McCLURE & BROWNE ENGINEERING/SURVEYING, INC • 1008 Woodcreek Drive, Suite 103 • College Station, Texas 77845 • (979) 693-3838 Texas Firm Registration No. 10103300 Note: Building Setback Lines per Lot 12 City of Bryan Code of Ordinances. 1. According to the Title Commitment identified below, this property is not subject to Now or Formerly any Restrictive Covenants. Howard Walker V.16270, P.227 2. Survey is valid only if print has seal and signature of Surveyor. See Page 2 of 2 for Field Notes prepared with this survey. The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation. W.E. Pigford's Addion (Unrecorded) Being all that certain tract or parcel of land lying and being situated in the STEPHEN **LEGEND** F AUSTIN LEAGUE No. 9, Abstract No 62, in Bryan, Brazos County. Texas and being - 1/2" Iron Rod Found (CM) Lot 19 all of the called 0.59 acre tract described in the Deed from W.E. Pigford and wife, Now or Formerly - 1/2" Iron Rod Set L.E. Pigford to Alberta Clifton recorded in Volume 76, Page 541 of the Brazos Benny & Pamela Williams Sr. V.3601, P.320 - 3/8" Iron Rod Found (CM) County Deed Records, the called 0.59 acre tract being further described in the Scale: B.S.L. - Building Setback Line Sheriff's Deed from Alberta Clifton and Isabella Shorter to David Shorter recorded in P.O.B. - Point of Beginning 1"=20" Volume 6238, Page 218 of the Official Records of Brazos County, Texas. P.O.C. - Point of Commencement - Guy Anchor I, Cody Karisch, Registered Professional Land Surveyor No. 7004, State of Texas, do - Power Pole 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 - Telephone Pedastal - - Chain Link Fence -OE- - Overhead Electrical Line 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. OFFID. 0.12 Acres 5. Now or Formerly Proposed Insured: MAESTRO PROPERTY BUYERS, LLC Bobbie Newton Block 1 dig. CAL. Sunset Addition V.75, P.336 (No Record Found) LINE TABLE This survey was prepared with the assistance of PATTEN TITLE COMPANY Title Commitment GF #: 8991-25-55047, BEARING DISTANCE effective date March 2, 2025. L1 N 49'07'09" W 16.22 Lots 13, 14, 15 & 16 Now or Formerly Clint Shorter, Florene Walton, V.3358, P.217 Called 52.15' x 100' Now or Formerly Sylvia Thomas V.3586, P.202 0.56 Acres As of the date of this survey there are no visible improvements on this property, except as shown. 47.64 25' 6. . . 5' B.S.L. 28,48 S 40°52'54" W - 179.96' S 40°23'38" W - 77.01' P.O.B. (DEED CALL: S 45° W) (DEED CALL: S 45° W) Called 0.97 Acres Called 0.29 Acres Now or Formerly Now or Formerly Terra Nova Home Felicia Ocon Page 1 of 2 V.19300, P.146 V.19634, P.198

