

79710

SCALE: 1" = 11'

LEGEND:  
WOOD FENCE.  
CONCRETE



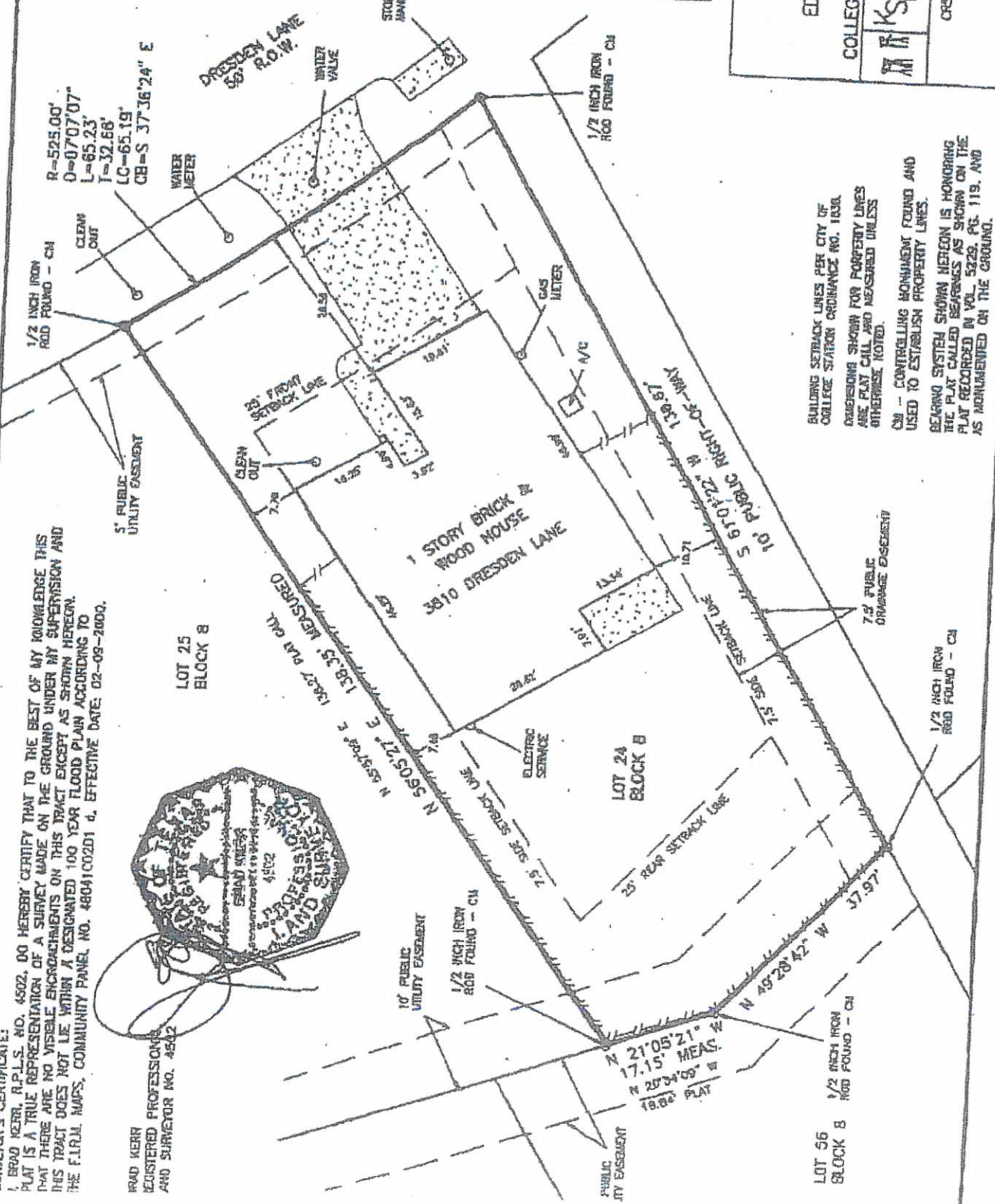
THE FOLLOWING ELEMENTS ESSENTIALS DO APPLY TO THIS TRACT, ALTHOUGH NO ACTUAL PIPELINES CROSS THIS TRACT:  
1. CITY OF BRYAN 151/2348  
2. LONG STAR GAS COMPANY 148/489  
3. HELLBORN WATER SUPPLY CORPORATION 254  
4. FERGUSON SUBURBAN UTILITY GAS GATHERING SYSTEM 3047/178

BUYER	JEREMY COCHRAN AND KERRI COCHRAN
TITLE COMPANY	AGGIELAND TITLE COMPANY
G.F. No.	19527

LAND TITLE SURVEY PLAT  
OF  
LOT 24, BLOCK 8  
EDELWEISS GARTENS, PHASE TWO  
VOLUME 5229, PAGE 119  
COLLEGE STATION, BRAZOS COUNTY, TEX

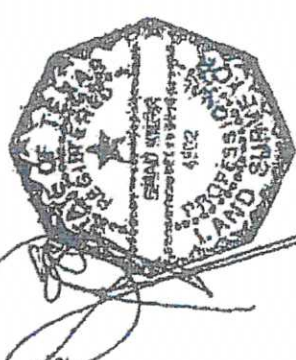
SCALE: 1 INCH = 20 FEET  
SURVEY DATE: 01-27-04  
PLAT DATE: 01-29-04  
JOB NUMBER: 04-0028  
CAD NAME: 04-0028

CBS FILE: EDELGART (cont): 04-0028 (job)  
PREPARED BY: KERRY SURVEYING, LLC  
505 CHURCH STREET, P.O. BOX 288  
COLLEGE STATION, TEXAS 77843  
PHONE: (817) 288-1164



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 PLAIN ACCORDING TO THE F.I.P.M. MAPS, COMMUNITY PANEL NO. 48041C02D1 4, EFFECTIVE DATE: 02-09-2000.

BRAD KERR  
REGISTERED PROFESSIONAL  
AND SURVEYOR NO. 4502



BUILDING SETBACK LINES PER CITY OF COLLEGE STATION ORDINANCE NO. 1830. DIMENSIONS SHOWN FOR PROPERTY LINES ARE PLAT CALL AND MEASURED UNLESS OTHERWISE NOTED.  
CH -- CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.  
BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 5229, PG. 119, AND AS MONUMENTED ON THE GROUND.