

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.R.M. MAPS, COMMUNITY PANEL NO. 48041C0182 C, EFFECTIVE DATE: 07-02-1992.

BRAD KERR  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4502

*Bobby Lockhart  
 Patricia Lockhart*

$R=223.39'$   
 $D=10^{\circ}07'28''$   
 $L=39.47'$   
 $T=19.79'$   
 $LC=39.42'$   
 $CB=N 12^{\circ}27'09'' W$



BUILDING SETBACK LINES PER CITY OF COLLEGE STATION U.D.O. (CS) AND DEED RESTRICTIONS 361/117 (DR).

CM - 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. 360, PG. 625, AND AS MONUMENTED ON THE GROUND.

NORMAND DRIVE  
 50' R.O.W.

LOT 6  
 BLOCK 23

LOT 5  
 BLOCK 23

2 STORY BRICK & WOOD HOUSE  
 2811 NORMAND DRIVE

LOT 7  
 BLOCK 23

LOT 39  
 BLOCK 23

LOT 40  
 BLOCK 23

10' DRAINAGE AND UTILITY EASEMENT

5/8 INCH IRON ROD FOUND - CM

10' DRAINAGE AND UTILITY EASEMENT

ELECTRIC SERVICE

A/C

GAS METER

WATER METER

PORTABLE WOOD BLDG.

CLEAN OUT

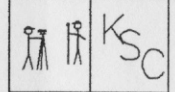


SCALE: 1" = 20'

LEGEND:  
 TELEPHONE PEDESTAL  
 AERIAL ELECTRIC LINES  
 WOOD FENCE  
 TILE  
 CONCRETE

BUYER	BOBBY G. LOCKHART AND WIFE, PATRICIA R. LOCKHART
TITLE COMPANY	BRAZOS COUNTY ABSTRACT COMPANY
G.F. No.	142352

LAND TITLE SURVEY PLAT OF  
 LOT 6, BLOCK 23  
 SOUTHWOOD VALLEY, SECTION 7-B  
 VOLUME 360, PAGE 625  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 20 FEET  
 SURVEY DATE: 03-22-05  
 PLAT DATE: 03-23-05  
 JOB NUMBER: 05-140  
 CAD NAME: 05-140  
 CR5 FILE: 05-140

PREPARED BY: KERR SURVEYING, LLC  
 505 CHURCH STREET, P.O. BOX 269  
 COLLEGE STATION, TEXAS 77841  
 PHONE (979) 268-3195

N 07°23'25" W  
 20.58' MEAS.  
 PLAT CALL & MEAS.

S 82°34'52" W 120.58' MEASURED  
 S 82°36'35" W 120.74' PLAT CALL

5' REAR SETBACK LINE (DR)  
 82.83' MEASURED  
 82.88' PLAT CALL

PLAT CALL AND MEASURED  
 N 72°29'06" E 130.40'

25' FRONT SETBACK LINE

20' REAR SETBACK LINE (CS)

A/C  
 7.5' SIDE SETBACK LINE (CS)  
 5' SIDE SETBACK LINE (DR)

12.03'

16.65'

7.56'

19.97'

32.63'

9.93'

19.91'

8.09'

17.47'

22.06'

18.14'

2.55'

11.79'

65.97'

5' SIDE SETBACK LINE (DR)

7.5' SIDE SETBACK LINE (CS)

AE AE AE AE AE

AE AE AE AE AE

AE AE AE AE AE

AE AE AE AE AE

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