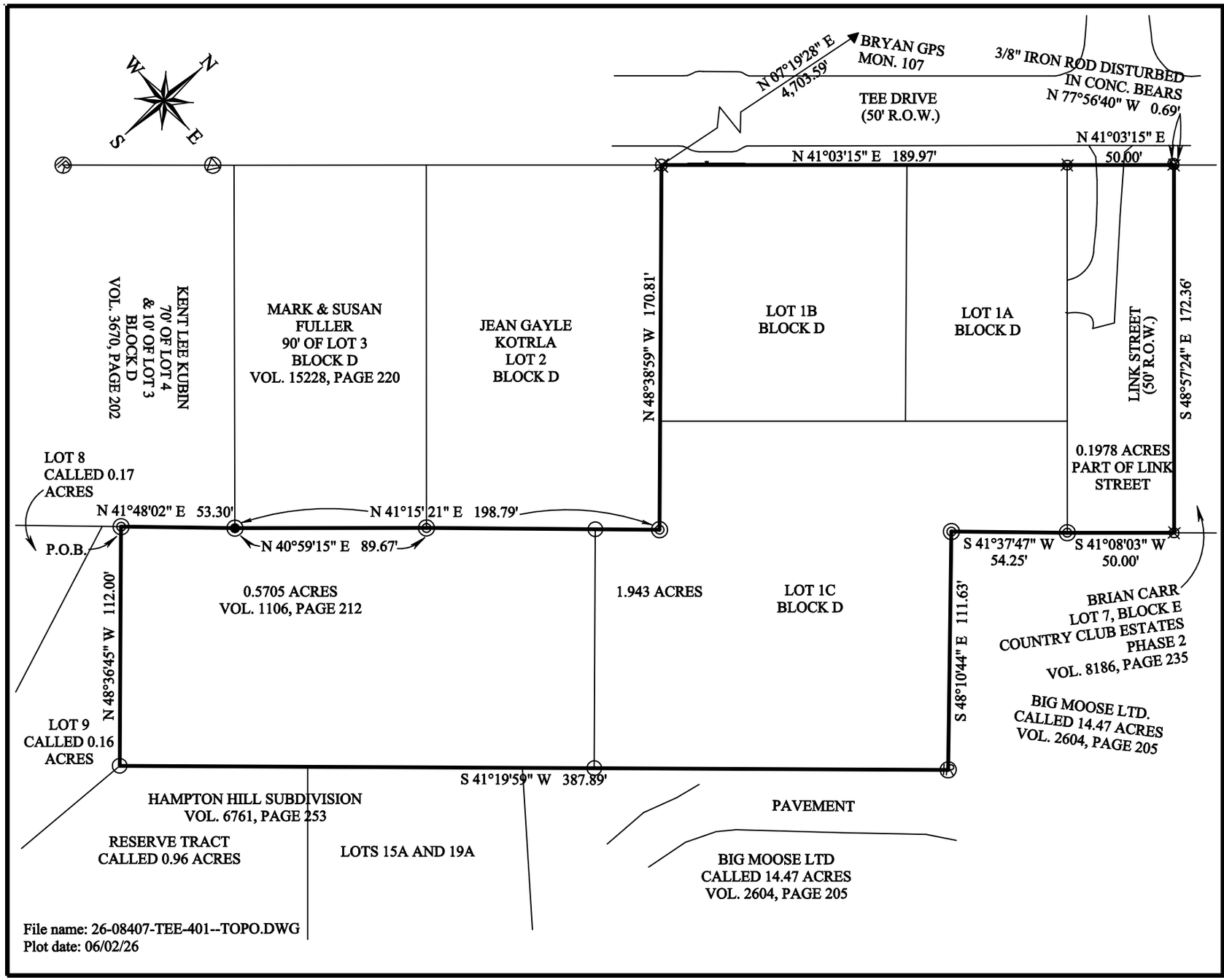

File name: 26-08407-TEE-401--TOPO.DWG
Plot date: 06/02/26

SURVEY LEGEND

SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE

3/8" IRON ROD FOUND
5/8" SPINDLE FOUND
5/8" IRON ROD FOUND
1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
1/2" IRON ROD FOUND

Survey Notes:

1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and elevations are reference to NAVD88 in U.S. Survey feet.
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 August 10th, 2026, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

STATE OF TEXAS
REGISTERED
ADAM C. WALLACE
6132
PROFESSIONAL
LAND SURVEYOR

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

BOUNDARY EXHIBIT

AREA: 1.943 ACRES
TRACT 1: 0.5705 ACRES -VOL. 1106, PAGE 212
ABSTRACT: ZENO PHILLIPS LEAGUE, A-45
TRACT 2: 0.1978 ACRES PART OF LINK STREET
SUBDIVISION: COUNTRY CLUB ESTATES 2,VOL. 150, PAGE 121
LOT: ONE A (1A), ONE B (1B), ONE C BLOCK: "D"
SUBDIVISION: VACATING & RESUBDIVISION PLAT OF LOT 0NE(1)
BLOCK "D" COUNTRY CLUB ESTATES 2,VOL. 378, PAGE 855
STREET ADDRESS: 401 TEE DRIVE
CITY: BRYAN, TEXAS
COUNTY: BRAZOS
SURVEYED FOR: CLVH INVESTMENTS

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