MACARTHUR SURVEYS INC
P.O BOX 4592
BRYAN TEXAS 77805
(409) 775-8609

LONGMIRE DRIVE

70 R.O.W PER PLAT

EXISTING 60' CITY OF BRYAN ELECTRICAL EASEMENT D R 2135/583

O H POWER TRANSMISSION LINES

SIDEWALK

FOR POLE

FND 1/2" REBAR

N 43°01'12"W R

31.88'M
31.87'R

217.15'R 217.18'M

10' WIDE G.T.E EASEMENT O.R. 1622/331

PARTIAL RELEASE OF EASEMENT O.R. 1852/924

BLOCK TWO
LOT 45

BOARD FENCE

ELECT METER

CONC. PATIO

ONE STORY HOUSE

PORT SHED

GAS MET

CONC DRIVE

S 10°55'09"W R
147.92'R 147.89'M

7.5' D.L. ORD

5' UTILITY EASEMENT FOR STREET LIGHT CIRCUITS

CHD-56.20'M
ARC-59.54'R
RAD-50'R

FND 1/2" REBAR

LT POLE

WAT MET

FND 5/8" REBAR

1800 SONG SPARROW LANE

50' R.O.W. PER PLAT

N 79°09'05"E R
139.02'R 139.13'M

44

46

NOTES

R - RECORD
M - MEASURED

ORIGINAL MARKERS ARE 1/2" IRON RODS PER PLAT

BURIED FACILITIES

ABOVE GROUND FACILITIES ONLY ARE LOCATED ON THIS SURVEY AS SHOWN. TO HAVE BURIED FACILITIES LOCATED ON THE GROUND AND BEFORE ANY EXCAVATIONS START THE OWNER OF THE FACILITY AND THE TEXAS ONE CALL CENTER SHOULD BE CONTACTED (800)245-4545.

Ⓟ - 7.5 RESERVED FOR EASEMENT REST

25' REAR BUILDING SETBACK LINE PER DEED RESTRICTIONS

STATE OF TEXAS
REGISTERED
JAMES W. MACARTHUR
2089
PROFESSIONAL
LAND SURVEYOR

City Ordinance #1638

Deed Rest. O.R. 1597/65,

University Title Co.
GF #990400

Blanket Easement over al

All that certain lot, tract or parcel of la
situated in Brazos County, Texas, and be
Block Two (2), SPRINGBROOK-CYPRES
addition to the City of College Station,
according to the plat recorded in Volum
Official Records of Brazos County, Texa

I, James W. MacArthur, Registered Prof
No. 2089, do hereby certify that this pl
a Survey made by me or under my direc
March 6, 1999.

This plat was prepared for the purpose
Giner & Brock. #99-646

There are no visible or apparent intrusi
shown hereon.

Based on the information scaled from
July 2, 1992, Panel No. 48041C0205 C,
lie within a designated 100-year flood