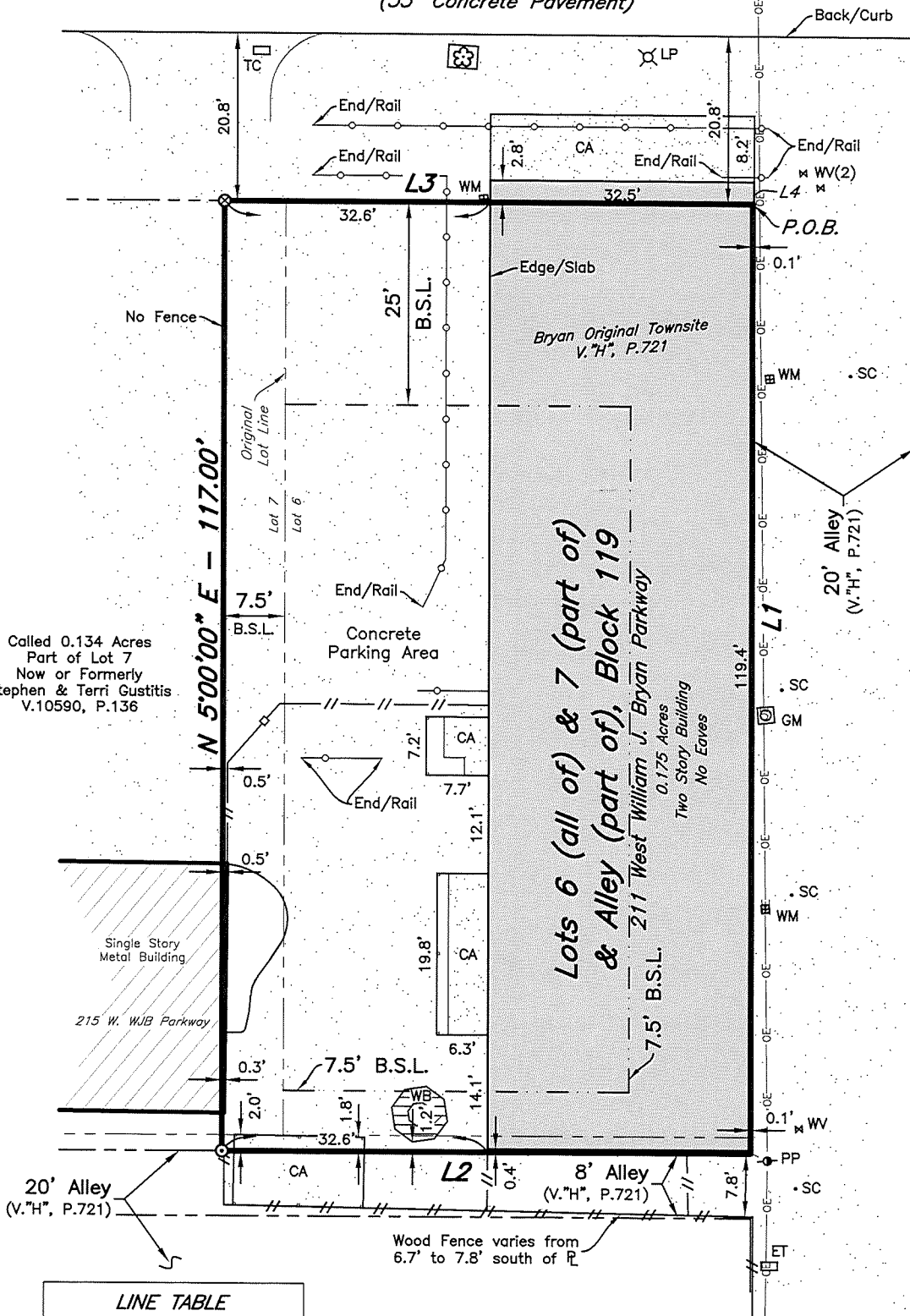
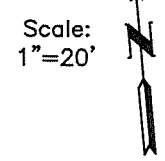


Note: Building Setback Lines per City of Bryan Unified Development Ordinance.

West William J. Bryan Parkway
 (33' Concrete Pavement)



Called 0.134 Acres
 Part of Lot 7
 Now or Formerly
 Stephen & Terri Gustitis
 V.10590, P.136



- LEGEND**
- ⊙ - 1/2" Iron Rod Found (CM)
 - ⊗ - Chiseled "X" in Concrete
 - P.O.B. - Point of Beginning
 - CA - Covered Concrete Area
 - CM - Controlling Monument
 - ET - Electrical Transformer Box
 - GM - Gas Meter
 - LP - Light Pole
 - PP - Power Pole
 - SC - Sewer Cleanout
 - TC - Time Capsule (probably)
 - WB - Wood Bench
 - WM - Water Meter
 - WV - Water Valve
 - - Indicates perp. distance from RL to House Frame
 - - Metal Rail
 - //— - Wood Fence
 - - Wrought Iron Fence
 - OE— - Overhead Electrical Line
 - ⊗ - Tree

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 5°00'00" W	117.00'
L2	N 85°00'00" W	65.00'
L3	S 85°00'00" E	65.00'
L4	N 7°54'44" E	2.77'

1. According to the Title Commitment identified below, this property is not subject to any Restrictive Covenants.
2. Survey is valid only if print has seal and signature of Surveyor.
3. See Page 2 of 2 for metes and bounds description regarding this survey plat.
4. The bearing system and actual measured distance is consistent with the map recorded in Volume "H", Page 721, Deed Records of Brazos County, Texas.

All of those certain tracts or parcels of land being a portion of Lots 6 and 7, Block 119, City of Bryan, Brazos County, Texas, according to the map of the BRYAN ORIGINAL TOWNSITE, recorded in Volume "H", Page 721, Deed Records of said County and a portion of the alley adjoining the Southerly line of said Lots.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on March 11, 2021. There are no visible improvements other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.

Proposed Borrower: TBD

This survey was prepared with the assistance of UNIVERSITY TITLE COMPANY Title Commitment GF #: 210884, effective February 11, 2021.



FIELD NOTES
0.175 ACRES

Being all that certain tract or parcel of land lying and being situated in the S.F. AUSTIN SURVEY NO. 9, Abstract No. 62, in Bryan, Brazos County, Texas and being all of Lot 6, part of Lot 7, Block 119, and part of the 20-foot wide Alley as depicted on the Final Plat of the BRYAN ORIGINAL TOWNSITE recorded in Volume "H", Page 721 of the Brazos County Deed Records (B.C.D.R.), and being the same tract of land described in the deed from Robert B. Pankey and Tanis J. Pankey to Square One Bryan Holding Company, LLC-Series A recorded in Volume 12427, Page 103 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a point for corner marking the northeast corner of this herein described tract, from whence the northeast corner of a two-story brick building bears N 07°54'44" E at a distance of 2.77 feet for reference, said point for corner also marking the northeast corner of said Lot 6, Block 119, BRYAN ORIGINAL TOWNSITE and being at the intersection of the south right-of-way line of West William J. Bryan (based on a 100-foot width) with the west line of a 20-foot wide Alley as depicted on the Final Plat of said subdivision;

THENCE: S 05°00'00" W along the common line of said Lot 6 and said 20-foot wide Alley, at 115.00 feet, pass the southeast corner of said Lot 6, continue for a total distance of 117.00 feet to the southeast corner of said two-story brick building marking a point for the southeast corner of this tract, said building corner also being in the interior of said 20-foot wide Alley;

THENCE: N 85°00'00" W continue through the said 20-foot wide Alley for a distance of 65.00 feet to a found 1/2-inch iron rod marking the southwest corner of this herein described tract, said iron rod also marking the southeast corner of the called 0.134 acre Stephen and Terri Gustitis tract recorded in Volume 10590, Page 136 (O.R.B.C.);

THENCE: N 05°00'00" E along the common line of this tract and the called 0.134 acre Gustitis tract, at 2.00 feet, pass the north line of said 20-foot wide Alley and said Lot 7, continue for a total distance of 117.00 feet to a chiseled "X" in concrete marking the northwest corner of this tract, said "X"-mark also marking the northeast corner of the called 0.134 acre Gustitis tract and being in the south right-of-way line of said West William J. Bryan Parkway;

THENCE: S 85°00'00" E along the south right-of-way line of said West William J. Bryan Parkway for a distance of 65.00 feet to the POINT OF BEGINNING and containing 0.175 acres of land.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on March 11, 2021.

See survey plat on Page 1 of 2 for additional information.

