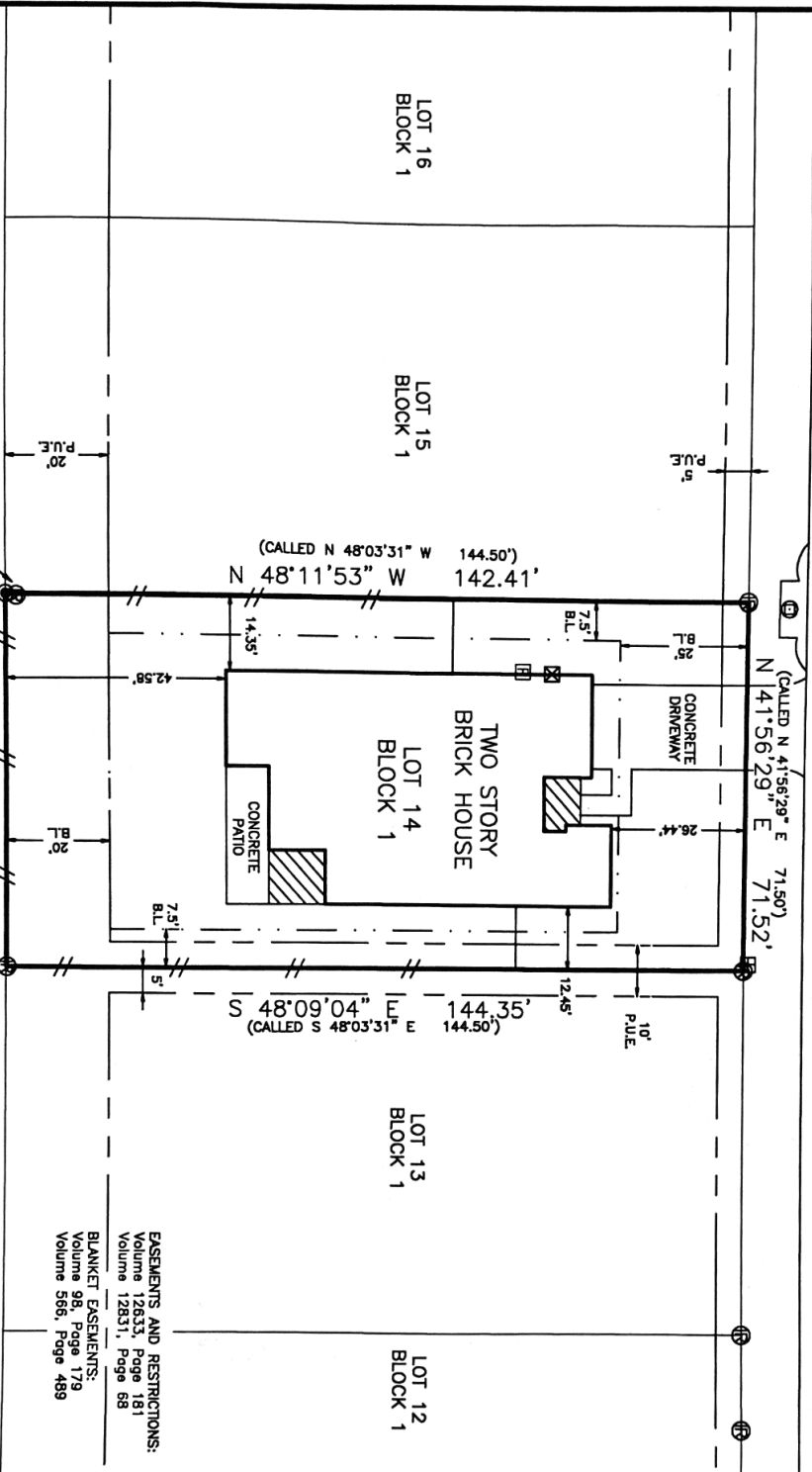




TONBRIDGE DRIVE
(50' R.O.W.)



File name: 15108-FINAL.dwg
 Survey date: 7/6/2015
 Plot date: 7/16/2015 at 11:30
 Revised: 12/23/2015

1/2" IRON ROD FOUND FOR REFERENCE BEARS:
 N 09°37'28" E 2.12'

41°49'15" W 71.507'
 (CALLED S 41°56'29" W 71.507')

COMMON AREA "B" AND PUBLIC ACCESS EASEMENT
 0.954 ACRES
 VOLUME 11610, PAGE 134

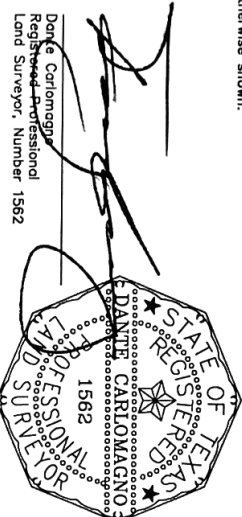
EASEMENTS AND RESTRICTIONS:
 Volume 12633, Page 181
 Volume 12631, Page 88
 BLANKET EASEMENTS:
 Volume 98, Page 179
 Volume 566, Page 489

SURVEY LEGEND

- SUBJECT PROPERTY LINE
 - ELECTRICAL LINE
 - CHAINLINK FENCE
 - WOOD FENCE
 - BARBIRE FENCE
 - DRAINAGE EASEMENT
 - ELECTRICAL EASEMENT
 - RIGHT-OF-WAY EASEMENT
 - DRAINAGE EASEMENT
 - PLATTED BUILDING LINE
 - RESTRICTION BUILDING LINE
 - 1/2" IRON ROD WITH ORANGE PLASTIC CAP
 - MARKED CARLOMAGNO - RPLS 1562" FOUND
- ▨ COVERED CONC.
 - ⊠ WATER METER
 - ⊠ FIRE HYDRANT
 - ⊠ ELECTRIC METER
 - ⊠ POWER POLE
 - ⊠ TRANSFORMER
 - ⊠ GAS METER
 - ⊠ PROGRAM METER
 - ⊠ SANITARY MANHOLE
 - ⊠ STORM MANHOLE
 - ⊠ SEPTIC TANK
 - ⊠ TELEPHONE FEDESTAL

Survey Notes:
 1) The bearing basis of this survey is N 41°56'29" E as recorded in Volume 12633, Page 181 of the B.C.D.R.
 2) Drawing Scale is 1"=30'

- 3) Technician: A. Y. & K.W.; Field Crew: J. A. & 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. 48041C0325E, Dated: May 16, 2012.
- 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.



PLAT OF SURVEY

LOT No.: FOURTEEN (14)
 BLOCK No.: ONE (1)
 SUBDIVISION: CASTLEGGATE II, SECTION 204, 12633/181
 STREET ADDRESS: 4505 TONBRIDGE DRIVE
 CITY: COLLEGE STATION COUNTY: BRAZOS
 SURVEYED FOR: CARLOS O. YAGUA OLIVARES & NORMA L. RANGEL-ESTRIVEZ
 TITLE CO.: UNIVERSITY TITLE G#F: 157014F

Carlomagno Surveying, Inc.
 2714 Finleather Road, Bryan, Texas 77801
 PHONE: (979)775-2873 FAX: (979)775-4787
 www.CarlomagnoSurveying.com