

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.1977 acres, in Country Club Estates #2, in the City of Bryan, Brazos County, Texas, as recorded in as recorded in Vol. 150, Page 121 of the Brazos County Deed Records(B.C.D.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 plat, and as surveyed on the ground on August 6th, 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 south corner of this tract, which is the south corner of the Link Street R.O.W. extension, also being the same tract recorded in a west corner of the CLVH Investments LLC, called 1.7431 acre tract, as recorded in Vol. 20377, Page 168, of the B.C.O.R.;

THENCE N 48°57'24" W, a distance of 172.22 feet along the common line between this tract and said CLVH tract to a 1/2" iron rod set with a pink plastic cap marked "ATM SURVEY for the west corner of this tract, also being the north corner of the CLVH tract, also being a point on the southeast right-of-way line of Tee Drive(50' R.O.W.);

THENCE North 41°03'15" E, a distance of 50.00 feet along the common line between this tract and said Tee Drive to a 1/2" iron rod set with a pink plastic cap marked "ATM SURVEY for the north corner of this tract, also being the same tract recorded in the west corner of Lot 7, Block E, of Country Club Estates Phase 2, as recorded in Vol. 8186, Page 235, of the B.C.O.R.;

THENCE S 48°57'24" E, a distance of 172.29 feet along the common line between this tract and said Lot 7 to a 1/2" iron rod set with a pink plastic cap marked "ATM SURVEY for the east corner of this tract, also being the south corner of said Lot 7, also being a point on the northwest line of said Big Moose tract;

THENCE S 41°08'03" W, a distance of 50.00 feet along the common line between this tract and said Big Moose tract to the **PLACE OF BEGINNING** containing 0.1977 acres.



Adam Wallace

Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00
26-08407-Tee-401—link row—08/06/2026