

NOTES:

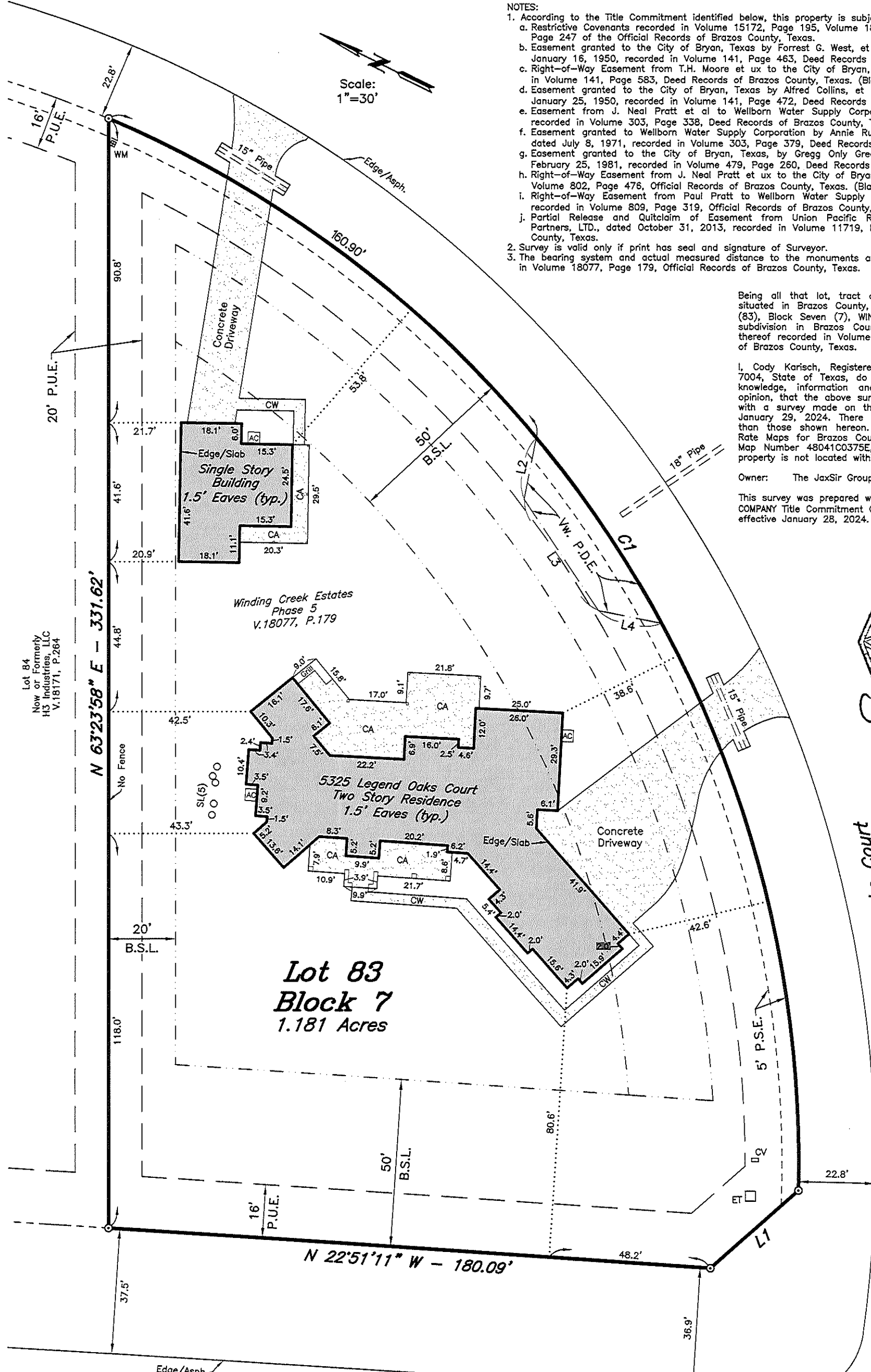
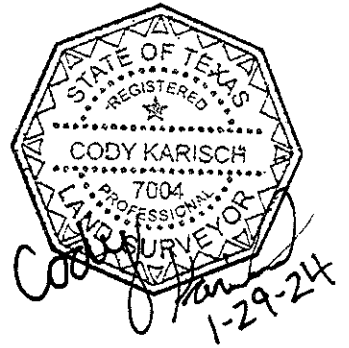
- According to the Title Commitment identified below, this property is subject to the following:
 - Restrictive Covenants recorded in Volume 15172, Page 195, Volume 18077, Page 179 and Volume 18087, Page 247 of the Official Records of Brazos County, Texas.
 - Easement granted to the City of Bryan, Texas by Forrest G. West, et ux, as set out in instrument dated January 16, 1950, recorded in Volume 141, Page 463, Deed Records of Brazos County, Texas. (Blanket)
 - Right-of-Way Easement from T.H. Moore et ux to the City of Bryan, dated February 24, 1950, recorded in Volume 141, Page 583, Deed Records of Brazos County, Texas. (Blanket)
 - Easement granted to the City of Bryan, Texas by Alfred Collins, et ux, as set out in instrument dated January 25, 1950, recorded in Volume 141, Page 472, Deed Records of Brazos County, Texas. (Blanket)
 - Easement from J. Neal Pratt et al to Wellborn Water Supply Corporation, dated November 10, 1972, recorded in Volume 303, Page 338, Deed Records of Brazos County, Texas. (Blanket)
 - Easement granted to Wellborn Water Supply Corporation by Annie Ruth Ware, as set out in instrument dated July 8, 1971, recorded in Volume 303, Page 379, Deed Records of Brazos County, Texas. (Blanket)
 - Easement granted to the City of Bryan, Texas, by Gregg Only Greer as set out in instrument dated February 25, 1981, recorded in Volume 479, Page 260, Deed Records of Brazos County, Texas. (Blanket)
 - Right-of-Way Easement from J. Neal Pratt et ux to the City of Bryan, dated May 28, 1985, recorded in Volume 802, Page 476, Official Records of Brazos County, Texas. (Blanket)
 - Right-of-Way Easement from Paul Pratt to Wellborn Water Supply Corporation, dated June 21, 1985, recorded in Volume 809, Page 319, Official Records of Brazos County, Texas. (Blanket)
 - Partial Release and Quitclaim of Easement from Union Pacific Railroad Company to Saddle Creek Partners, LTD., dated October 31, 2013, recorded in Volume 11719, Page 13, Official Records of Brazos County, Texas.
- Survey is valid only if print has seal and signature of Surveyor.
- The bearing system and actual measured distance to the monuments are consistent with the plat recorded in Volume 18077, Page 179, Official Records of Brazos County, Texas.

Being all that lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Eighty-Three (83), Block Seven (7), WINDING CREEK ESTATES, PHASE 5, a subdivision in Brazos County, Texas, according to the plat thereof recorded in Volume 18077, Page 179, Official Records of Brazos County, Texas.

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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 January 29, 2024. 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 48041C0375E, Map Revised May 16, 2012, this property is not located within a Special Flood Hazard Area.

Owner: The JaxSir Group, LLC

This survey was prepared with the assistance of AGGIELAND TITLE COMPANY Title Commitment GF #: ALAG-1620-3016202400021K, effective January 28, 2024.



Lot 83
Block 7
 1.181 Acres

Legend Oaks Court
 70' R.O.W. ~ 24' Asph. Pvmnt.
 V.18077, P.179

Bending Branch Drive
 105' R.O.W. ~ 30' Asph. Pvmnt.
 V.18077, P.179

LEGEND

- ⊙ - 1/2" Iron Rod Found (CM)
- B.S.L. - Building Setback Line
- P.D.E. - Public Drainage Easement
- P.S.E. - Public Sewer Easement
- P.U.E. - Public Utility Easement
- Vw. - Variable Width
- CA - Covered Concrete Area
- CM - Controlling Monument
- CV - Communications Vault
- CW - Concrete Walkway
- ET - Electrical Transformer Box
- SL - Septic Tank Lid
- WM - Water Meter
- - Indicates perp. distance from R_L to Edge/Slab

CURVE TABLE

CURVE	DELTA	RADIUS	CHORD BRG.	CHORD DIST.
C1	68°04'17"	340.00'	S 30°38'12" W	380.60

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°12'59" W	35.13'
L2	S 74°40'26" W	18.71'
L3	S 29°40'26" W	40.00'
L4	S 15°19'34" E	19.24'

Note: Building Setback Lines per Restrictions (18087/247) & Plat (18077/179).

Setbacks are subject to change per Architectural Control Committee.