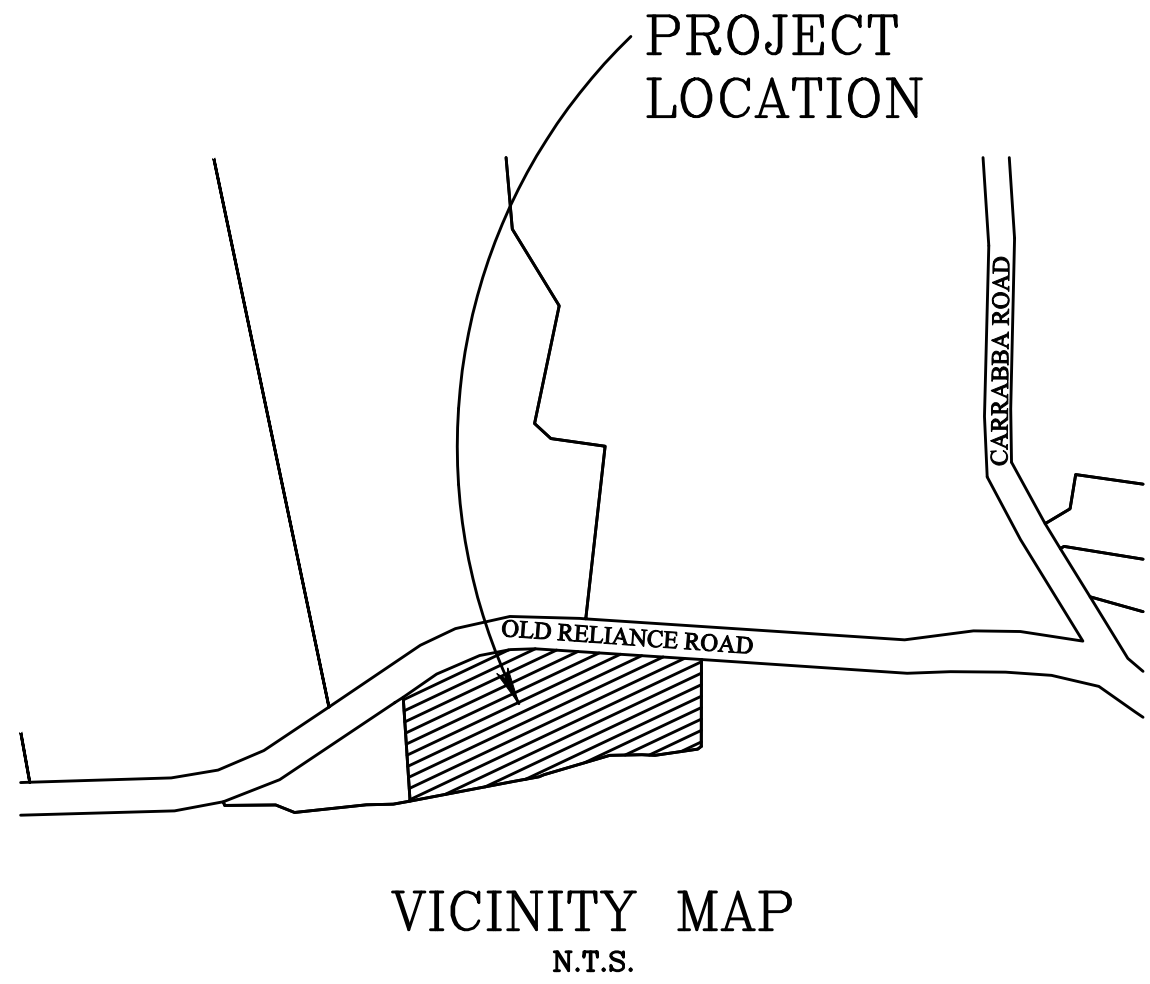
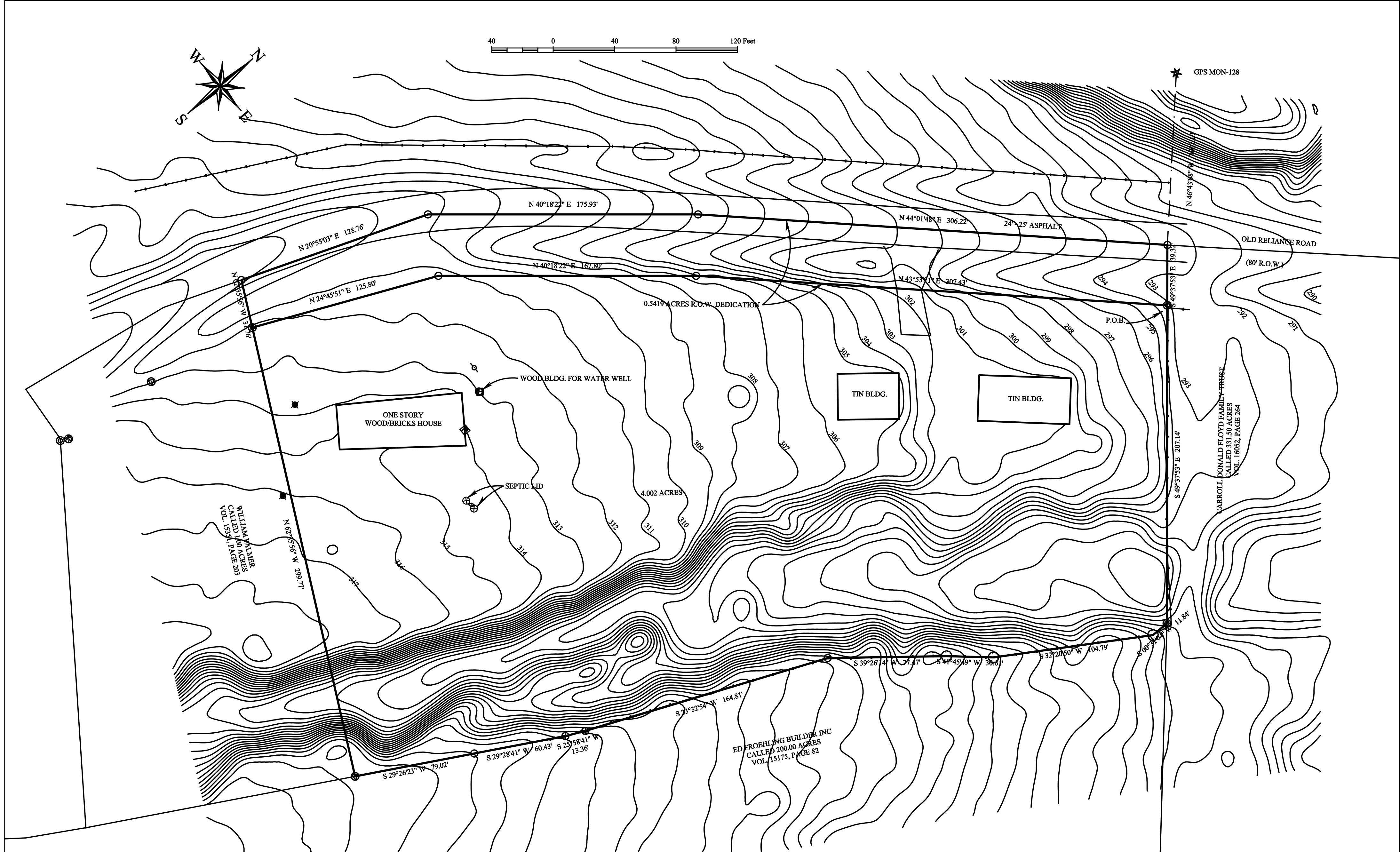




METES AND BOUND DESCRIPTION

Being a tract of land containing 4.0017 acres in the Thomas M. Splane League, A-53, Brazos County, Texas, being the remainder of the 5.111 acre tract, as recorded in Instrument Number 2016-1254720, of the Brazos County Official Records (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 and trees found and referred to the previously recorded deed, and as surveyed on the ground on June 11th of 2026. This description is also referred to the plat prepared by ATM Surveying, Project No. 2026-08376, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked GOODWIN LASITER" found for a point in the northeast line of this tract, also being a point in the southwest line of the Carroll Donald Floyd Family Trust called 331.50 acre tract, as recorded in Vol. 16052, Page 264 of the B.C.O.R.;

THENCE South 49°37'53" East, a distance of 207.14 feet along the common line between this tract and said 331.50 acre tract to a 1/2" iron rod with yellow plastic cap marked GOODWIN LASITER" found for the east corner of this tract, also being the north corner of the Ed Froehling Builder Inc called 200 acre tract, as recorded in Vol. 15175, Page 82 of the B.C.O.R.;

THENCE along the common line between this tract and said 200 acre tract, for the following calls:

South 0°31'04" West, a distance of 11.84 feet to a 18" post oak found for a bend in this tract;

South 32°20'50" West, a distance of 104.79 feet to a 18" post oak found for a bend in this tract;

South 41°45'49" West, a distance of 30.61 feet to a 18" post oak found for a bend in this tract;

South 39°26'14" West, a distance of 77.47 feet to a point for corner;

South 23°46'51" West, a distance of 52.60 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" found for a point in the southeast line of this tract;

South 23°26'21" West, a distance of 112.22 feet to a 14" twin post oak found for a bend in this tract;

South 25°58'41" West, a distance of 13.36 feet to a 14" twin post oak found for a bend in this tract;

South 29°28'41" West, a distance of 60.43 feet to a point for corner;

South 29°26'23" West, a distance of 79.02 feet to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the south corner of this tract, also being the east corner of the William Palmer called 1.00 acre, as recorded in Vol. 15351, Page 203 of the B.C.O.R.;

THENCE along the common line between this tract and said 1 acre tract, for the following calls:

North 62°35'56" West, a distance of 299.77 feet to a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for a point in the southwest corner of this tract;

North 62°35'56" West, a distance of 31.76 feet to a calculated west corner of this tract, also being a point in the centerline of Old Reliance Road (80' R.O.W.);

THENCE along the centerline of the said Old Reliance Road, for the following calls:

North 20°55'03" East, a distance of 128.76 feet to a point for corner;

North 40°18'22" East, a distance of 175.93 feet to a point for corner;

North 44°01'48" East, a distance of 306.22 feet to a calculated north corner of this tract, also being the west corner of the said 331.50 acre tract;

THENCE South 49°37'53" East, a distance of 39.32 feet along the common line between this tract and said 331.50 acre tract to the **PLACE OF BEGINNING** containing 4.0017 acres.

PRELIMINARY PLAN

**PRELIMINARY PLAN
LOTS 1 AND 2
BLOCK 1
LONE STAR MEADOWS
BEING A PLAT OF
4.002 ACRES
THOMAS M. SPLANE
LEAGUE, A-53
DOCUMENT NO.
2016-1254720
Bryan, Brazos County, Texas**

SURVEY LEGEND

— SUBJECT PROPERTY LINE	● WATER WELL
--- EXISTING PROPERTY LINE	● ELECTRIC METER
--- UTILITY EASEMENT	● POWER POLE
--- EASEMENT BUILDING LINE (E.L.)	● GAS METER
--- RESTRICTIONS BUILDING LINE (R.L.)	● AEROSOL CONTROL BOX
--- ELECTRICAL LINE	● SPRINKLER HEAD
--- BARBED WIRE FENCE	● SEPTIC LID
--- CONTOUR LINE	

● 1/2" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" FOUND

● 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GOODWIN LASITER" FOUND

● 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND

● 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "ATM SURVEY" SET

● CALCULATED CORNER

■ COVERED CONC.

Survey Notes:

- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods and trees found and referred to the previously recorded deed.
- Drawing Scale is 1"=40'
- Drawn by: Adam Wallace
- 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. 48041C0210E effective date, 05-16-2012
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Existing structures will remain.
- The subject property is located within the City of Bryan's Extrajurisdictional Jurisdiction (EJJ).
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE or Utility Easement to access electric facilities.

ATM Surveying

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www.ATMSurveying.com - FIRM #101784-00