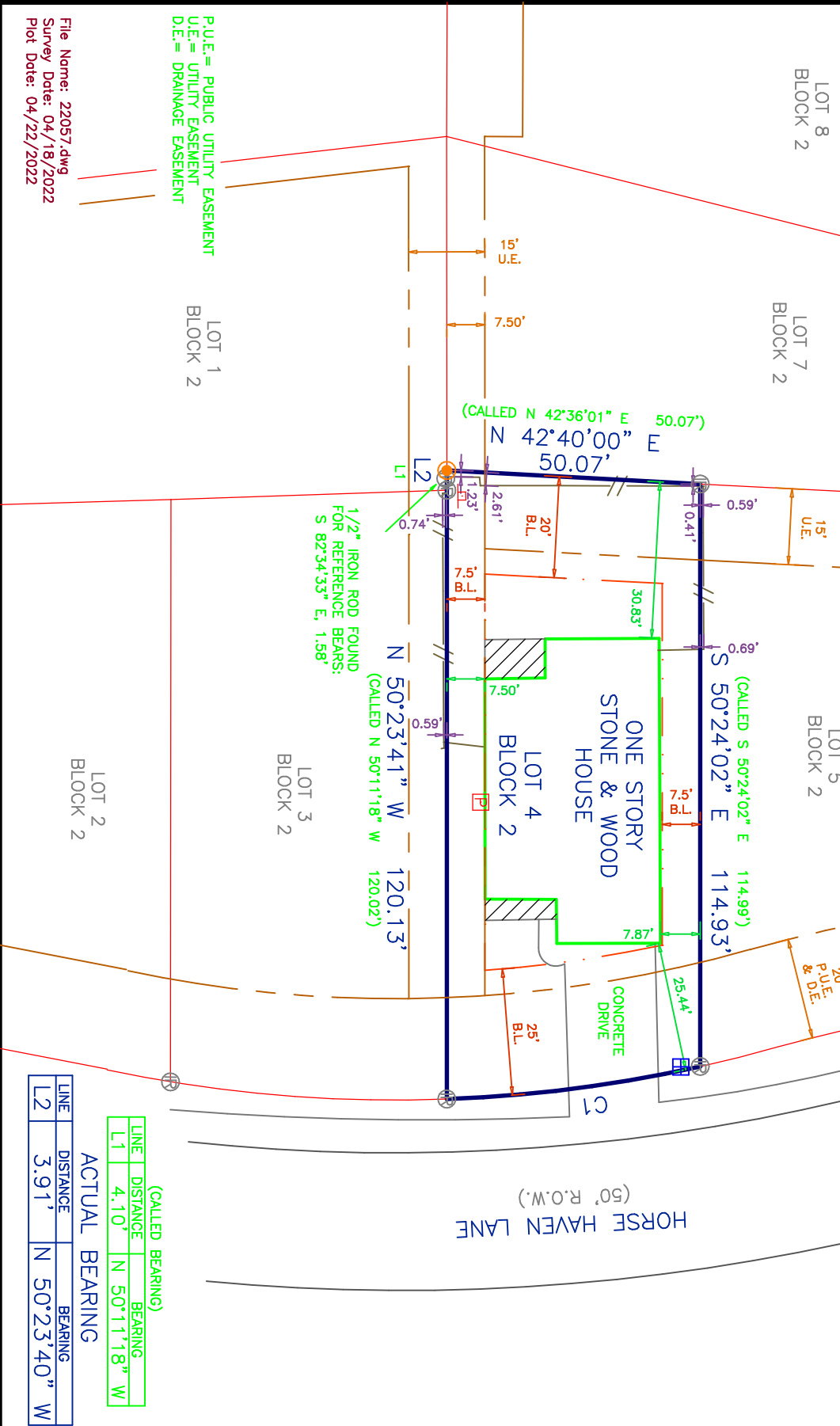




CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	271.86	10°38'33"	50.50	S 32°17'05" W	50.42

EASEMENTS AND RESCRPTIONS RECORDED IN:  
 VOL. 7901, PG. 165; VOL. 3062, PG. 136;  
 VOL. 3077, PG. 34; VOL. 3872, PG. 235;  
 VOL. 4621, PG. 14; VOL. 4713, PG. 101;  
 VOL. 5554, PG. 75; VOL. 5687, PG. 148;  
 VOL. 7872, PG. 283; VOL. 7923, PG. 90;  
 VOL. 8592, PG. 11

BLANKET EASEMENTS RECORDED IN:  
 VOL. 49, PG. 18; VOL. 513, PG. 156;  
 VOL. 854, PG. 599; VOL. 49, PG. 33;  
 VOL. 148, PG. 417



LINE	DISTANCE	BEARING
L1	4.10'	N 50°11'18" W

LINE	DISTANCE	BEARING
L2	3.91'	N 50°23'40" W

**SURVEY LEGEND**

	SUBJECT PROPERTY LINE		COVERED CONC.
	ELECTRICAL LINE		WATER METER
	CHANNLINK FENCE		WATER VALVE
	WOOD FENCE		FIRE HYDRANT
	BARBERRY FENCE		ELECTRIC METER
	DRAINAGE EASEMENT		POWER POLE
	ELECTRICAL EASEMENT		TRANSFORMER
	RIGHT-OF-WAY EASEMENT		GAS METER
	UTILITY EASEMENT		PROPANE TANK
	ORDINANCE BUILDING LINE		SANITARY MANHOLE
	PLATTED BUILDING LINE		STORM MANHOLE
	RESTRICTION BUILDING LINE		SEPTIC TANK
	1/2" IRON ROD FOUND		TELEPHONE PEDESTAL
	5/8" IRON ROD WITH ORANGE PLASTIC CAP		

MARKED "CARLOMAGNO - RPLS 1562" SET

Survey Notes:  
 1). The bearing basis of this survey is S 50°24'02" E as recorded in Volume 7901, Page 165 of the B.C.O.P.R.  
 2). Drawing Scale is 1"=30'  
 3). Technician: S.Peevey; Field Crew: R.Rivera  
 4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0220F, Dated: April 2, 2014.

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

Dante Carlomagno  
 Registered Professional  
 Land Surveyor, Number 1562

# PLAT OF SURVEY

LOT No.: FOUR (4)  
 BLOCK No.: TWO (2)  
 SUBDIVISION: HORSE HAVEN ESTATES, PHASE 3, 7901/165  
 STREET ADDRESS: 2723 HORSE HAVEN LANE  
 CITY: COLLEGE STATION      COUNTY: BRAZOS  
 SURVEYED FOR: TERRY JASON DUHON  
 TITLE CO: STEWART TITLE      GF# 1613108

**Carlomagno Surveying, Inc.**  
 2651 Boonville Road, Unit 140, Bryan, Texas 77808  
 PHONE: (979)775-2873      FAX: (979)775-4787  
 Firm No. 100348-00      www.CarlomagnoSurveying.com

File Name: 22057.dwg  
 Survey Date: 04/18/2022  
 Plot Date: 04/22/2022

P.U.E.= PUBLIC UTILITY EASEMENT  
 U.E.= UTILITY EASEMENT  
 D.E.= DRAINAGE EASEMENT