
 BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
 SURVEY DATE: 06-01-09
 PLAT DATE: 06-09-09
 JOB NUMBER: 09-255
 JOB NAME: 09-255A
 PREPARED BY: KERR SURVEYING, LLC
 655 CHURCH AVENUE, P.O. BOX 289
 COLLIER, TEXAS 76841
 PHONE: (979) 289-3195

REDUCED COPY: NOT TO SCALE

**METES AND BOUNDS DESCRIPTION
OF A
35.804 ACRE TRACT
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE SAMUEL DAVIDSON LEAGUE, ABSTRACT NO. 13, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 50 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SOUTHSIDE RANCH, LLC RECORDED IN VOLUME 2824, PAGE 136 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT WITHIN THE APPARENT RIGHT-OF-WAY OF ROYDER ROAD MARKING THE SOUTH CORNER OF SAID 50 ACRE TRACT;

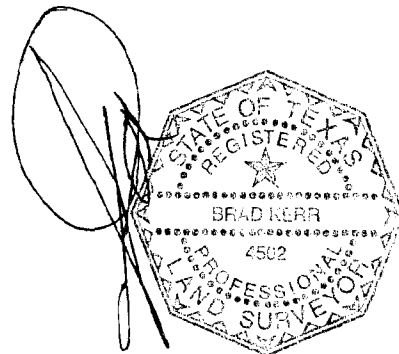
THENCE: N 46° 48' 43" W ALONG ROYDER ROAD FOR A DISTANCE OF 876.05 FEET TO A POINT MARKING THE WEST CORNER OF SAID 50 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 50 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SOUTHSIDE RANCH, LLC RECORDED IN VOLUME 8993, PAGE 20 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A ½ INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF THE APPARENT R.O.W. OF ROYDER ROAD BEARS: S 41° 58' 07" W FOR A DISTANCE OF 18.30 FEET;

THENCE: N 41° 58' 07" E ALONG THE COMMON LINE OF SAID 50 ACRE TRACTS, AT 43.37 FEET PASS A 5/8 INCH IRON ROD FOUND ON THE APPARENT R.O.W. OF ROYDER ROAD, CONTINUE ON FOR A TOTAL DISTANCE OF 1725.57 FEET TO A ½ INCH IRON ROD SET MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 50 ACRE TRACT (2824/136) BEARS: N 41° 58' 07" E FOR A DISTANCE OF 779.95 FEET;

THENCE: S 56° 29' 13" E THROUGH SAID 50 ACRE TRACT (2824/136) FOR A DISTANCE OF 867.23 FEET TO A ½ INCH IRON ROD SET ON THE SOUTHEAST LINE OF SAID 50 ACRE TRACT (2824/136). FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 50 ACRE TRACT (2824/136) BEARS: N 41° 24' 58" E FOR A DISTANCE OF 645.50 FEET;

THENCE: S 41° 24' 58" W ALONG THE SOUTHEAST LINE OF SAID 50 ACRE TRACT (2824/136) FOR A DISTANCE OF 1871.82 FEET TO THE POINT OF BEGINNING CONTAINING 35.804 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND JUNE, 2009. SEE PLAT PREPARED JUNE, 2009, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



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