

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 2.593 acres, being part of Lot 17, Williams Subdivision, Brazos County, Texas, as plat recorded in Vol. 104, Page 49, of the Brazos County Official Records (B.C.O.R.), also being the part of Lot 17 as recorded in Vol. 773, Page 398 of the B.C.O.R. All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods and 1/2" iron pipe found and referred to the previously recorded deed, and as surveyed on the ground on March 3rd of 2026. This description is also referred to the plat prepared by ATM Surveying, Project No. 2026-08087, and being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found for the north corner of this tract, also being a point in the southeast right-of-way line of Stevens Drive (50' R.O.W.), also being the west corner of the William D. Hahn and Wallace E. Hahn called Lot 16 and east one-half of Lot 17, called 5.00 acre tract, as recorded in Vol. 164, Page 518 of the B.C.O.R.;

THENCE South $44^{\circ}36'52''$ East, a distance of 826.99 feet along the common line between this tract and said Hahn tract to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the east corner of this tract, also being a point in the northwest line of the Sage Meadow, Phase 2A, as plat recorded in Vol. 17902, Page 240 of the B.C.O.R., from which a 1/2" iron rod with blue plastic cap marked "KERR 4502" found bears N $41^{\circ}57'29''$ E, a distance of 7.66 feet for reference;

THENCE South $41^{\circ}57'29''$ West, a distance of 300.84 feet along the common line between this tract and said Sage Meadow, Phase 2A to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the south corner of this tract, also being the east corner of the Efrain Duran-Pina called Lot 18 R-1, called 1.876 acre tract, as recorded in Vol. 9722, Page 156 of the B.C.O.R., from which a 1/2" iron rod with blue plastic cap marked "KERR 4502" found bears S $41^{\circ}54'50''$ W, a distance of 52.22 feet for reference;

THENCE North $44^{\circ}36'52''$ West, a distance of 17.47 feet along the common line between this tract and said Lot 18 R-1 to a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for a west corner of this tract, also being the south corner of Lot 18 R-2 called 3.127 acres;

THENCE along the common line between this tract and said Lot 18 R-2, for the following calls:

North $43^{\circ}01'39''$ East, a distance of 167.20 feet to a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for a west corner of this tract;

North $44^{\circ}36'16''$ West, a distance of 815.17 feet to a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for a bend in this tract, also being a point in the southeast right-of-way line of Stevens Drive;

THENCE North $43^{\circ}02'12''$ East, a distance of 133.21 feet along the common line between this tract and said Stevens Drive to the **PLACE OF BEGINNING** containing 2.593 acres.

Adam Wallace



Adam Wallace

Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00

26-08087-Stevens Dr-2403-LEGAL —3/3/2026