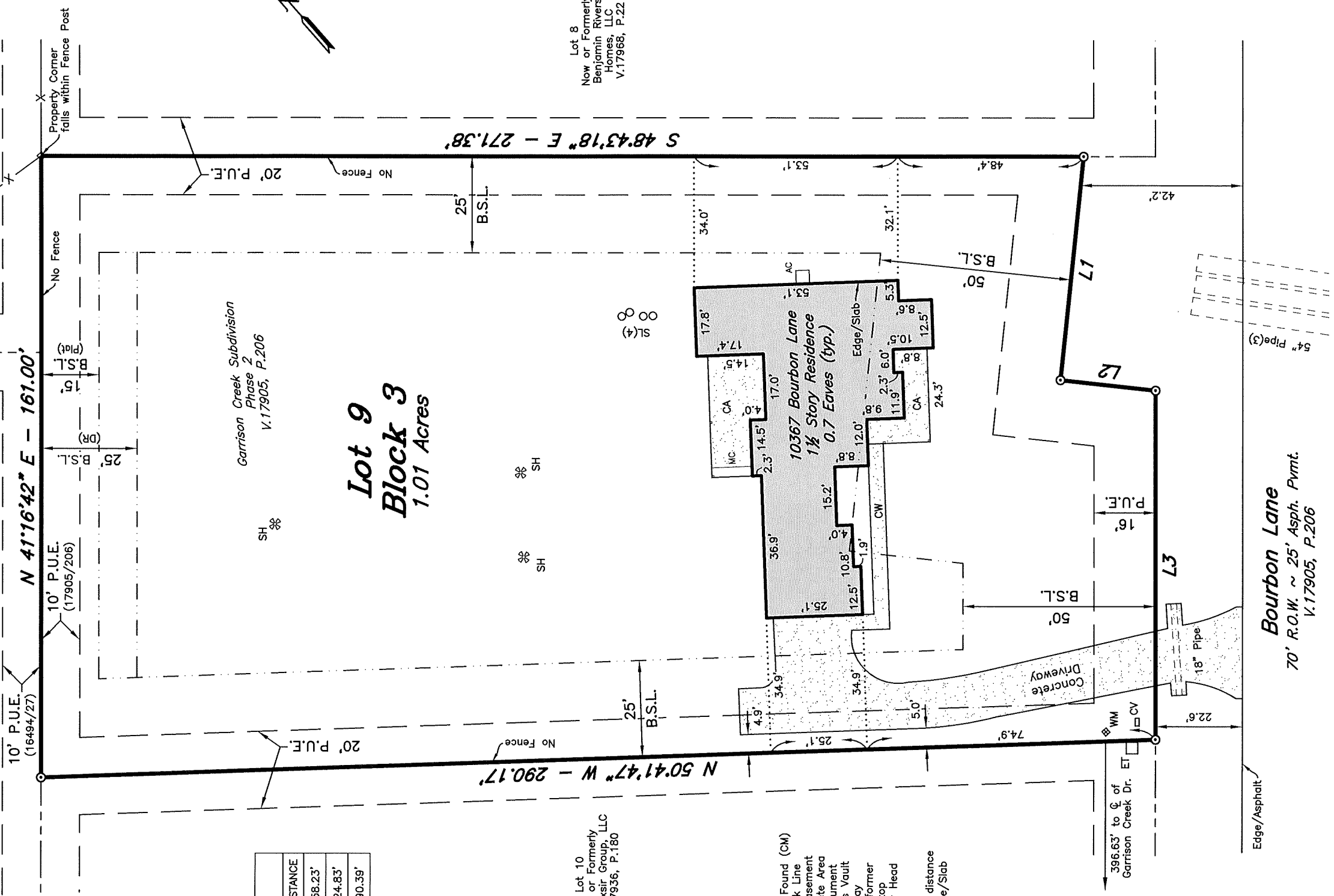


Lot 09 Block 03
 Note: Building Setback Lines, per Final Plat (Plat) (17905/206) and Deed Restrictions. (DR) (16499/269)

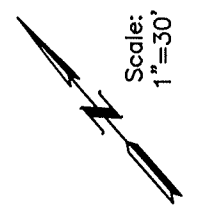
Garrison Creek Subdivision Phase 1
 V.16494, P.27

Lot 4
 Now or Formerly Jessica & Matthew Menefee
 V.18107, P.64

Lot 5
 Now or Formerly Jonathan & Aubrey Sanchez
 V.18017, P.49



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°14'51\" W	58.23'
L2	S 42°28'07\" E	24.83'
L3	S 41°16'42\" W	90.39'



Lot 10
 Now or Formerly The Jaxsir Group, LLC
 V.17936, P.180

Lot 8
 Now or Formerly Benjamin Rivers Homes, LLC
 V.17968, P.22

LEGEND

- ⊙ 1/2" Iron Rod Found (CM)
- B.S.L. Building Setback Line
- P.U.E. Public Utility Easement
- CA Covered Concrete Area
- CM Controlling Monument
- CV Communications Vault
- CW Concrete Walkway
- ET Electrical Transformer
- MC Marble Countertop
- SH Septic Sprinkler Head
- SL Septic Tank Lid
- WM Water Meter
- Indicates perp. distance from R. to Edge/Slab
- X- Wire Fence

Bourbon Lane
 70' R.O.W. ~ 25' Asph. Pymt.
 V.17905, P.206

Lot Nine (9), Block Three (3), GARRISON CREEK SUBDIVISION, PHASE 2, an addition to Brazos County, Texas, according to the plat thereof recorded in Volume 17905, Page 206, Official Records, Brazos County, Texas.

1. The bearing and actual measured distances to monuments are consistent with the plat recorded in Volume 17905, Page 206, Official Records, Brazos County, Texas.
2. Survey is valid only if print has original seal and signature of Surveyor.
3. Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of the title searches were furnished to the surveyor. There may exist other documents of record that would affect this parcel.
4. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.
5. There are no visible improvements other than those shown hereon.
6. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0250E, Map Revised May 16, 2012, this property is not located within the Special Flood Hazard Area.

Owner: THE JAXSIR GROUP, LLC

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 May 16, 2023.

