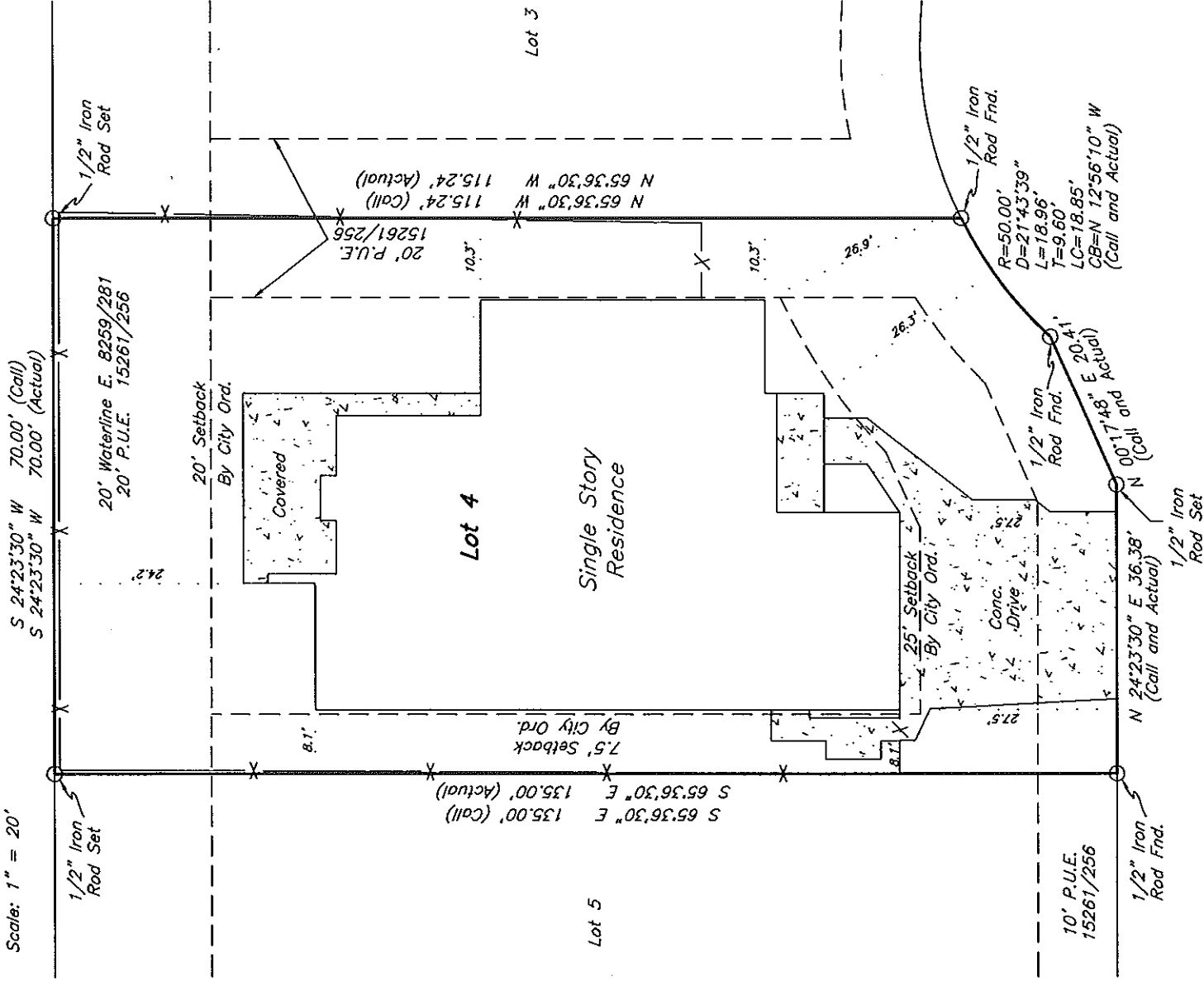




Flying Ace Development
11581/155

Scale: 1" = 20'

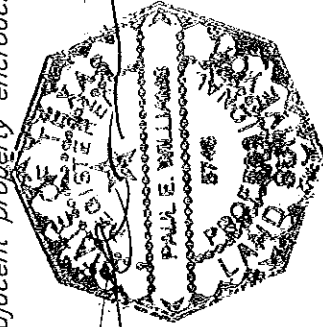


1330 Crystal Lane Ryan Cooksey

Being all of Lot 4 (FOUR), Block 2 (TWO), WATERFORD HEIGHTS SUBDIVISION, PHASE 1, an addition to the City of College Station, Brazos County, Texas, according to the plat recorded in Volume 15261 Page 256 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 December 15, 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.



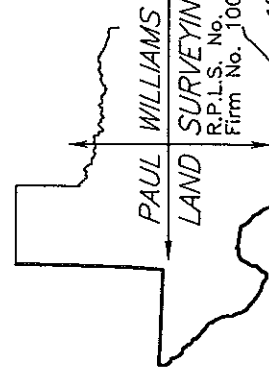
Notes:

North orientation is based on rotating to plat calls in 15261/256.

This survey was prepared with the benefit of Frontier Title Company Commitment No. G.F. 21107022CS 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 J. M. Atkins to Humble Pipe Line Commune in 49/26; amended in 854/599.
- 2) From J. M. Atkins, et ux to The City of Bryan in 98/323.
- 3) From J. M. Atkins, et ux to Gulf States Utilities in 130/149.
- 4) From Dale W. Conrad, et ux to Producer's Gas Company in 526/541.
- 5) From Dale W. Conrad, et ux to The City of College Station in 750/327, and in 8259/281, and in 10526/17.
- 6) From JP&M Investments, LP to The City of College Station in 14645/251.
- 7) From The Estate of John Patton Atkins (deceased) to The City of College Station in 15192/206 (temporary), and in 15192/215.



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