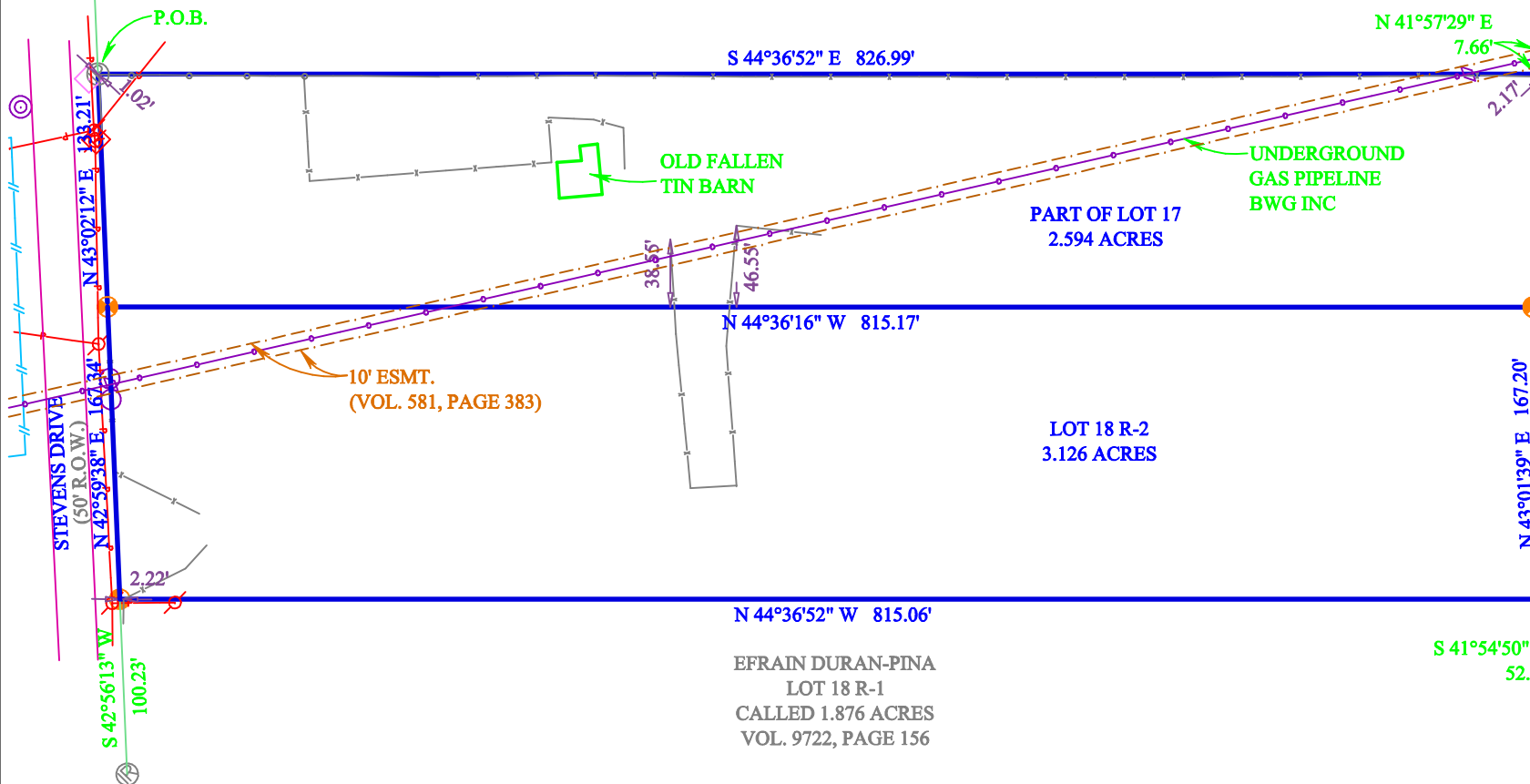


WILLIAM D. & WALLACE E. HAHN
 LOT 16 & EAST 1/2 OF 17
 CALLED 5.00 ACRES
 VOL. 164, PAGE 518

LINE	DISTANCE	BEARING
L1	17.47'	N 44°36'52" W



SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE (B.L.)
- PLATTED BUILDING LINE (B.L.)
- RESTRICTIONS BUILDING LINE (B.L.)
- ELECTRICAL LINE
- HOG-WIRE FENCE
- BARBED-WIRE FENCE
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED
- "CARLOMAGNO - RPLS 1562" FOUND
- 1/2" IRON ROD WITH BLUE PLASTIC CAP MARKED "KERR 4502" FOUND
- 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "ATM SURVEY" SET
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- SEWER MANHOLE
- WATER METER
- LIGHT POLE
- ELECTRIC METER
- POWER POLE
- COMM. BOX
- ATM PIPELINE MARKER
- BWG INC UNDERGROUND PIPELINE MARKER
- COVERED CONC.

Survey Notes:

- The bearings of this survey are based on 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 previous recorded deed.
- Drawing Scale is 1"=100'
- Drawn by: Adam Wallace
- Said tract does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0185E effective date, 05-16-2012

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on March 3rd, 2026, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

Adam Wallace
 Texas Registered Professional
 Land Surveyor, Number 6132

SURVEY PLAT

LOT: EIGHTEEN R-1 (18 R-1) AREA: 3.126 ACRES
 SUBDIVISION: REPLAT OF LOT 18, WILLIAMS -VOL. 9722, PAGE 156
 LOT: PART OF SEVENTEEN(17) AREA: 2.594 ACRES
 SUBDIVISION: WILLIAMS -VOL. 104, PAGE 49
 STREET ADDRESS: 2403 STEVENS DRIVE
 CITY: BRYAN, TEXAS COUNTY: BRAZOS
 SURVEYED FOR: ANTE DEVELOPMENT, LLC
 TITLE CO: CAPITAL TITLE OF TEXAS GF# 26-910797-AG

ATM Surveying
 P.O. Box 10313, College Station, TX 77840
 PHONE: (979)209-9291 email: Adam@ATMsurveying.com
 www.ATMsurveying.com - FIRM #101784-00

EASEMENTS RECORDED IN VOL. 98, PAGE 206; VOL. 100, PAGE 243 DO NOT APPLY TO THIS TRACT.

EASEMENT RECORDED IN VOL. 581, PAGE 383 AS SHOWN.

File name: 26-08087-STEVEN DR-2403.DWG
 Plot date: 03/03/26