



SCALE: 1" = 20'

THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
 1. CITY OF BRYAN 98/90
 2. CITY OF BRYAN 98/184
 3. WIXON WATER SUPPLY CORPORATION 309/670

EASEMENT TO CITY OF COLLEGE STATION 494/11 DOES NOT CROSS THIS TRACT.

BUILDING SETBACK LINES PER CITY OF COLLEGE STATION U.D.O.

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

NOTE: RODS SET AT PROPERTY CORNERS TO REPLACE ORIGINAL RODS SET BY THIS SURVEYOR PRIOR TO CONSTRUCTION OF IMPROVEMENTS.

UTILITY PUBLIC UTILITY EASEMENT

PROPERTY LINE FALLS IN COMMON WALL

10' PUBLIC UTILITY EASEMENT

5' PUBLIC UTILITY EASEMENT

15' FRONT SETBACK LINE

7.5' SIDE SETBACK LINE

20' REAR SETBACK LINE

24' ALLEY

1/2 INCH IRON ROD SET

1/2 INCH IRON ROD SET

1/2 INCH IRON ROD SET

1/2 INCH IRON ROD SET

1/2 INCH IRON ROD FOUND - CM

A/C

ELECTRIC SERVICE

UTILITY PEDESTAL

CLEAN OUT

LAND TITLE SURVEY PLAT OF LOT 19, BLOCK 3 OF SUMMIT CROSSING, PHASE 2A VOLUME 12476, PAGE 18 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
 SURVEY DATE: 05-30-16
 PLAT DATE: 05-31-16
 JOB NUMBER: 16-468
 CAD NAME: 16-468

ORIG FILE: SUMMIT (cont): 16-468 (job)
 PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE: (979) 268-3195

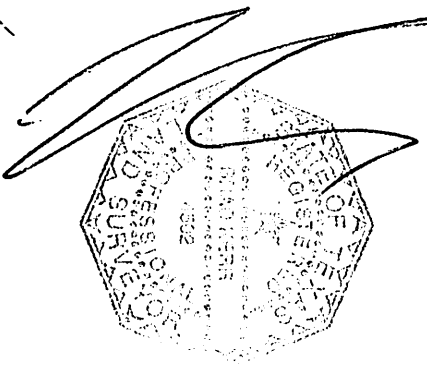
BUYER	KEVIN LANEY AND KRISTEN LANEY
TITLE COMPANY	BRAZOS COUNTY ABSTRACT COMPANY
G.F. No.	BC15047228

LEGEND:

☐ WATER METER

— WOOD FENCE

— CONCRETE



SURVEYOR'S CERTIFICATE:
 I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0220E, REVISED DATE: 05-16-2012.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502

