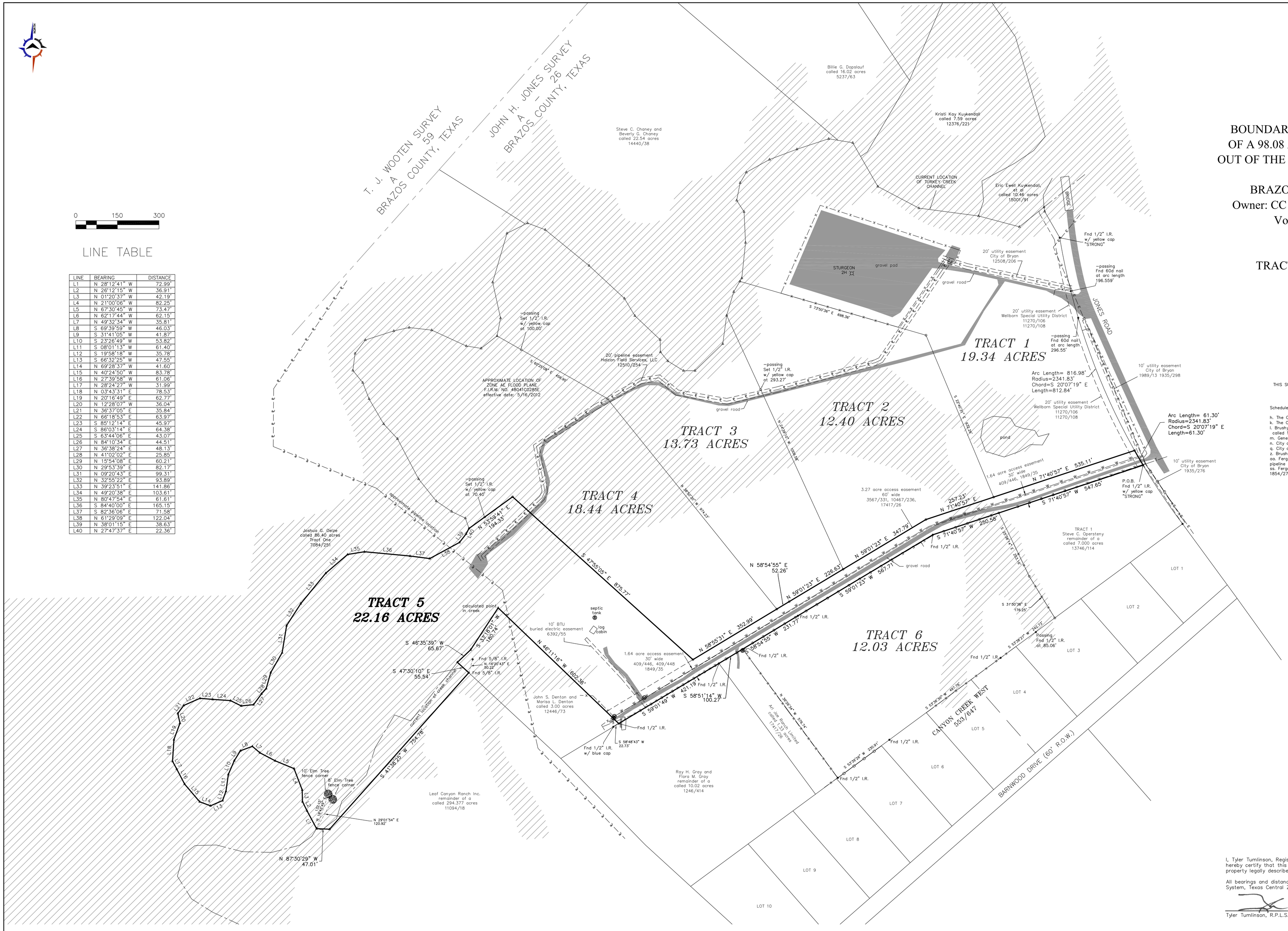
BOUNDARY DIVISION SURVEY
OF A 98.08 ACRE TRACT OF LAND
OUT OF THE JOHN. H. JONES SURVEY
A-26,
BRAZOS COUNTY, TEXAS

Owner: CC Twelve Investments LLC
Vol. 18956, Pg. 218
O.R.B.C.

TRACT 5 - 22.16 ACRES



THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT
FOR TITLE INSURANCE
FROM LAWYERS TITLE COMPANY OF BRAZOS COUNTY
GF# 546800

Schedule B – Item 10 easements listed below:

h. The City of Bryan, Texas 98/293 (not plottable)
k. The City of Bryan, Texas 465/168 (not plottable)
l. Brushy Water Supply Corp 556/184 (not plottable)
called 15' wide strip for water pipeline
m. General Telephone Company of Southwest 731/408 (not plottable)
n. City of Bryan 936/402 (not plottable)
q. City of Bryan 11105/2 (not plottable)
z. Brushy Water Supply Corp 556/183 (not plottable)
aa. Ferguson–Burleson County Gas Gathering System 1855/26 50' pipeline easement (not plottable)
ss. Ferguson–Burleson County Gas Gathering System 1854/277 15' pipeline easement (not plottable)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 28°12'41" W	72.99'
L2	N 26°12'15" W	36.91'
L3	N 01°20'37" W	42.19'
L4	N 21°00'06" W	82.25'
L5	N 67°30'45" W	73.47'
L6	N 62°17'44" W	62.15'
L7	N 49°32'34" W	35.81'
L8	S 69°39'59" W	46.03'
L9	S 31°41'05" W	41.87'
L10	S 23°26'49" W	63.82'
L11	S 08°01'13" W	61.40'
L12	S 19°58'18" W	35.78'
L13	S 66°32'25" W	47.55'
L14	N 69°28'37" W	41.60'
L15	N 40°24'50" W	83.78'
L16	N 27°39'58" W	61.06'
L17	N 28°24'27" W	31.99'
L18	N 03°43'31" E	78.53'
L19	N 20°16'49" E	62.77'
L20	N 12°28'07" W	36.04'
L21	N 36°37'05" E	35.84'
L22	N 66°18'53" E	63.97'
L23	S 85°12'14" E	45.97'
L24	S 86°03'14" E	64.38'
L25	S 63°44'06" E	43.07'
L26	N 84°10'34" E	44.51'
L27	N 36°38'24" E	48.13'
L28	N 41°02'02" E	25.85'
L29	N 15°54'08" E	60.21'
L30	N 29°53'39" E	82.17'
L31	N 09°20'43" E	99.31'
L32	N 32°55'22" E	93.89'
L33	N 39°23'51" E	141.86'
L34	N 49°20'38" E	103.61'
L35	N 80°47'54" E	61.61'
L36	S 84°40'00" E	165.15'
L37	S 82°36'06" E	71.58'
L38	N 61°29'09" E	122.04'
L39	N 38°01'15" E	38.63'
L40	N 27°47'37" E	22.36'

LEGEND

These standard symbols will be found in the drawing.

- Found iron rod (size noted)
- Set 1/2" iron rod w/yellow cap
- Calculated point in center of creek
- water meter
- septic tank
- overhead electric line
- wire fence
- DEED LINE
- EASEMENT
- survey line
- pipeline
- water line
- overhead telephone line

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground 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

STATE OF TEXAS
REGISTERED
TYLER TUMLINSON
6410
PROFESSIONAL
LAND SURVEYOR

TUMLINSON LAND SURVEYING
1255 MILLICAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845
254-931-6707
T.B.P.L.S. FIRM NO. 10193858

PROJECT:	03304
DATE:	2–28–2024
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file