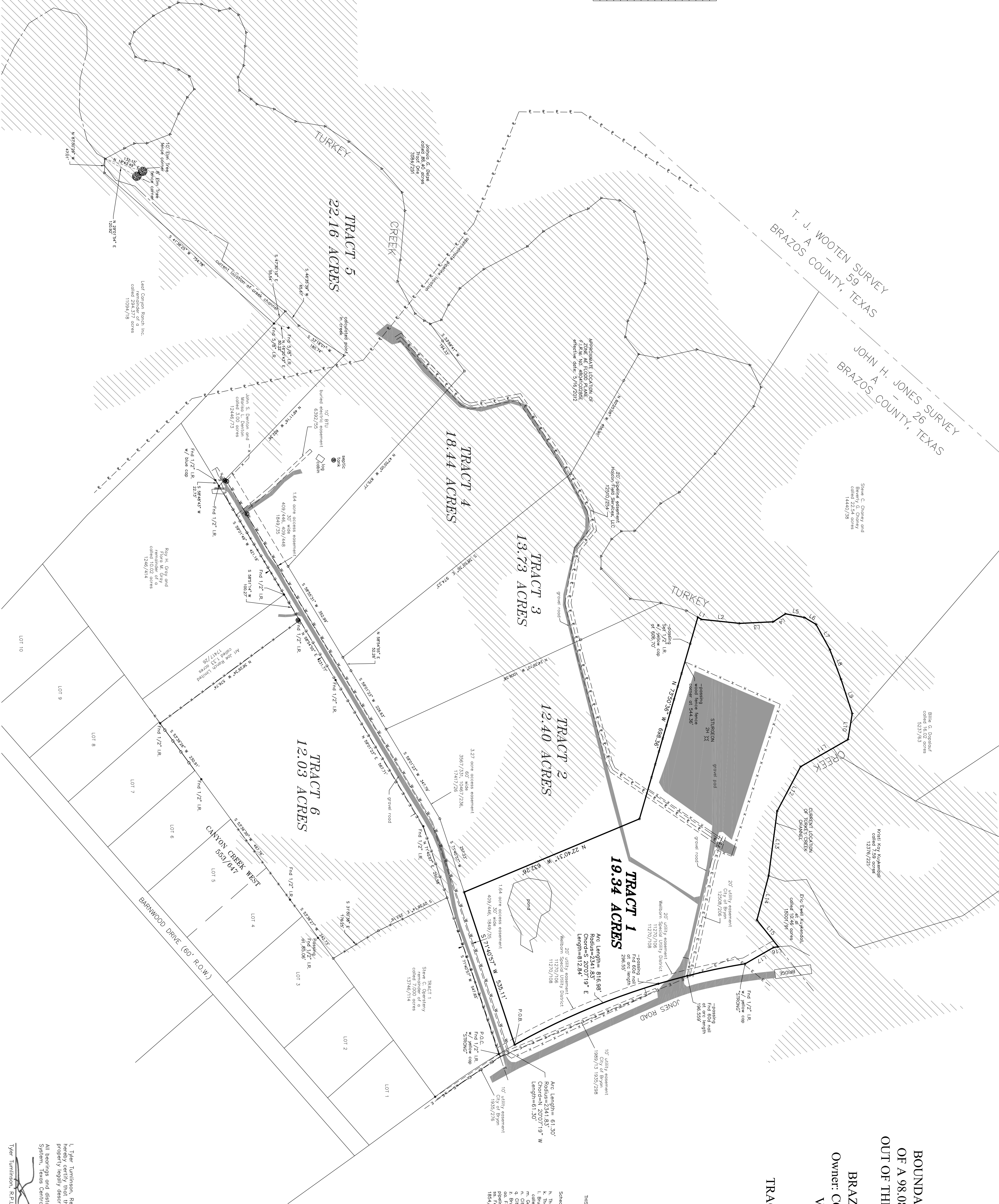




LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°57'37" E	128.55
L2	N 02°57'37" E	128.55
L3	N 02°44'02" W	111.06
L4	N 3°24'54" W	48.94
L5	N 11°00'14" E	64.43
L6	N 30°42'58" E	44.33
L7	N 85°03'27" E	52.52
L8	N 69°28'27" E	105.58
L9	N 71°47'28" E	120.40
L10	S 60°38'30" E	188.00
L11	S 29°48'33" E	181.55
L12	S 29°48'33" E	181.55
L13	S 82°50'53" E	217.08
L14	S 75°07'10" E	152.16
L15	N 51°23'29" E	113.68
L16	S 08°19'32" E	15.47
L17	S 29°48'41" E	109.38



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 A 50680

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. Central Telephone Company easement (not platable)

n. City of Bryan 11/02/2 (not platable)

o. City of Bryan 11/02/2 (not platable)

p. City of Bryan 11/02/2 (not platable)

q. City of Bryan 11/02/2 (not platable)

r. City of Bryan 11/02/2 (not platable)

s. City of Bryan 11/02/2 (not platable)

t. City of Bryan 11/02/2 (not platable)

u. City of Bryan 11/02/2 (not platable)

v. City of Bryan 11/02/2 (not platable)

w. City of Bryan 11/02/2 (not platable)

x. City of Bryan 11/02/2 (not platable)

y. City of Bryan 11/02/2 (not platable)

z. City of Bryan 11/02/2 (not platable)

- LEGEND
- These standard symbols will be found in the drawing:
- Found iron rod (see note)
 - Set 1/2" iron rod w/yellow cap
 - Calculated point in center of creek
 - septic tank
 - overlaid electric line
 - wire fence
 - DEED LINE
 - EASEMENT
 - survey line
 - pipeline
 - water line
 - overlaid telephone line

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as recorded in the public records of the State of Texas, and is correct.

TYLER TUMLINSON
6410
FEBRUARY 28, 2024

TYLER TUMLINSON, R.P.L.S. No 6410

February 28, 2024

