

Note: Building Setback Lines per
City of Bryan Code of Ordinances.

NOTE:

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 Field Notes prepared with this survey.
4. The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F AUSTIN LEAGUE No. 9, Abstract No 62, in Bryan, Brazos County, Texas and being all of the called 0.59 acre tract described in the Deed from W.E. Pigford and wife, L.E. Pigford to Alberta Clifton recorded in Volume 76, Page 541 of the Brazos County Deed Records, the called 0.59 acre tract being further described in the Sheriff's Deed from Alberta Clifton and Isabella Shorter to David Shorter recorded in Volume 6238, Page 218 of the Official Records of Brazos County, Texas.

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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 April 14, 2025. 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 48041C0195E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.

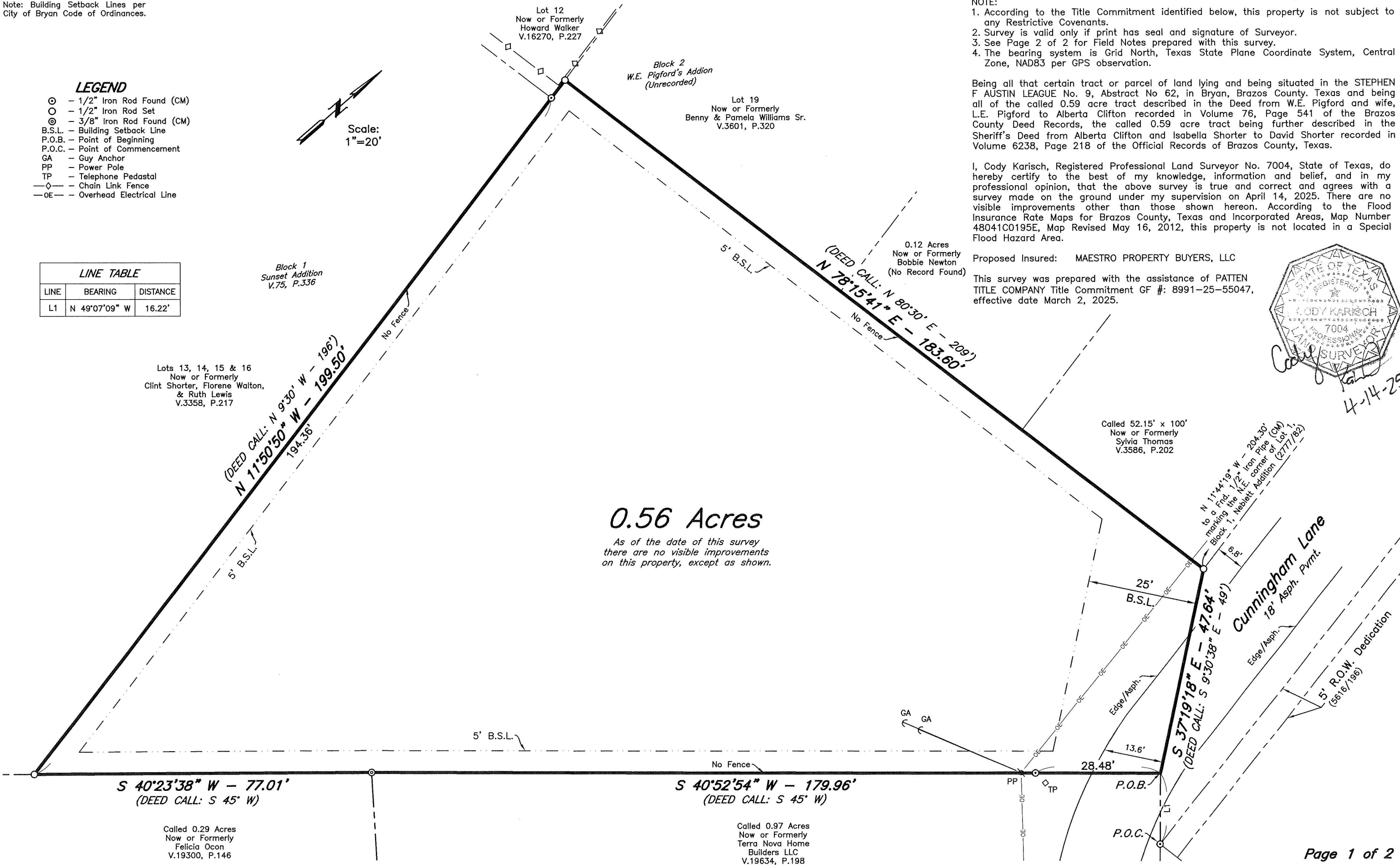
Proposed Insured: MAESTRO PROPERTY BUYERS, LLC

This survey was prepared with the assistance of PATTEN
TITLE COMPANY Title Commitment GF #: 8991-25-55047,
effective date March 2, 2025.



- LEGEND**
- ⊙ — 1/2" Iron Rod Found (CM)
 - — 1/2" Iron Rod Set
 - ⊗ — 3/8" Iron Rod Found (CM)
 - B.S.L. — Building Setback Line
 - P.O.B. — Point of Beginning
 - P.O.C. — Point of Commencement
 - GA — Guy Anchor
 - PP — Power Pole
 - TP — Telephone Pedestal
 - ◇— — Chain Link Fence
 - OE— — Overhead Electrical Line

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°07'09" W	16.22'



09001365-LS

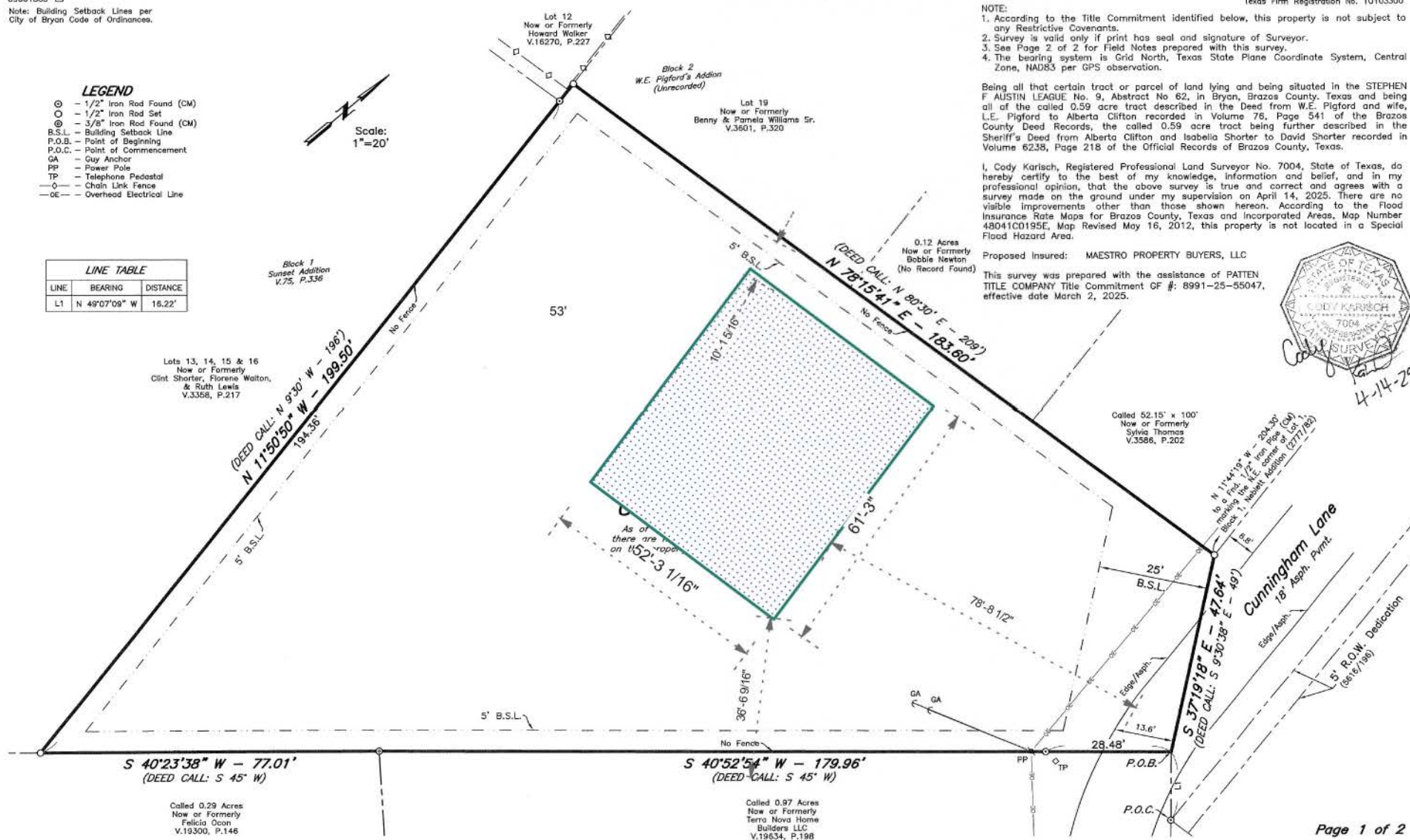
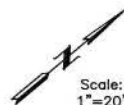
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Texas Firm Registration No. 10103300

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