CARLOMAGNO SURVEYING, INC.

RESTRICTIONS RECORDED IN:
VOL. 1225, PG. 1
VOL. 6470, PG. 152
VOL. 6495, PG. 123
VOL. 11499, PG. 285
VOL. 11499, PG. 295
VOL. 11500, PG. 1
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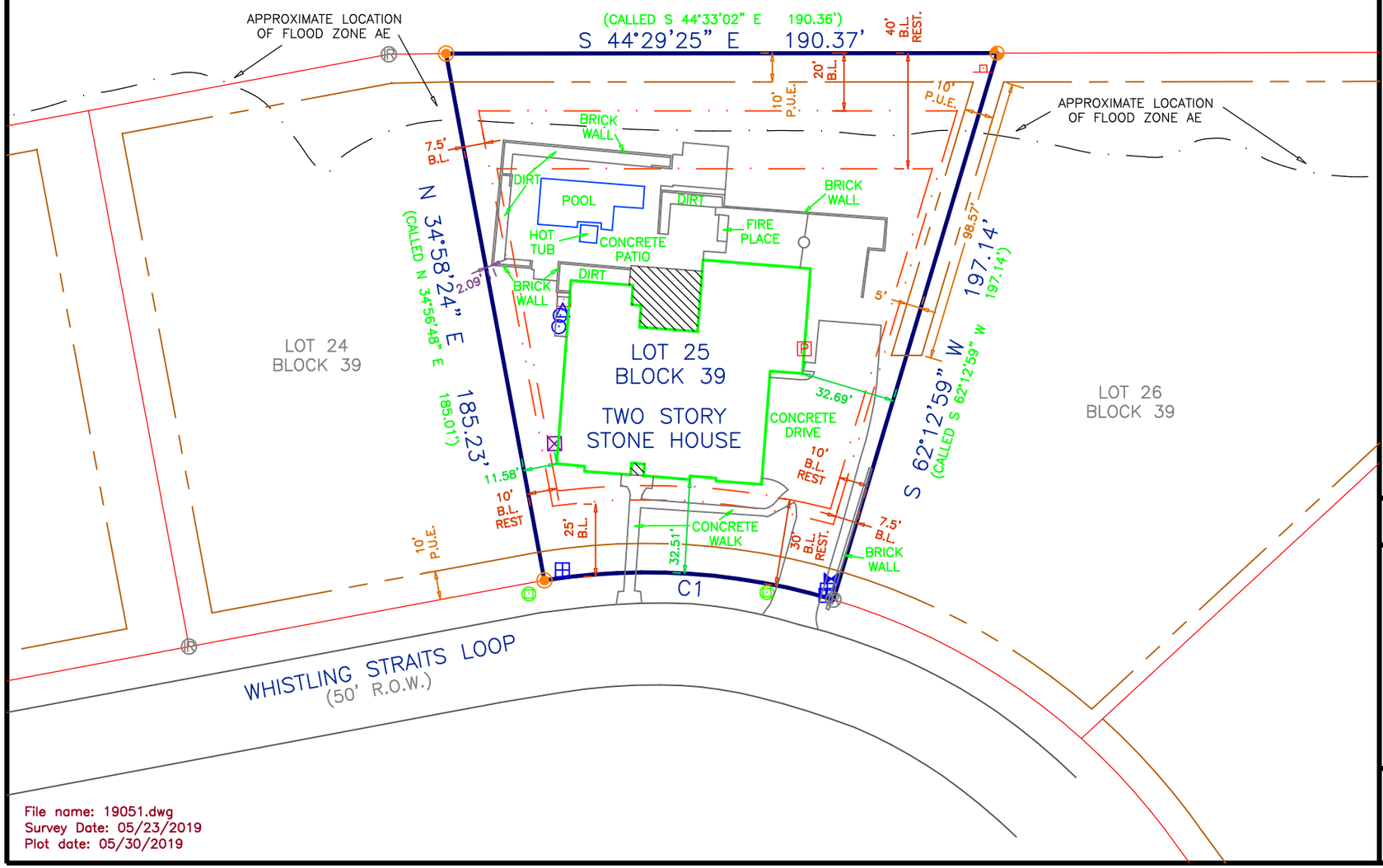
VOL. 11500, PG. 9
VOL. 11838, PG. 31
VOL. 12131, PG. 99
VOL. 12209, PG. 293
VOL. 12285, PG. 108

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	225.00	25°41'31"	100.89	N 40°38'46" W	100.05

PEBBLE CREEK LAND COMPANY
CALLED 209.53 ACRES
11447/250



File name: 19051.dwg
Survey Date: 05/23/2019
Plot date: 05/30/2019

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ELECTRICAL LINE
- CHAINLINK FENCE
- WOOD FENCE
- BARBWIRE FENCE
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- RIGHT-OF-WAY EASEMENT
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE
- PLATTED BUILDING LINE
- RESTRICTION BUILDING LINE
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" FOUND
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" SET
- COVERED CONC.
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- POWER POLE
- TRANSFORMER
- GAS METER
- PROPANE TANK
- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC TANK
- TELEPHONE PEDESTAL
- POOL HEATER
- POOL FILTER
- POOL PUMP

Survey Notes:
1). The bearing basis of this survey are iron rods found along the northest right-of-way line of Whistling Straits Loop.

2). Drawing Scale is 1"=50'

3). Technician: S.Peevey; Field Crew: J.Arevalo

4). A portion of said lot does appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0350E, 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.

Dante Carlomagno
Registered Professional
Land Surveyor, Number 1562

STATE OF TEXAS
REGISTERED
DANTE CARLOMAGNO
1562
PROFESSIONAL
LAND SURVEYOR

PLAT OF SURVEY

LOT No.: TWENTY-FIVE (25)
BLOCK No.: THIRTY-NINE (39)
SUBDIVISION: PEBBLE CREEK, PHASE 7-B2, 6465/233
STREET ADDRESS: 4906 WHISTLING STRAITS LOOP
CITY: COLLEGE STATION COUNTY: BRAZOS
SURVEYED FOR: CHRISTOPHER FRANCIS KELLY & ANDREA JOY KELLY
TITLE CO: UNIVERSITY TITLE GF# 191689

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