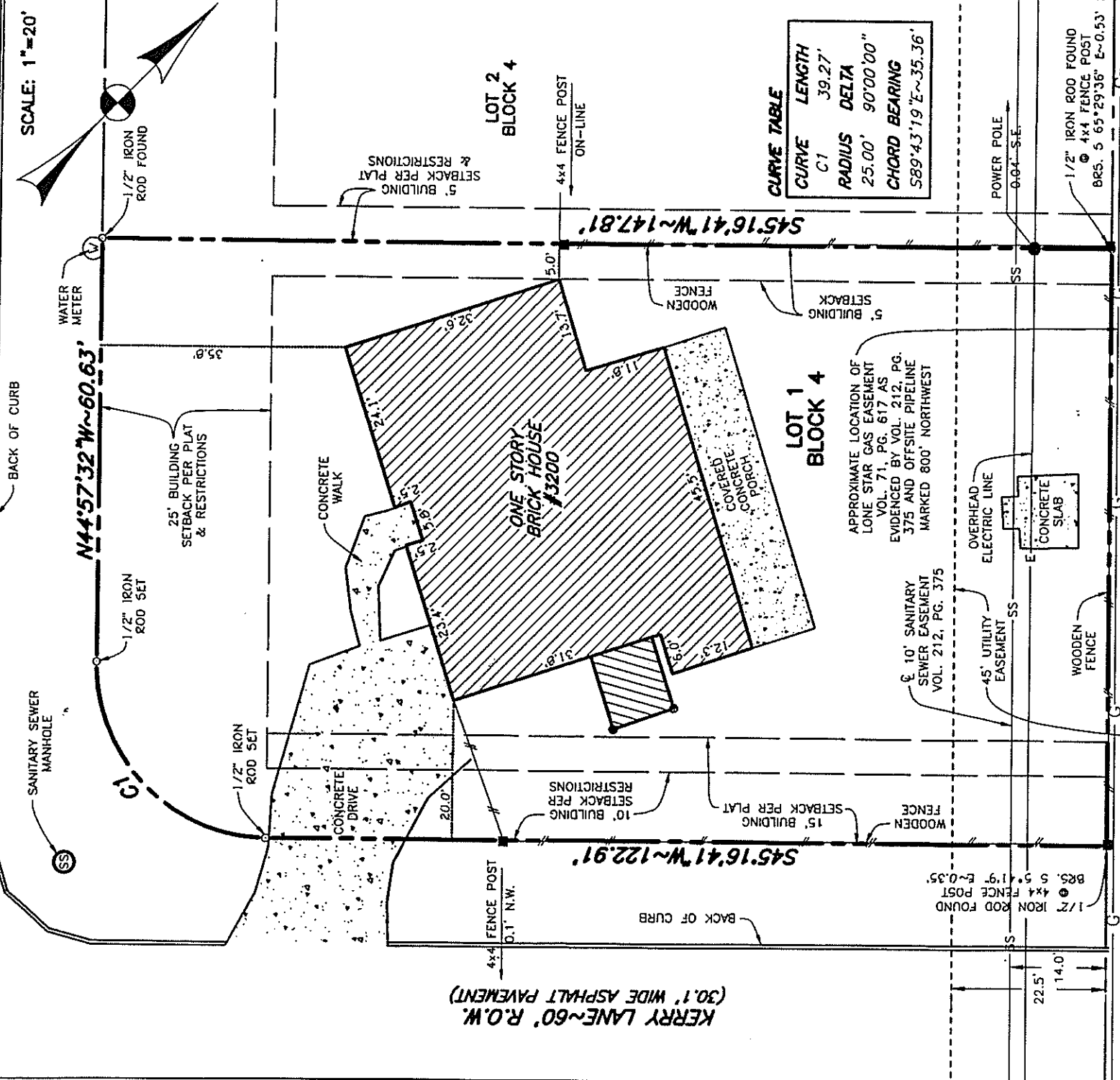


**BONHAM DRIVE ~ 60' R.O.W.
(30.2' WIDE ASPHALT PAVEMENT)**



SCALE: 1"=20'



CURVE	LENGTH
C1	39.27'
RADIUS DELTA	
25.00'	90°00'00"
CHORD BEARING	
S89°43'19"E	~35.36'

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE OF BLOCK 4 NORTH OAKS ADDITION FOURTH INSTALLMENT ACCORDING TO THE PLAT RECORDED IN VOL. 367, PG. 833 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 44°57'32"E.
2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082. PANEL NO. 0131C. MAP NO. 48041C0131C. EFFECTIVE DATE: JULY 2, 1992.
3. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, CF# 00020259. EFFECTIVE DATE: JANUARY 7, 2002, TO WIT THE FOLLOWING COMMENTS:
 - a.) EASEMENTS AND BUILDING LINES AS SHOWN ON PLAT RECORDED IN VOL. 367, PG. 833 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

**JEFFREY N. & ANN
CHAPMAN 15.65 ACRES**

S44°57'32"E ~ 85.63'

NOTES (Cont.):

- b.) BUILDING LINES AS SET OUT IN RESTRICTIONS RECORDED IN VOL. 376, PG. 53 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- c.) 10' CITY OF BRYAN EASEMENT VOL. 212, PG. 375 HAVING NO DEFINED LOCATION THIS EASEMENT DOES AFFECT THE PROPERTY AND IS SHOWN HEREON.
- d.) LONE STAR GAS CO. EASEMENT VOL. 71, PG. 617, HAVING NO DEFINED WIDTH OR LOCATION. NO VISIBLE EVIDENCE WAS FOUND OF THIS EASEMENT ON THE SUBJECT TRACT. IT IS RECOMMENDED THAT LONE STAR GAS BE CONTACTED TO MARK THEIR LINE ON THE GROUND TO CONFIRM THE APPROXIMATE LOCATION SHOWN HEREON AND TO ESTABLISH A WIDTH OF EASEMENT.
- e.) 20' WIDE CITY OF BRYAN ELECTRICAL EASEMENT VOL. 98, PG. 349, HAVING NO DEFINED LOCATION. IT IS RECOMMENDED THAT THE ELECTRICAL DEPARTMENT OF THE CITY OF BRYAN BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT.

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 3200 Bonham Drive, in the City of Bryan, Texas, described as follows: **Lot One (1), Block Four (4), North Oaks Addition, Fourth Installment, City of Bryan**, according to the plat recorded in Volume 367, Page 833, of the Deed Records of Brazos County, Texas.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. The size, location, and type of buildings and improvements being within the boundaries of the property, and set back from property lines the distances indicated. The distance from the nearest intersecting street or road is as shown on said plat. There are no encroachments, conflicts, or protrusions, except as noted:

DATE: JANUARY 31, 2002

S.M. Kling
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003
STATE OF TEXAS

