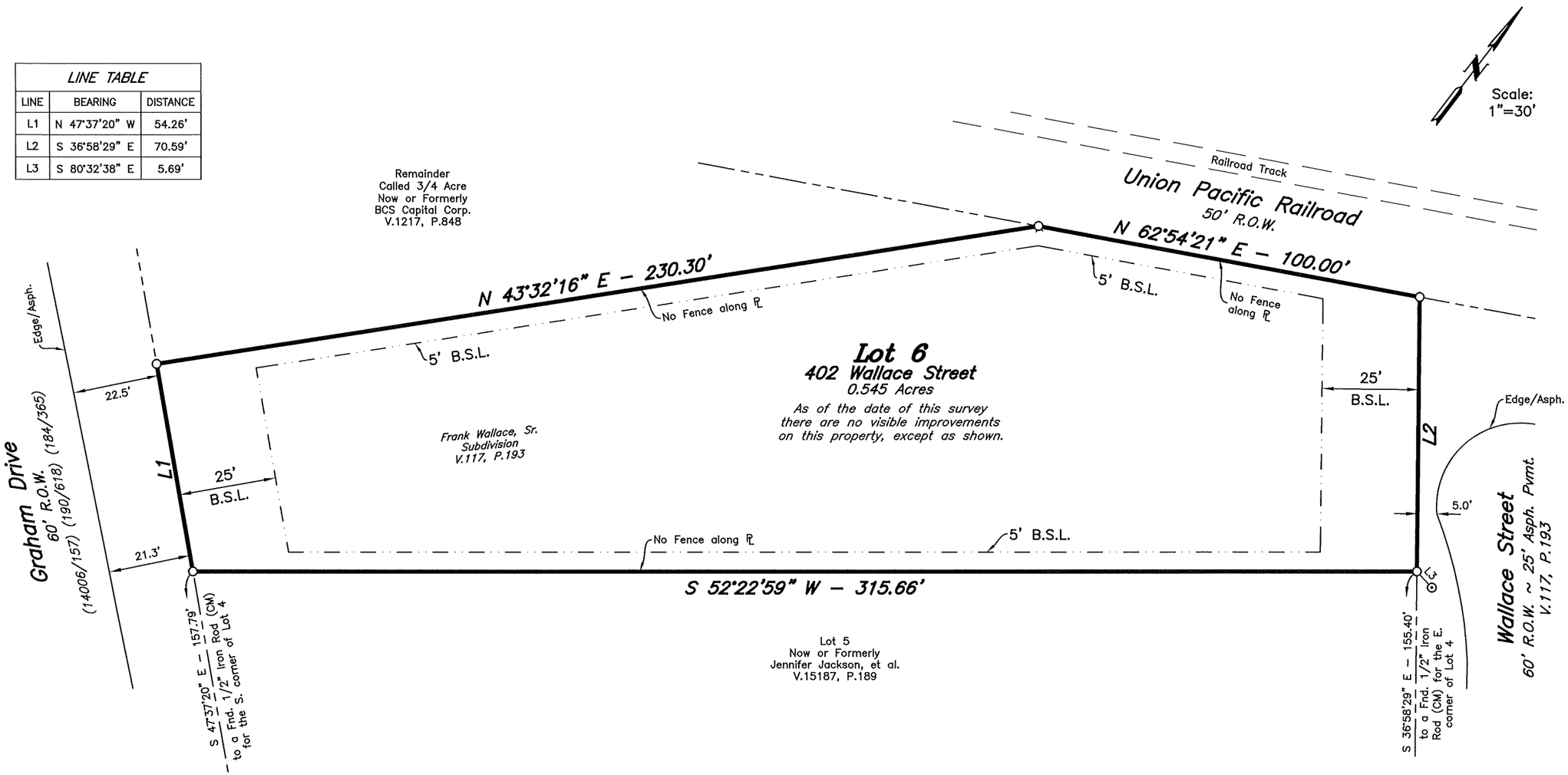
Note: Building Setback Lines per City of Bryan Code of Ordinances.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 47°37'20" W	54.26'
L2	S 36°58'29" E	70.59'
L3	S 80°32'38" E	5.69'



NOTES:
1. According to the Title Commitment identified below, this property is subject to the following:
   a. Restrictive Covenants recorded in Volume 117, Page 193, Deed Records of Brazos County, Texas.
   b. Easement and/or Right–of–Way granted to Charlie Tramble and Rhoda Tramble of the County of Brazos, State of Texas, to the City of Bryan, a Municipal Corporation of Brazos County, Texas, by instrument dated February 15, 1956, recorded in/under Volume 184, Page 365, Official Records, Brazos County, Texas. (Shown on survey)
2. Survey is valid only if print has seal and signature of Surveyor.
3. Building Setbacks are per The City of Bryan Code of Ordinances.
4. The bearing system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations The actual measured distance to the monuments are consistent with the recorded plat in Volume 117, Page 193, Deed Records of Brazos County, Texas.

Lots Six (6), FRANK WALLACE, SR., SUBDIVISION of a 4.09 acre tract in the S.F. AUSTIN LEAGUE NO. 9, Bryan, Brazos County, Texas, according to the plat of said subdivision, recorded in Volume 117, Page 193, Deed 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 July 9, 2026. 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 within a Special Flood Hazard Area.

Proposed Borrower: AJ CUSTOM HOMES, LLC

This survey was prepared with the assistance of LETTERMAN TITLE COMPANY Title Commitment GF #: 26–3809–TX effective June 28, 2026.



LEGEND
- ⊙ – 1" Iron Rod Found
- ○ – 1/2" Iron Rod Set
- B.S.L. – Building Setback Line
- CM – Controlling Monument