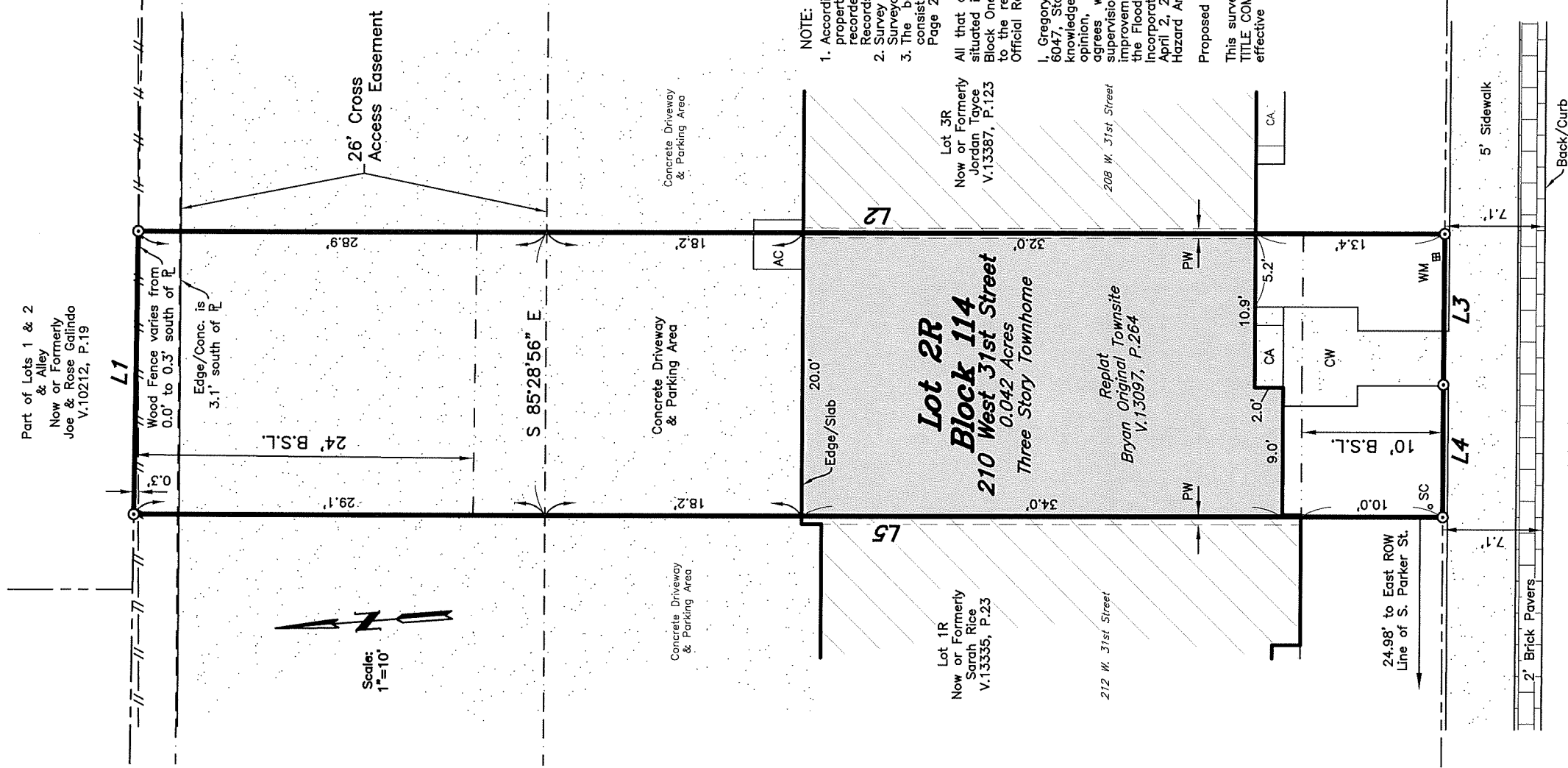


Note: Building Setback Lines per plat. (13097/264)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°04'00" E	20.00'
L2	S 4°31'04" W	92.51'
L3	N 85°13'31" W	10.66'
L4	N 85°26'31" W	10.65'
L5	N 4°31'04" E	92.60'

Scale:
 1"=10'

LEGEND

- ⊙ 1/2" Iron Rod Found (CM)
- CA Covered Concrete Area
- CM Controlling Monument
- CW Concrete Walkway
- PW Party Wall (8" wide)
- SC Sewer Cleanout
- WM Water Meter
- //— Wood Fence

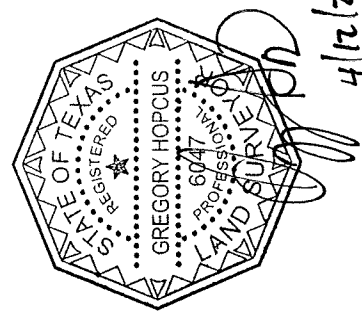
NOTE:

- According to the Title Commitment identified below, this property is subject to the following Restrictive Covenants recorded in Volume 13289, Page 1, Official Records, Brazos County, Texas.
 - Survey is valid only if print has seal and signature of Surveyor.
 - The bearing, system and actual measured distance is consistent with the replat recorded in Volume 13097, Page 264, Official Records, Brazos County, Texas.
- All that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Two R (2R), Block One Hundred Fourteen (114), City of Bryan, according to the replat thereof recorded in Volume 13097, Page 264, Official 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 12, 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 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.

Proposed Borrower: BAHAR BADIEE

This survey was prepared with the assistance of SOUTH LAND TITLE COMPANY Title Commitment GF # BC2110327, effective March 16, 2021.



4/12/21

West 31st Street
 Variable R.O.W. ~ 32' Conc. Pkmt.
 V.H.; P.721