BEARING SYSTEM SHOWN HERECON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 2801, PG. 181, AND AS MONUMENTED ON THE GROUND. R=25.00' D=68'40'09" L=29.96' T=17.08' LC=28.20' CB=N 13'51'55" W R=25.00' D=99'54'01" L=43.59' T=29.74' CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES. R=470.00° D=14\*03\*00° L=115.25° T=57.92° BUILDING SETBACK LINES PER CITY OF COLLEGE STATION ORDINANCE NO. 1838 AND DEED RESTRICTIONS 1827/315. R=50.00' D=27'48'56" L=24.27' T=12.38' LC=38.27' CB=5 81'51'01" W LC=114.96' CB=S 24'52'31" W CB=N 06'33'42" E ß SCALE: 1" Ω 4 C3  $\overline{C}$ (I 30 1/2 INCH IRON ROD FOUND -BASKETBALL PROPERTY CORNER FALLS IN DRIVEWAY CAS SIGN 1/2 INCH IRON ROD FOUND - CM £ 15' STREET ( WO'S PER DEED RESTRICTIONS 1827/315 THERE IS RESERVED A BLANKET EASEMENT AND AN ENCRACCHMENT EASEMENT OVER ALL LOTS AND COMMON AREAS. BLANKET EASEMENT TO CITY OF BRYAN, 98/85, DOES APPLY TO THIS TRACT. STORM DRAIN 25' FRONT SETBACK LINE 1/2 INCH IRON ROD FOUND -\$ 6700.25 3700 CHANTAL CIRCLE ç 10 7.6' SIDE STORY 82 39 05 48.21 4 HOUSE PORTABLE ភ SERVICE 7.42 My R. Wy SETBACK LINE VARIABLE WIDTH
PUBLIC DRAINAGE
EASEMENT BLOCK 15/ 5 EASENENT 7.5' UTILITY 25' REAR SETBACK UNE S' ELECTRICAL EASEMENT 1/2 INCH IRON ROD FOUND IN CONCRETE - CM HETAL BLOG Ō, CURB ķ MORTER DRIVE EXPOSED AGGREGATE CONCRETE
[CONCRETE
CONCRETE
[CONTROLL CONTROLL CONTROL CONTROLL CONTROLL CONTROLL CO WOOD FENCE NITHIN EXSERTENT LEGEND: CATV PEDESTAL TRANSFORMER SURVEYOR'S CERTIFICATE:

(), BRAD KERR R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE (), BRAD KERR R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROCIMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON.

THERE ARE NO ENCROCAMINENTS OF THIS TRACT EXCEPT AS SHOWN ACCORDING TO THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041CO182 C, EFFECTNE DATE: 07-02-1992. BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502 PROPERTY CORNER FAILS IN 4 X 4 FENCE CORNER POST COLLEGE STATION, BRAZOS COUNTY, T

SCALE: 1 INCH = 30 FEET

SURVEY DATE: 07-17-00

PLAT DATE: 07-17-00

PLAT DATE: 00-0867

CAD NAME: 00-0867 COMPANY G.F. No. EDELWEISS ESTATES, PHASE 6-A BUYER CR5 FILE: EDEL (cont): 00-0867 (job)
PREPARED BY: KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (409) 288-3195 LAND TITLE SURVEY PLAT LOT 1, BLOCK 15 ALLAN D. ABNEY ANGELA ABNEY UNIVERSITY TITLE 001910 AND TEXAS

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