

0.80 ACRES

Being all that certain
called 137.3' x 264' tract
to
Titan Premier LLC
Volume 19688, Page 124
O.R.B.C.



Iglesia Misionera
Pentecostes Camino De
Santidad, Inc.
called 5.01 acres
13588/275

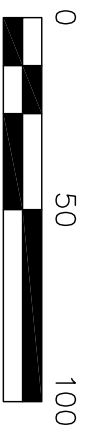
1.5'
Find 1/2" I.R.
w/ yellow cap
"5743"

Edward D. Kranz Sr.
and Jacqueline Ann Kranz
Revocable Living Trust
258 X150'
2978/36

LEGEND

These standard symbols will
be found in the drawing.

- Found iron rod (size noted)
- Set 1/2" iron rod w/ yellow cap
- ⊗ gas meter
- ⊕ almost test valve
- E— overhead electric line
- T— overhead telephone line
- X— wire fence
- · — mesh wire fence



**WILLIAMS SUBDIVISION
CITY OF BRYAN, TEXAS**

**VOL. 104, PG. 49
D.R.B.C.**

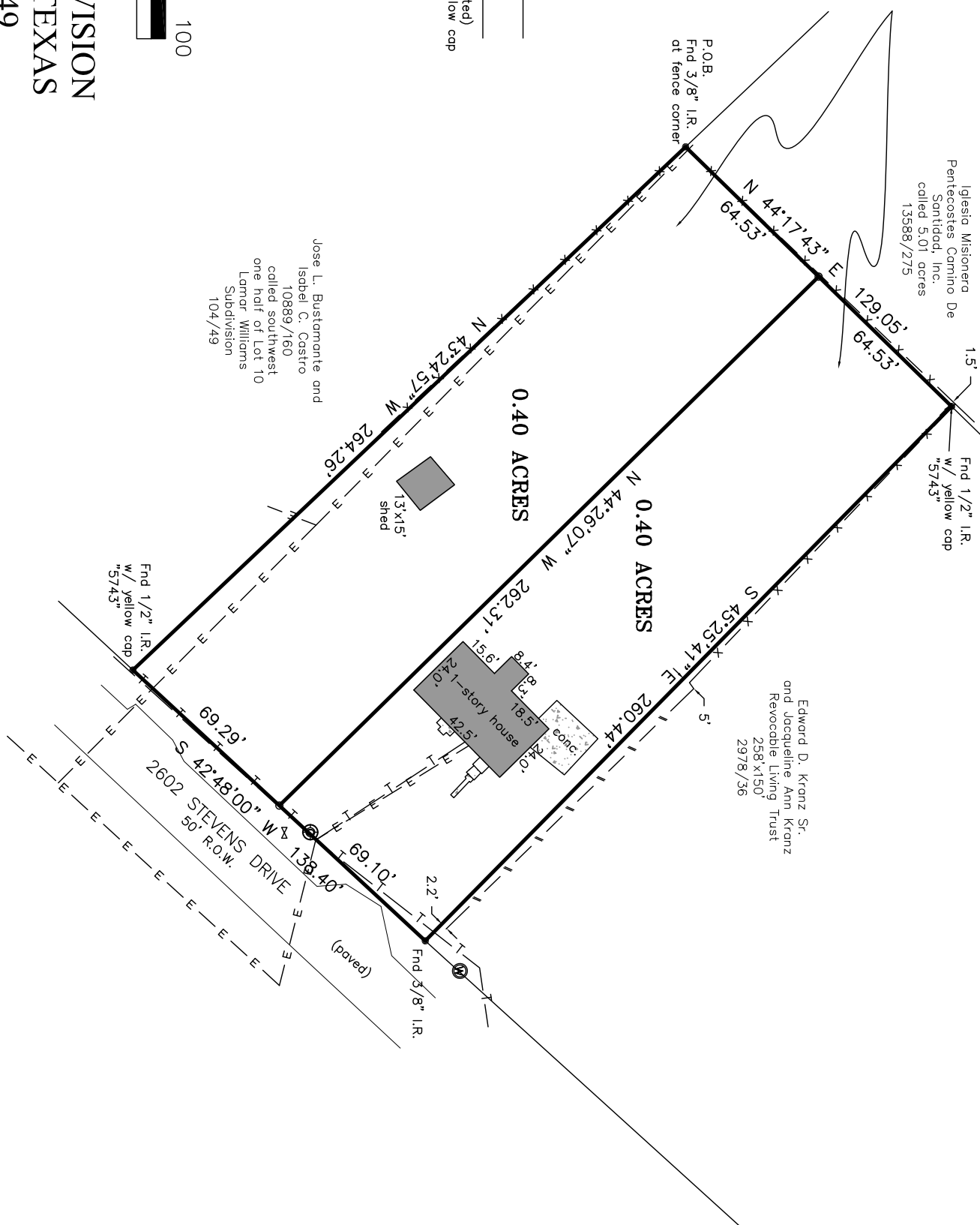
I, Tyler Tumlinson, Registered Professional Land Surveyor,
do hereby certify that this survey was made on the ground
of the property legally described hereon, and is correct.
All bearings and distances are based on State Plane
Coordinate System, Texas Central Zone, NAD 1983.

Tyler Tumlinson, R.P.L.S. No 6410 February 27, 2025



TUMLINSON LAND SURVEYING

1255 MILLICAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845
254-931-6707
T.B.P.L.S. FIRM NO. 10193858



METES AND BOUNDS DESCRIPTION
STATE OF TEXAS
COUNTY OF BRAZOS

Being a 0.80 acre tract of land out of the Moses Bain League, Abstract No. 3, Brazos County, Texas and further being a part of Lot 12 of the Williams Subdivision, City of Bryan, Texas, recorded in Volume 104, Page 49 of the Deed Records of Brazos County, Texas, and being all that certain called 137.3 feet by 264 feet tract of land described to Titan Premier LLC, recorded in Volume 19688, Page 124 of the Official Records of Brazos County, Texas, said 0.80 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the westernmost corner of said Titan Premier LLC tract, located on the northeast line of the called southwest one half of Lot 10 of the said Williams Subdivision to Jose L. Bustamante and Isabel C. Castro, (10889/160), also located at the southernmost corner of a called 5.01 acre tract to Iglesia Misionera Pentecostes Camino De Santidad, Inc., (13588/275), for the westernmost corner of this;

THENCE along the northwest line of said Titan Premier LLC tract, with the southeast line of said 5.01 acre tract
N 44°17'43" E a distance of 129.05 feet to a 1/2 inch iron rod with yellow cap "5743", found at the northernmost corner of said Titan Premier LLC tract, located at the westernmost corner of a called 258 feet by 150 feet tract to Edward D. Kranz Sr. and Jacqueline Ann Kranz, (2978/36), for the northernmost corner of this;

THENCE along the northeast line of said Titan Premier LLC tract, with the southwest line of said Kranz tract
S 45°25'41" E a distance of 260.44 feet to a 3/8 inch iron rod found at the easternmost corner of said Titan Premier LLC tract, also located at the southernmost corner of said Kranz tract, and located on the northwest line of Stevens Drive, (50' R.O.W.), for the easternmost corner of this;

THENCE along the southeast line of said Titan Premier LLC tract, with the northwest line of said drive
S 42°48'00" W a distance of 138.40 feet to a 1/2 inch iron rod with yellow cap "5743", found at the southernmost corner of said Titan Premier LLC tract, also located at the easternmost corner of said Bustamante/Castro tract, for the southernmost corner of this;

THENCE along the southwest line of said Titan Premier LLC tract, with the northeast line of said Bustamante/Castro tract N 43°24'57" W a distance of 264.26 feet to the **POINT OF BEGINNING**.

BOUNDARY AND IMPROVEMENT SURVEY
OF A 0.80 ACRE TRACT OF LAND
OUT OF THE MOSES BAINE LEAGUE, A-3
AND FURTHER BEING A PART OF LOT 12 OF
THE WILLIAMS SUBDIVISION
CITY OF BRYAN, BRAZOS COUNTY TEXAS
Surveyed for: Titan Premier Investments