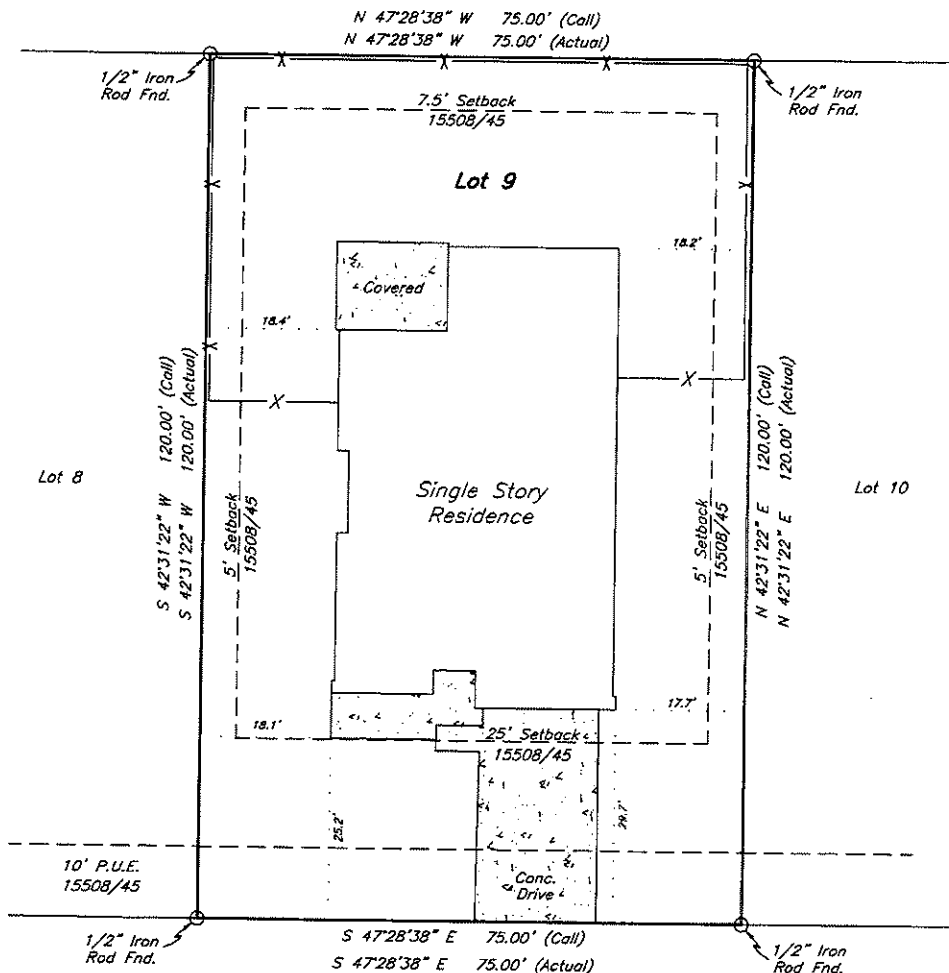


John Caleb Venable, Sr.
16.81 Acres
15722/231

Scale: 1" = 20'



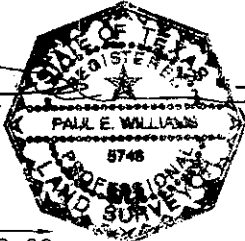
**1426 Kingsgate Drive
Ben Oliver Henry**

Being all of Lot 9 (NINE), Block 17 (SEVENTEEN), EDGEWATER, PHASE IV, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 15508 Page 45 of the Official Records of Brazos County, Texas.

I, Paul Williams, Registered Professional Land Surveyor No. 5743 do hereby certify that this plat represents the results of a survey performed on the ground, under my supervision on May 18, 2021, and is true and correct to the best of my knowledge.

I further certify that no improvements on this property encroach on adjacent property, nor do any improvements on adjacent property encroach on to this property, except as shown.

**PAUL WILLIAMS
LAND SURVEYING CO.**
R.P.L.S. No. 5743
Firm No. 10014300
1851 Briarcrest
Bryan, TX 77802
979-779-7670
Fax 979-779-7672
pwlandsurveying@earthlink.net



Notes:
North orientation is based on rotating to plat calls in 15508/45.
This survey was prepared with the benefit of Aggieldand Title Company Commitment No. G.F. 41190 and is valid for this transaction only.
The Following Easements appear to effect the parent tract of this property, however no above ground evidence was located on this survey:
1) From William E. Nash, et al to The City of Bryan in 6279/45; and in 6279/55; and in 6279/67.
2) From WBW Investments, LP to The City of Bryan in 13872/134, and in 13034/192, and in 13034/201.
3) From WBW Land Investments LP to Edgewater at Autumn Lake Home Owners Association, Inc. in 13034/210.