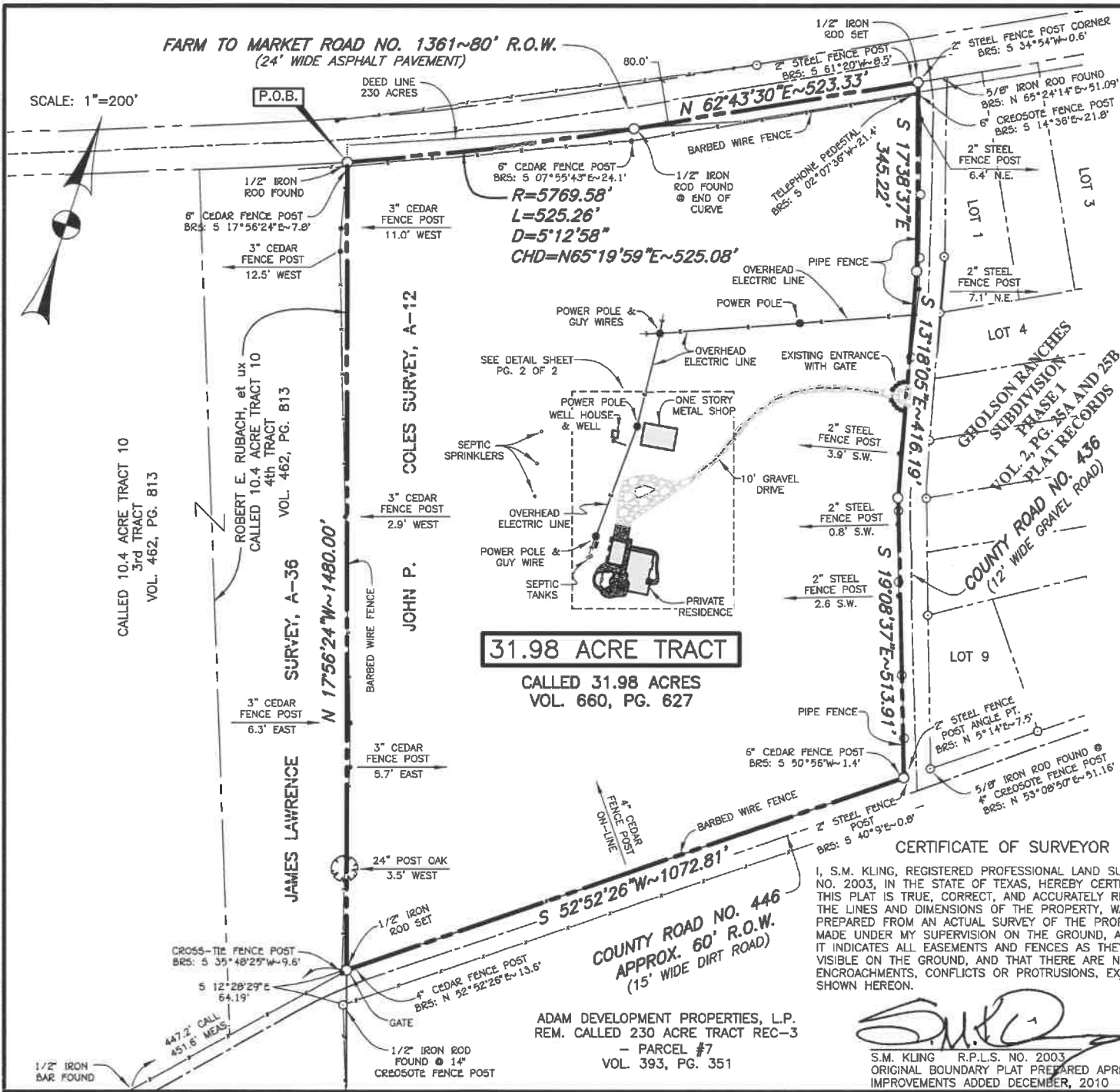


H:\Land Projects R2\051\Coles JP A-12\Hruska-25-acre.dwg Exhibits\As-Built 31.98 acre tract.dwg 12/23/2010 3:00:31 PM CST



NOTES:

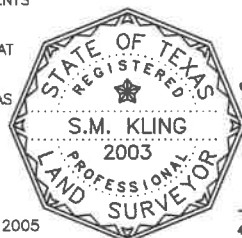
1. BEARINGS ARE GRID BASED ON NAD83 DATUM, TEXAS STATE PLANE - CENTRAL ZONE. SCALE FACTOR = 0.999922005. DISTANCES ARE SURFACE, U.S. SURVEY FEET. ACREAGES ARE SURFACE.
2. CURRENT TITLE APPEARS VESTED IN JUSTIN B. HRUSKA AND WIFE, REBEKAH HRUSKA BY VIRTUE OF DEED RECORDED IN VOL. 660, PG. 627 OF THE OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BURLESON COUNTY, TEXAS AND UNINCORPORATED AREAS. COMMUNITY-PANEL NO. 481169 0225 B. EFFECTIVE DATE: JANUARY 18, 1989.
4. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.
5. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY BURLESON COUNTY TITLE COMPANY, OF #5097, EFFECTIVE DATE: APRIL 5, 2005, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
 - c.) 40' WIDE PIPELINE EASEMENT - OLD OCEAN FUEL COMPANY - VOL. 141, PG. 122, HAVING A DEFINED LOCATION. THIS EASEMENT LIES 9000' EAST OF SUBJECT TRACT. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
 - d.) BUTLER BAYOU DRAINAGE ASSOC. - VOL. 142, PG. 166. BLANKET DRAINAGE EASEMENT AFFECTING PROPERTY OWNED BY JOE VARISCO LYING IN THE BUTLER BAYOU DRAINAGE BASIN. THE SUBJECT TRACT DOES NOT LIE IN SAID BASIN, THEREFORE THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
 - e.) 30' PIPELINE EASEMENT - WESCO PIPELINE CO. - VOL. 287, PG. 61, HAVING A DEFINED LOCATION. THIS EASEMENT LIES APPROX. 1000' EAST OF SUBJECT TRACT. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
 - f.) 12' WIDE ELECTRICAL EASEMENT - CITY OF BRYAN - VOL. 292, PG. 500, HAVING A DEFINED LOCATION. THIS EASEMENT LIES APPROX. 2500' EAST OF SUBJECT TRACT. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
 - g.) 20' WIDE ELECTRICAL EASEMENT - CITY OF BRYAN - VOL. 405, PG. 402, HAVING NO DEFINED LOCATION (BLANKET). THIS EASEMENT AFFECTS A 50 ACRE ROCK OR QUARRY PIT TRACT (OUT OF 230 ACRE PARENT TRACT). THIS PIT OR ROCK QUARRY TRACT LIES APPROX. 600' EAST OF SUBJECT TRACT. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
6. SITUS ADDRESS: #16316 - COUNTY ROAD No. 436.

31.98 ACRE TRACT
 CALLED 31.98 ACRES
 VOL. 660, PG. 627

CERTIFICATE OF SURVEYOR

I, S.M. KLING, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT IT INDICATES ALL EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

S.M. Kling
 S.M. KLING R.P.L.S. NO. 2003
 ORIGINAL BOUNDARY PLAT PREPARED APRIL 11, 2005
 IMPROVEMENTS ADDED DECEMBER, 2010



SURVEY PLAT
 OF
JUSTIN B. HRUSKA AND WIFE, REBEKAH HRUSKA

31.98 ACRE TRACT

JOHN P. COLES SURVEY, A-12
 BURLESON COUNTY, TEXAS
 SCALE: 1"=200' DECEMBER, 2010
 PAGE 1 OF 2

PREPARED BY:
 KLING ENGINEERING & SURVEYING
 4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

ADAM DEVELOPMENT PROPERTIES, L.P.
 REM. CALLED 230 ACRE TRACT REC-3
 - PARCEL #7
 VOL. 393, PG. 351

COUNTY ROAD NO. 446
 APPROX. 60' R.O.W.
 (15' WIDE DIRT ROAD)

CALLED 10.4 ACRE TRACT 10
 3rd TRACT
 VOL. 462, PG. 813

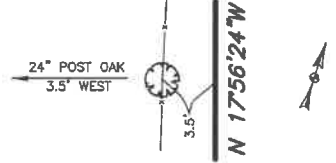
ROBERT E. RUBACH, et ux
 CALLED 10.4 ACRE TRACT 10
 4th TRACT
 VOL. 462, PG. 813

JAMES LAWRENCE
 SURVEY, A-36
 N 17°56'24"W ~ 1480.00'

COLES SURVEY, A-12
 JOHN P.

GHOLSON RANCHES
 SUBDIVISION
 PHASE 1
 VOL. 2, PG. 35A AND 25B
 PLAT RECORDS
 COUNTY ROAD NO. 436
 (12' WIDE GRAVEL ROAD)

SCALE: 1"=200'



Adam Development Properties, L.P.
31.98 Acre Tract
John P. Cole Survey, A-12
Burlison County, Texas

Field notes of a 31.98 acre tract or parcel of land, lying and being situated in the John P. Coles Survey, Abstract No. 12, Burlison County, Texas, and being part of the called 230 acre Tract Rec-3, Parcel 7 described in the deed from First American Bank, Bryan, Texas, to TAC Realty, Inc., as recorded in Volume 393, Page 351, of the Deed Records of Burlison County, Texas, and said 31.98 acre tract being more particularly described as follows:

BEGINNING at the ½" iron rod set at the intersection of the southwest line of the beforementioned 230 acre tract with the southeast right-of-way line of Farm to Market Road No. 1361, same being in a curve, concave to the northwest, having a radius of 5769.58 feet;

THENCE along the southeast right-of-way line of F.M. No. 1361, (80' wide right-of-way) adjacent to and northwest of a fence, as follows:

Northeasterly along said curve, for an arc length of 525.26 feet to a ½" iron rod set at the end of this curve, the chord bears N 65° 19' 59" E - 525.08 feet,
N 62° 43' 30" E for a distance of 523.33 feet to a ½" iron rod set at the intersection of the west line of County Road No. 436, from which a 5/8" iron rod found marking the west corner of Gholson Ranches Subdivision - Phase 1, Volume 2, Page 25A-25B, Plat Records of Burlison County, Texas, bears N 65° 24' 14" E - 51.09 feet;

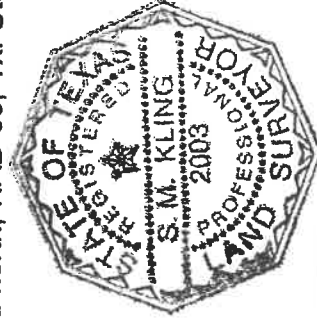
THENCE along the fenced west line of County Road No. 436, (approximately 50' wide right-of-way), as follows:

S 17° 38' 37" E at a distance of 21.2 feet, pass a 14" creosote post fence corner, continue on for a total distance of 345.22 feet to a 14" creosote post fence angle point, for a distance of 416.19 feet to a 10" creosote post fence angle point,
S 13° 18' 05" E for a distance of 513.91 feet to a 14" creosote post fence corner at the intersection of the northwest line of County Road No. 446, from which a 5/8" iron rod found at a 14" creosote post marking the south corner of the beforementioned Gholson Ranches Subdivision - Phase 1, bears N 53° 08' 50" E - 51.16 feet;

THENCE S 52° 52' 26" W along the fenced northwest line of County Road No. 446 (apparent 60' wide right-of-way), at a distance of 1059.2 feet, pass a 4" creosote post at the east end of an entrance (with gate), continue on for a total distance of 1072.81 feet to a ½" iron rod set in the west line of the beforementioned 230 acre tract, same being in or near the west line of the beforementioned Cole Survey and being the southeast corner of the Rubach - called 10.4 acre (Tract 10) - 4th Tract, Volume 462, Page 813, of the Deed Records of Burlison County, Texas, from which a crosstie fence corner at the west end of said entrance bears S 35° 48' 25" W - 9.6 feet, and a ½" iron rod found at a 14" creosote post fence corner in the southeast line of County Road No. 446 bears S 12° 28' 29" E - 64.19 feet;

THENCE N 17° 56' 24" W along the west line of the beforementioned 230 acre tract, same being the southerly west line of the beforementioned Cole Survey, same being the east line of the beforementioned 10.4 acre tract, adjacent to, east of and west of a crooked fence line, at a distance of 1472.2 feet, pass a 6" cedar post fence corner, continue on for a total distance of 1480.00 feet to the **PLACE OF BEGINNING**, containing 31.98 acres of land, more or less.

Bearings based on grid north, NAD 83, Tx. State Plane, Central Zone. Distances and acreage are surface.



Surveyed April 2005

By:

S. M. Kling
R.P.L.S. No. 2003