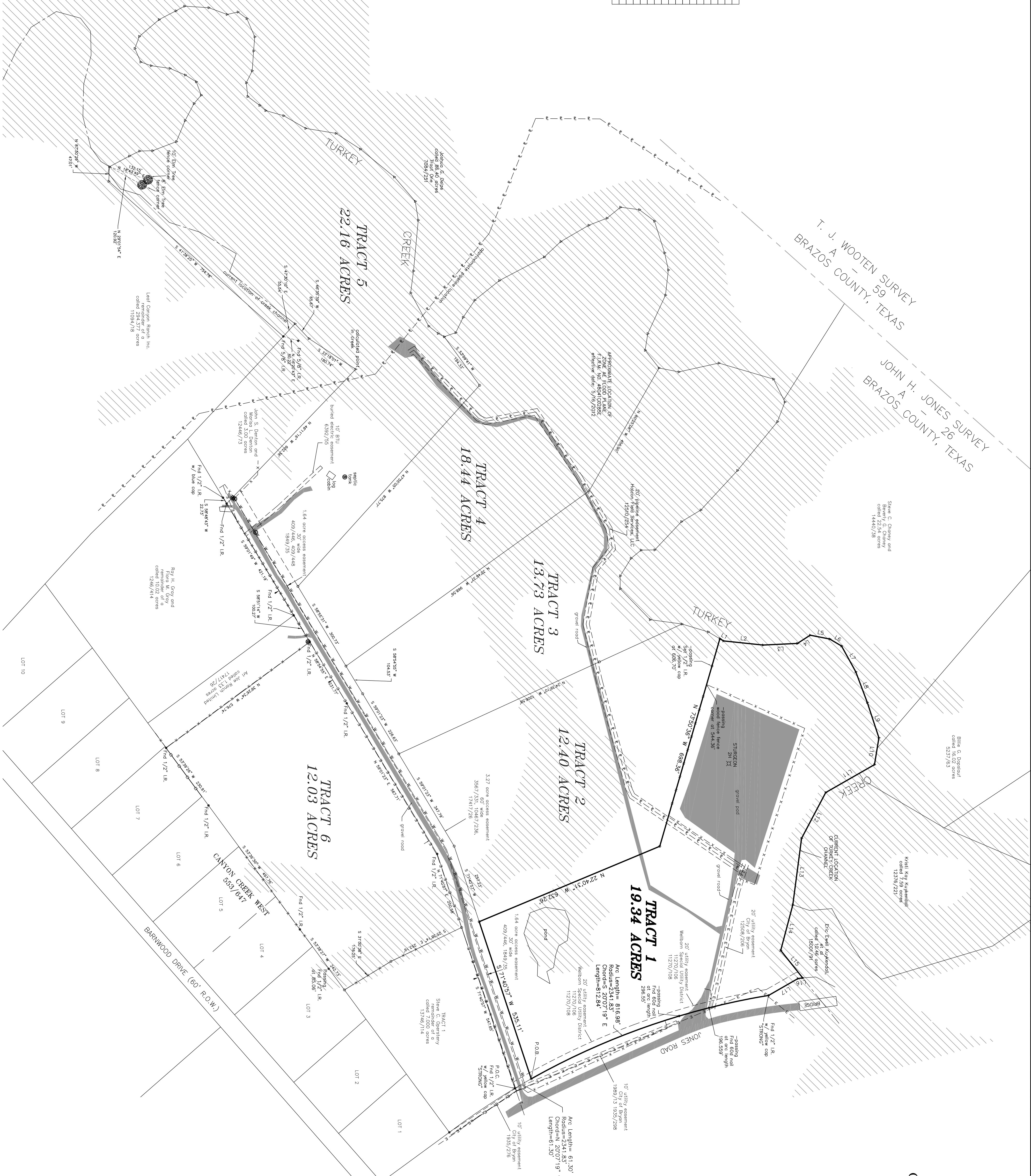


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°27'37" E	128.65
L2	N 02°44'02" W	111.06
L3	N 32°48'54" W	48.94
L4	N 11°00'14" E	64.43
L5	N 30°42'58" E	44.33
L6	N 02°48'27" E	105.58
L7	N 71°47'28" E	120.40
L8	S 80°38'30" E	188.00
L9	S 29°48'33" E	181.55
L10	S 82°50'53" E	217.08
L11	S 75°07'10" E	152.16
L12	S 51°23'29" E	113.88
L13	S 08°19'32" E	154.47
L14	S 28°49'41" E	109.38
L15		
L16		
L17		



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 1 - 19.34 ACRES

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FROM LAWYERS TITLE COMPANY OF BRAZOS COUNTY OF # 58880.

Schedule B - Item 10 easements listed below:

- h. The City of Byam, Texas 86/293 (not platable)
- i. The City of Byam, Texas 86/788 (not platable)
- j. The City of Byam, Texas 86/788 (not platable)
- k. 15' wide strip for water pipeline
- l. General Indemnity Company easement (not platable)
- m. General Indemnity Company easement (not platable)
- n. City of Byam 1102/2 (not platable)
- o. City of Byam 1102/2 (not platable)
- p. Utility easement (not platable)
- q. Utility easement (not platable)
- r. Utility easement (not platable)
- s. Utility easement (not platable)
- t. Utility easement (not platable)
- u. Utility easement (not platable)
- v. Utility easement (not platable)
- w. Utility easement (not platable)
- x. Utility easement (not platable)
- y. Utility easement (not platable)
- z. Utility easement (not platable)

LEGEND

These easement systems will be found in the drawing:

- Found line rod (blue metal)
- Set 1/2" iron rod w/ yellow cap
- Calculated point in center of creek
- ⊙ spot line
- overland electric line
- x- wire 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 herein, 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

