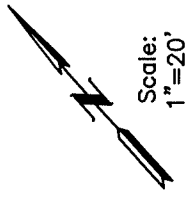
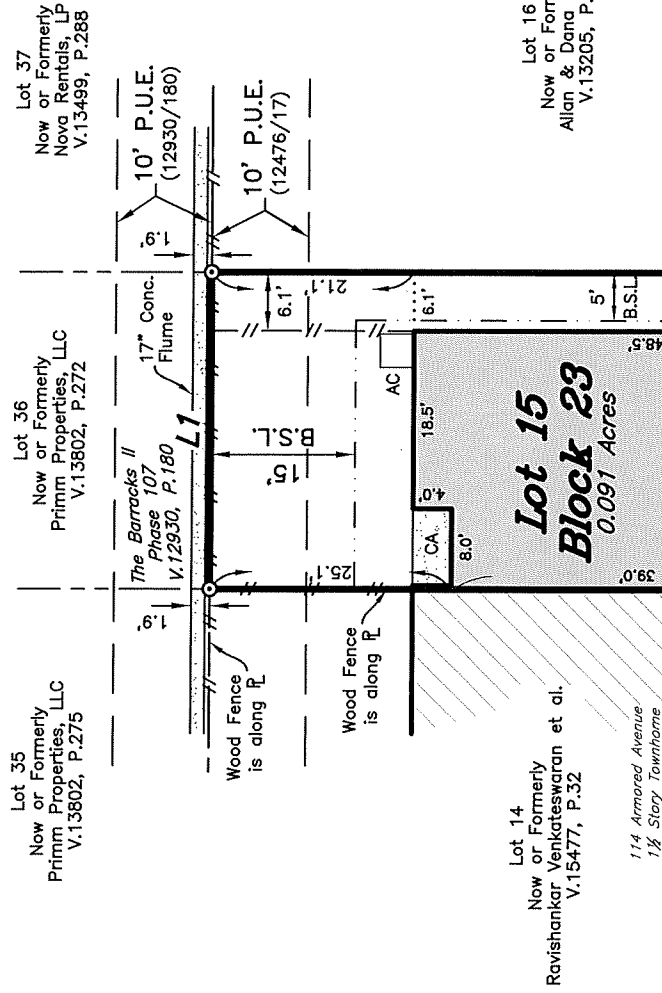


Lot 15 Block 23
 Note: Building Setback Lines
 per Restrictions. (13249/81)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 42°14'17" E	33.00'
L2	S 47°45'43" E	120.00'
L3	S 42°14'17" W	33.00'
L4	N 47°45'43" W	120.00'

LEGEND

- ⊙ — 1/2" Iron Rod Found (CM)
- ⊗ — Chiseled "X" in Concrete
- B.S.L. — Building Setback Line
- P.U.E. — Public Utility Easement
- CA — Covered Concrete Area
- CM — Controlling Monument
- CW — Concrete Walkway
- E/F — End of Fence
- ET — Electrical Transformer Box
- SC — Sewer Cleanout
- TP — Telephone Pedestal
- WM — Water Meter
- — Indicates perp. distance from R to Slab
- //— — Wood Fence

Armored Avenue
 50' R.O.W. ~ 27' Conc. Pvmt.
 V.12476, P.17

NOTE:

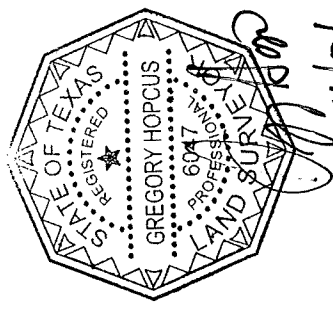
1. According to the Title Commitment identified below, this property is subject to the following:
 - a. Restrictive Covenants recorded in Volume 12476, Page 17 (on plat); County Clerk's File Nos. 201601255960, 201601258586, 201601259067, 201601259165, 201601260202, 201701287692, 201701290309, 201801317772, 201801324364, 201801324365, 201801329825 and 201801333140, Official Public Records, Brazos County, Texas.
 - b. Easement from J.W. Machos to Sinclair Refining Company, dated September 6, 1947, recorded in Volume 132, Page 68, Deed Records, Brazos County, Texas. (Blanket)
 - c. Easement from P.D. Gandy, et ux to the City of Bryan, dated December 22, 1949, recorded in Volume 141, Page 392, Deed Records, Brazos County, Texas. (Blanket)
 - d. Blanket Easement granted in judgement from Heath Phillips Investments, LLC to Qwest Communications Company, LLC, et al, dated 02/12/2015, recorded in Volume 12824, Page 69 of the Official Public Records of Brazos County, Texas.
2. Survey is valid only if print has seal and signature of Surveyor.
3. The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 12476, Page 17, Official Public Records, Brazos County, Texas.

Lot Fifteen (15), Block Twenty-Three (23), THE BARRACKS II SUBDIVISION PHASE 108, an addition to the City of College Station, Brazos County, Texas, according to the plat thereof recorded in Volume 12476, Page 17, Official Public Records, Brazos County, Texas.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on April 8, 2021. There are no visible improvements other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0305F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.

Proposed Borrower: BAILEIGH J. EDWARDS, BLAKE J. EDWARDS and KARA J. EDWARDS

This survey was prepared with the assistance of FRONTIER
 TITLE COMPANY Title Commitment GF #: 2086995CS.
 Effective date February 7, 2021.



4/8/21