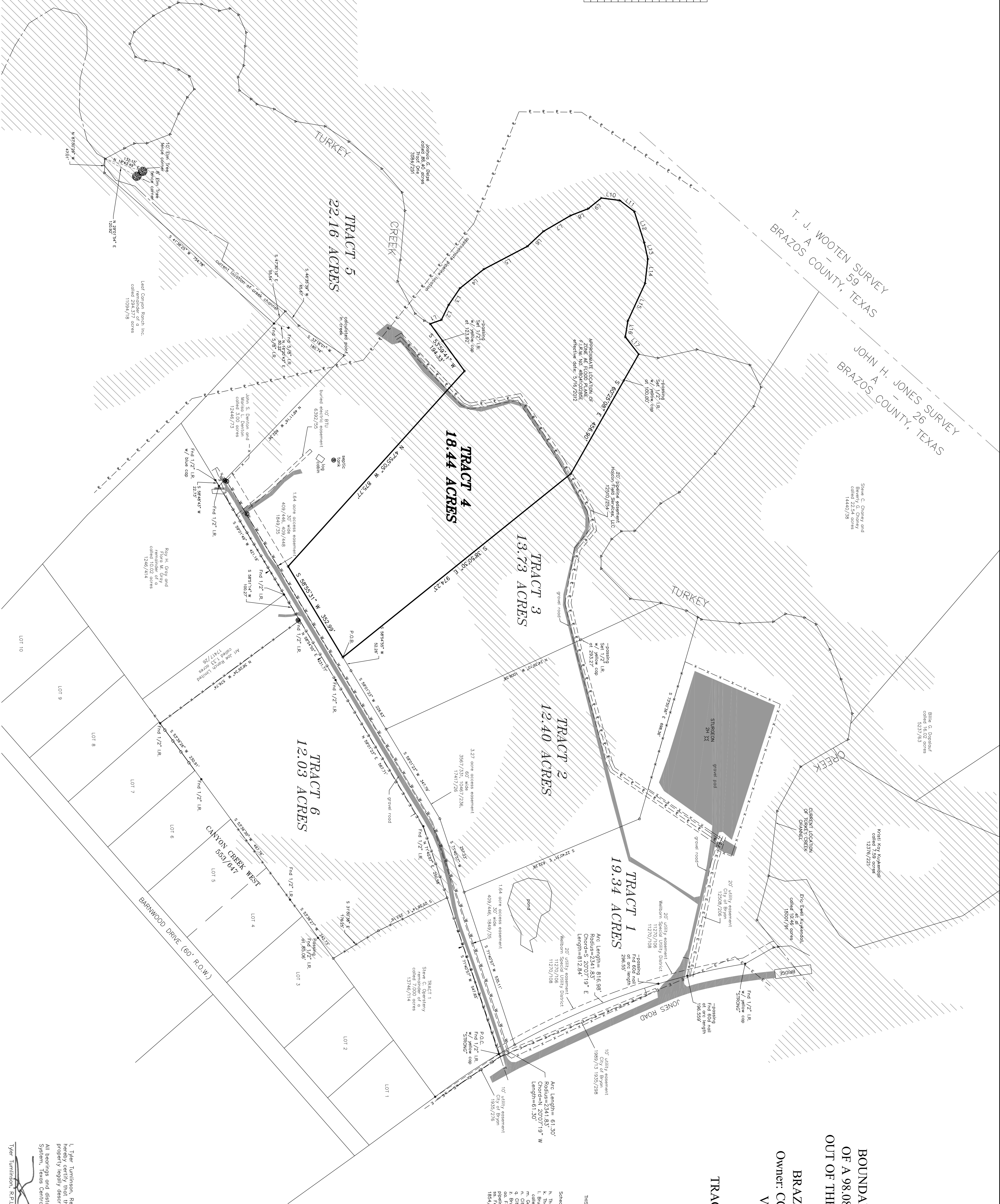




LINE TABLE

LINE	BEARING	DISTANCE
L1	N 19°18'25" W	39.43'
L2	N 82°28'59" E	61.02'
L3	N 55°55'50" W	67.45'
L4	N 38°34'52" W	101.68'
L5	N 27°44'44" W	163.95'
L6	N 42°59'30" W	172.72'
L7	N 52°52'41" W	132.23'
L8	N 21°18'26" W	63.00'
L9	N 39°02'23" W	56.45'
L10	N 07°28'48" E	61.66'
L11	N 37°21'17" E	61.02'
L12	N 72°18'24" E	107.68'
L13	N 72°18'24" E	61.02'
L14	S 63°28'59" E	81.87'
L15	S 65°18'55" E	156.95'
L16	S 80°52'44" E	54.34'
L17	N 52°04'11" E	72.78'



BOUNDARY DIVISION SURVEY
OF A 98.08 ACRE TRACT OF LAND
OUT OF THE JOHN. H. JONES SURVEY
A-26,
BRAZOS COUNTY, TEXAS
Owner: CC Twelve Investments LLC
Vol. 18956, Pg. 218
O.R.B.C.

TRACT 4 - 17.86 ACRES

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FROM LAWYERS TITLE COMPANY OF BRAZOS COUNTY OF A 506850

- Schedule B - Item 10 easements listed below:
- h. The City of Bryan, Texas 86/793 (not platable)
 - i. The City of Bryan, Texas 86/793 (not platable)
 - j. The City of Bryan, Texas 86/793 (not platable)
 - k. The City of Bryan, Texas 86/793 (not platable)
 - l. The City of Bryan, Texas 86/793 (not platable)
 - m. The City of Bryan, Texas 86/793 (not platable)
 - n. The City of Bryan, Texas 86/793 (not platable)
 - o. The City of Bryan, Texas 86/793 (not platable)
 - p. The City of Bryan, Texas 86/793 (not platable)
 - q. The City of Bryan, Texas 86/793 (not platable)
 - r. The City of Bryan, Texas 86/793 (not platable)
 - s. The City of Bryan, Texas 86/793 (not platable)
 - t. The City of Bryan, Texas 86/793 (not platable)
 - u. The City of Bryan, Texas 86/793 (not platable)
 - v. The City of Bryan, Texas 86/793 (not platable)
 - w. The City of Bryan, Texas 86/793 (not platable)
 - x. The City of Bryan, Texas 86/793 (not platable)
 - y. The City of Bryan, Texas 86/793 (not platable)
 - z. The City of Bryan, Texas 86/793 (not platable)

- LEGEND
- These standard symbols will be found in the drawing:
 - Found iron rod (date noted)
 - Set 1/2" iron rod w/yellow cap
 - ⊙ Calculated point in center of creek
 - ⊙ Septic tank
 - ⊙ Overhead electric line
 - x — we fence
 - DEED LINE
 - EASEMENT
 - survey line
 - pipeline
 - water line
 - overland telephone line

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that the foregoing is a true and correct copy of the property legally described hereon, and is correct.
All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

Tyler Tumlinson, R.P.L.S. No 6410 February 28, 2024



PROJECT:	03304
DRAWN BY:	T. TUMLINSON
CHECKED BY:	T. TUMLINSON
DATE:	2-28-2024
PROJECT:	03304
DRAWN BY:	T. TUMLINSON
CHECKED BY:	T. TUMLINSON
DATE:	2-28-2024