

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ELECTRICAL LINE
- CHAINLINK FENCE
- CATTLE PANEL FENCE
- BARB WIRE FENCE
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- RIGHT OF WAY EASEMENT
- UTILITY EASEMENT
- URGRANANCE BUILDING LINE
- PLATTED BUILDING LINE
- RESTRICTION BUILDING LINE
- IRON ROD FOUND
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP

- COVERED AREA
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- POWER POLE
- TRANSFORMER
- GAS METER
- PROPANE TANK
- SANITARY MANHOLE
- SEPTIC TANK
- TELEPHONE PEDESTAL

BLANKET EASEMENT RECORDED IN:
VOL 71, PG. 411

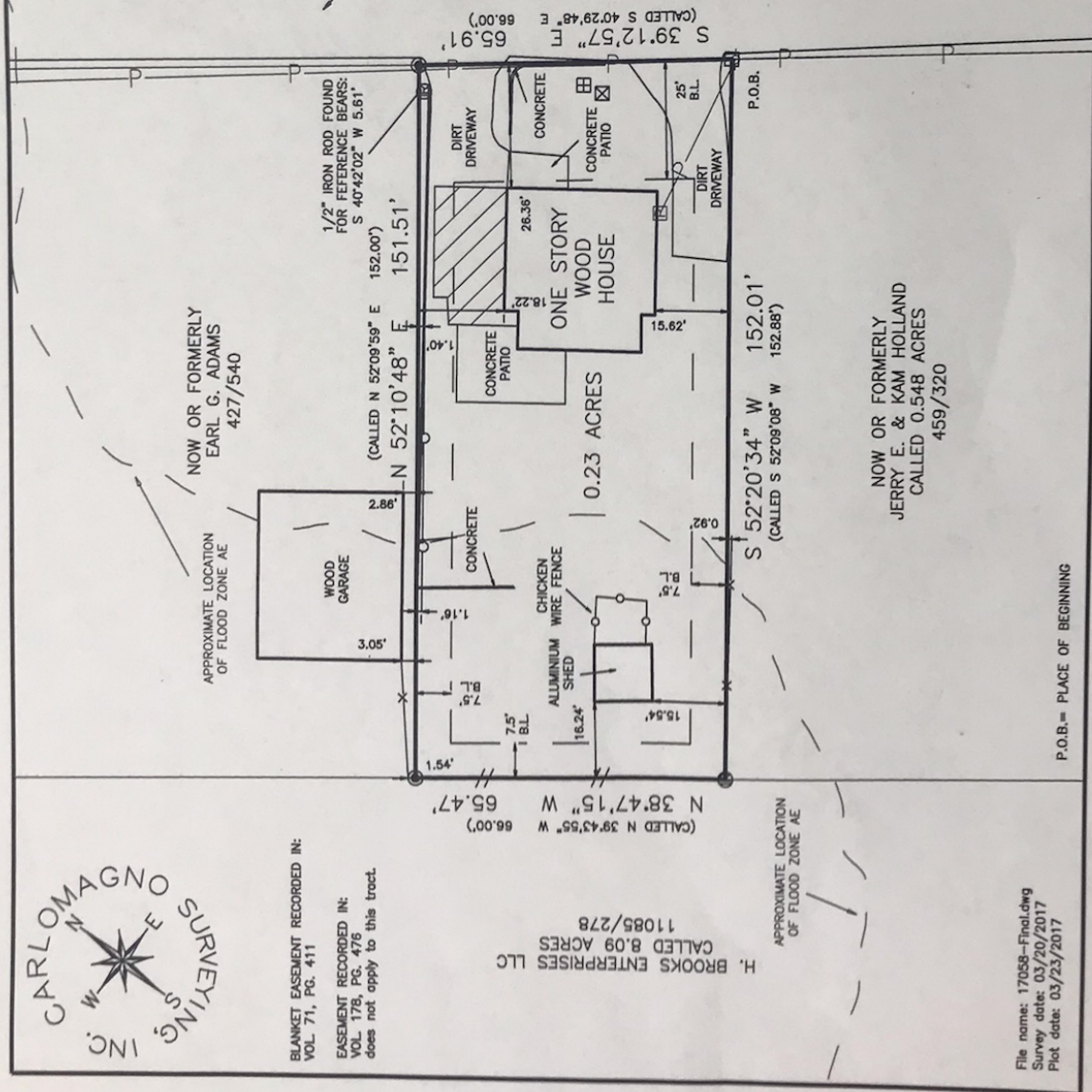
EASEMENT RECORDED IN:
VOL 178, PG. 476
does not apply to this tract.



H. BROOKS ENTERPRISES LLC
CALLED 8.09 ACRES
11085/278

APPROXIMATE LOCATION
OF FLOOD ZONE AE

MAPLE DRIVE
(VARIABLE WIDTH R.O.W.)



1/2" IRON ROD FOUND
FOR REFERENCE BEARS:
S 40°42'02" W 5.61'
N 52°10'48" E 151.51'
(CALLED N 52°09'59" E 152.00')

ONE STORY WOOD HOUSE
26.36'
18.22'
15.92'
DIRT DRIVEWAY
CONCRETE PATIO
CONCRETE PATIO
DIRT DRIVEWAY
25' B.L.
S 39°12'57" E 65.91'
(CALLED S 40°29'48" E 66.00')

0.23 ACRES
S 52°20'34" W 152.01'
(CALLED S 52°09'08" W 152.88')

NOW OR FORMERLY
EARL G. ADAMS
427/540

NOW OR FORMERLY
JERRY E. & KAM HOLLAND
CALLED 0.548 ACRES
459/320

P.O.B. = PLACE OF BEGINNING

(CALLED N 38°47'15" W 65.47'
N 38°47'15" W 65.47'
(CALLED N 38°43'55" W 66.00')

File name: 17058-Final.dwg
Survey date: 03/20/2017
Plot date: 03/23/2017

Survey Notes:
1). The bearing basis of this survey are iron rod found along the southwest right-of-way line of Maple Drive.
2). Drawing Scale is 1"=30'
3). Technician: D.C. & S.P.; Field Crew: G.B.
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. 48041C0205F, Dated: April 02, 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

ACREAGE: 0.23 ACRES

BEING: ALL OF 1926/38

SURVEY: STEVEN F. JUSTIN LEAUGE No. 10, A-63

STREET ADDRESS: 1510 MAPLE DRIVE

CITY: BRYAN

COUNTY: BRAZOS

SURVEYED FOR: BRADLEY ERIC LELAND

TITLE CO: UNIVERSITY TITLE

OFF# 170657

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