

NOTES

1. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
2. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0210E, DATED MAY 16, 2012, A PORTION OF THIS TRACT LIES WITHIN ZONE A, (NO BASE FLOOD ELEVATIONS DETERMINED).
3. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. S38481, EFFECTIVE APRIL 10, 2017 AND ISSUED APRIL 25, 2017 PROVIDED BY LAWYERS TITLE COMPANY OF BRAZOS COUNTY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
4. THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.

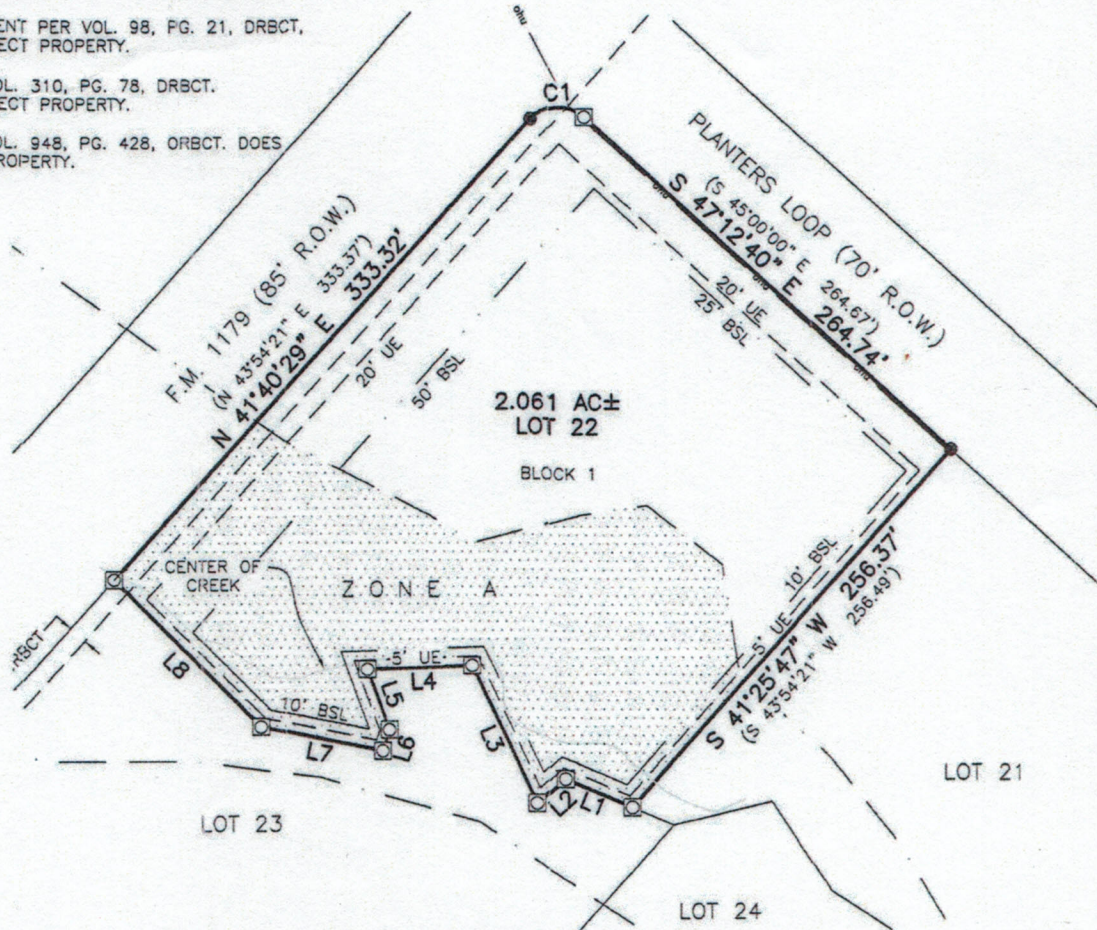
LEGEND

- ORBCT OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- DRBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT

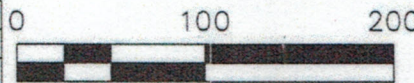
LINE	BEARING	DISTANCE
L1	N 67°13'40" W	38.54'
(L1)	N 64°48'54" W	38.61'
L2	S 48°11'47" W	19.90'
(L2)	S 50°25'41" W	19.90'
L3	N 24°58'16" W	81.34'
(L3)	N 22°44'25" W	81.35'
L4	S 87°51'06" W	55.83'
(L4)	S 89°55'01" W	55.84'
L5	S 19°37'09" E	34.71'
(L5)	S 17°23'14" E	34.71'
L6	S 17°10'35" W	11.85'
(L6)	S 19°24'27" W	11.85'
L7	N 78°36'07" W	65.61'
(L7)	N 76°29'09" W	65.58'
L8	N 44°31'13" W	111.42'
(L8)	N 42°17'21" W	111.43'

NOTES CORRESPONDING TO SCHEDULE B

- 10(b) BSL'S AND UE'S PER VOL. 2735, PG. 311, ORBCT. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10(c) WATERLINE EASEMENT PER VOL. 98, PG. 21, DRBCT. DOES NOT AFFECT SUBJECT PROPERTY.
- 10(d) EASEMENT PER VOL. 310, PG. 78, DRBCT. DOES NOT AFFECT SUBJECT PROPERTY.
- 10(e) EASEMENT PER VOL. 948, PG. 428, ORBCT. DOES NOT AFFECT SUBJECT PROPERTY.



CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	91°05'48"	20.00'	31.80'	N 87°12'31" E	28.55'
(C1)	91°05'39"	20.00'	31.80'	N 89°27'11" E	28.55'



LOT 22, BLOCK 1, TIMBERCREEK AT STEEP HOLLOW, PHASE II, VOL. 2735, PG. 311, ORBCT, BRAZOS COUNTY, TEXAS

G.F. NO. S38481
 JOB NUMBER: 1086-013
 CLIENT: VIVIAN ZAMORA
 DATE: MAY 4, 2017
 FIELD CREW: JR, WJ
 OFFICE: LB RJ
 FB/PG: 48/58



TO YESENIA ARCE AND LAWYERS TITLE COMPANY OF BRAZOS COUNTY EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON MAY 3, 2017; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

Robert W. Johnston
 ROBERT W. JOHNSTON, RLS No. 5579

7210 PLANTERS LOOP
 BRYAN, TEXAS

PAYNE INDUSTRIES
 SURVEYING - CIVIL ENGINEERING - GIS

CORPORATE OFFICE:
 121 W. BUCK STREET
 FALWELL, TX 77836
 PHONE: (979) 567-4500 FAX: (979) 567-9800
 EMAIL: INFO@PAYNE-LLC.COM
 WEBSITE: PAYNE-LLC.COM
 FIRM REGISTRATION: 10192780 & F-10791