

TEE DRIVE  
(50' R.O.W.)

(CALLED N 44°34'30" E 190.03')  
(CALLED N 41°00'79" E 191.83')

KENT LEE KUBIN  
70' OF LOT 4  
& 10' OF LOT 3  
BLOCK D  
VOL. 3670, PAGE 202

MARK & SUSAN  
FULLER  
90' OF LOT 3  
BLOCK D  
VOL. 15228, PAGE 220

JEAN GAYLE  
KOTRLA  
LOT 2  
BLOCK D

CONC. WALL

25' B.L. (PLAT, ORD.)

35' B.L. (DR.)

CONC. GRATE DRAIN

ONE STORY  
BRICK HOUSE

LOT 1B

LOT 1A

LOT 1C

LINK STREET  
(50' R.O.W.)

P.O.B. N 41°48'02" E 53.30'

S 40°59'15" W 89.67'

N 41°28'36" E 109.12'

7.5' B.L. (ORD.)

7.5' B.L. (ORD.)

S 41°37'47" W 54.25'  
(CALLED S 45°00'00" W 54.20')

CONC. BOX CULVERT

0.5705 ACRES  
VOL. 1106, PAGE 212

20' P.D.E.  
VOL. 10292, PAGE 224

222.17'

HAMPTON HILL SUBDIVISION  
VOL. 6761, PAGE 253

S 41°19'59" W 387.89'

PAVEMENT

CONC. FLUME

BIG MOOSE LTD  
CALLED 14.47 ACRES  
VOL. 2604, PAGE 205

RESTRICTIONS RECORDED IN VOL. 150, PAGE 123(MARKED (DR)). CURRENTLY NO HOMEOWNERS ASSOCIATION EXISTS TO ENFORCE THE RESTRICTIVE COVENANTS FOR THIS SUBDIVISION, AND THE CITY OF BRYAN DOES NOT REQUIRE COMPLIANCE WITH THEM.

BLANKET EASEMENT RECORDED IN VOL. VOL. 273, PAGE 235.

PUBLIC DRAINAGE EASEMENT RECORDED IN VOL. 10292, PAGE 224 AS SHOWN.

File name: 21-0070-TEE DRIVE-401.DWG  
Plot date: 02/26/21

**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
- CHAIN-LINK FENCE
- WOOD FENCE
- ⊠ WATER METER
- ⊞ ELECTRIC METER
- POWER POLE
- ⊠ GAS METER

- ⊙ 5/8" IRON ROD FOUND
- ⊙ 3/8" SPINDLE FOUND
- ⊕ 1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
- ⊙ 3/8" IRON ROD FOUND
- ▨ COVERED CONC.

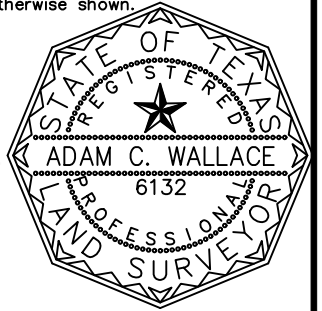
**Survey Notes:**

- 1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 3/8" and 5/8" iron rods found and referred to the previous recorded plat.
- 2). Drawing Scale is 1"=60'
- 3). Drawn by: Adam Wallace
- 4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F effective date, 04-02-2014

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 February 26th, 2021, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

*Adam Wallace*

Adam Wallace  
Texas Registered Professional  
Land Surveyor, Number 6132



**SURVEY PLAT**

LOT: ONE A (1A), ONE B (1B), ONE C      BLOCK: "D"  
SUBDIVISION: VACATING & RESUBDIVISION PLAT OF LOT ONE(1)  
BLOCK "D" COUNTRY CLUB ESTATES 2,VOL. 378, PAGE 855

STREET ADDRESS: 401 TEE DRIVE  
CITY: BRYAN, TEXAS  
COUNTY: BRAZOS

SURVEYED FOR: DANIEL ROMAN

TITLE CO: UNIVERSITY TITLE      GF# 204901

**ATM Surveying**

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

## METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.5705 acres, in the Zeno Phillips League, A-45, in the City of Bryan, Brazos County, Texas, as recorded in Vol. 1106, Page 212 of the Brazos County Official Records (B.C.O.R.), which incorrectly refers to this property as Lot 10, Block 1, but this property is not platted and that Lot 10 does not exist. 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 found and referred to said previous recorded deed, and as surveyed on the ground on February 26<sup>th</sup>, 2021. This description is also referred to the plat prepared by ATM Surveying, Project No. 2021-0070, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found for the west corner of this tract, also being a north corner of the Hampton Hill Subdivision, as recorded in Vol. 6761, Page 253, also being the southeast line of the Kent Lee Kubin called 70' of Lot 4 and 10' of Lot 3, Block D, as recorded in Vol. 3670, Page 202, of the B.C.O.R.;

**THENCE** North 41°48'02" East, a distance of 53.30 feet along the common line between this tract and said Kubin tract to a 5/8" metal spindle found for the east corner of said Kubin tract, also being the south corner of Mark & Susan Fuller called 90' of Lot 3, Block D, as recorded in Vol. 15228, Page 228, of the B.C.O.R.;

**THENCE** North 40°59'15" East, a distance of 89.67 feet along the common line between this tract and said Fuller tract to a 5/8" iron rod found for the east corner of said Fuller tract, also being the south corner of the Jean Gayle Kotrla tract, called Lot 2, Block D, of Country Club Estates #2;

**THENCE** North 41°28'36" East, a distance of 79.06 feet along the common line between this tract and said Kotrla tract to a point for the north corner of this tract, also being a west corner of Lot 1C, of Country Club Estates #2 replat of Block D, Lot 1, as recorded in Vol. 378, Page 855, of the B.C.O.R.;

**THENCE** South 48°40'54" East, a distance of 111.91 feet along the common line between this tract and said Lot 1C to the east corner of this tract, also being the south corner of said Lot 1C, also being a point on the northwest line of the Big Moose LTD., called 14.47 acres, as recorded in Vol. 2604, Page 205, of the B.C.O.R.;

**THENCE** South 41°19'59" West, a distance of 222.17 feet along the common line between this tract and said Big Moose Ltd. Tract, and then along said Hampton Hill Subdivision to the south corner of this tract;

**THENCE** North 48°36'45" West, a distance of 112.00 feet along the common line between this tract and said Hampton Hill Subdivision to the **PLACE OF BEGINNING** containing 0.5705 acres.

Adam Wallace

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

21-0070-Tee Drive-401—02/26/2021