

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 1.943 acres, including a tract 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.), also including Lots 1A, 1B and 1C, Block D of the Vacating and Resubdivision Plat of Lot 1, Block D, Country Club Estates 2, as plat recorded in Vol. 378, Page 855 of the B.C.O.R., also including a 0.1978 acres part of Link Street in Country Club Estates #2, as plat recorded in Vol. 150, Page 121 of the B.C.O.R. 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 August 10th, 2026. This description is also referred to the plat prepared by ATM Surveying, Project No. 2026-08407, 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., from which a 5/8" iron rod found bears N 40°59'15" E, a distance of 89.67 feet for reference;

THENCE North 41°15'21" East, a distance of 198.79 feet along the common line between this tract and said Fuller tract, and then along the Jean Gayle Kotrla called Lot 2, Block D to a 5/8" iron rod found for a bend in this tract;

THENCE North 48°38'59" West, a distance of 170.81 feet along the common line between this tract and said Kotrla tract to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the west corner of this tract, also being a point in the southeast right-of-way line of Tee Drive (50' R.O.W.), from which the Bryan GPS Mon. 107 bears N 07°19'28" E, a distance of 4,703.59 feet for reference;

THENCE North 41°03'15" East, a distance of 189.97 feet along the common line between this tract and said Tee Drive to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northwest line of this tract, also being the west corner of Link Street (50' R.O.W.);

THENCE North 40°58'17" East, a distance of 50.00 feet across said Link Street to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the north corner of this tract, also being the west corner of the Brian Carr called Lot 4, Block E of the Country Club Estates Phase 2, as recorded in Vol. 8186, Page 235 of the B.C.O.R., from which a 3/8" iron rod found bears N 77°56'40" W, a distance of 0.69 feet for reference;

THENCE South 48°57'24" East, a distance of 172.36 feet along the common line between this tract and said Carr tract to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for the east corner of this tract, also being a point in the northwest line of the Big Moose Ltd called 14.47 acre tract, as recorded in Vol. 2604, Page 205 of the B.C.O.R.;

THENCE along the common line between this tract and said 14.47 acre tract, for the following calls:

South 41°08'03" West, a distance of 50.00 feet to a 5/8" iron rod found for a point in the southwest line of this tract;

South 41°37'47" West, a distance of 54.25 feet to a 5/8" iron rod found for a bend in this tract;

South 48°10'44" East, a distance of 111.63 feet to a 1/2" iron rod found for the east corner of this tract;

THENCE South 41°19'59" West, a distance of 387.89 feet along the common line between this tract and said 14.47 acre tract, and then along the Hampton Hill Subdivision to a calculated 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 1.943 acres.



Adam Wallace

Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00
26-08407-Tec-401--topo--exhibit--legal—08/10/2026

