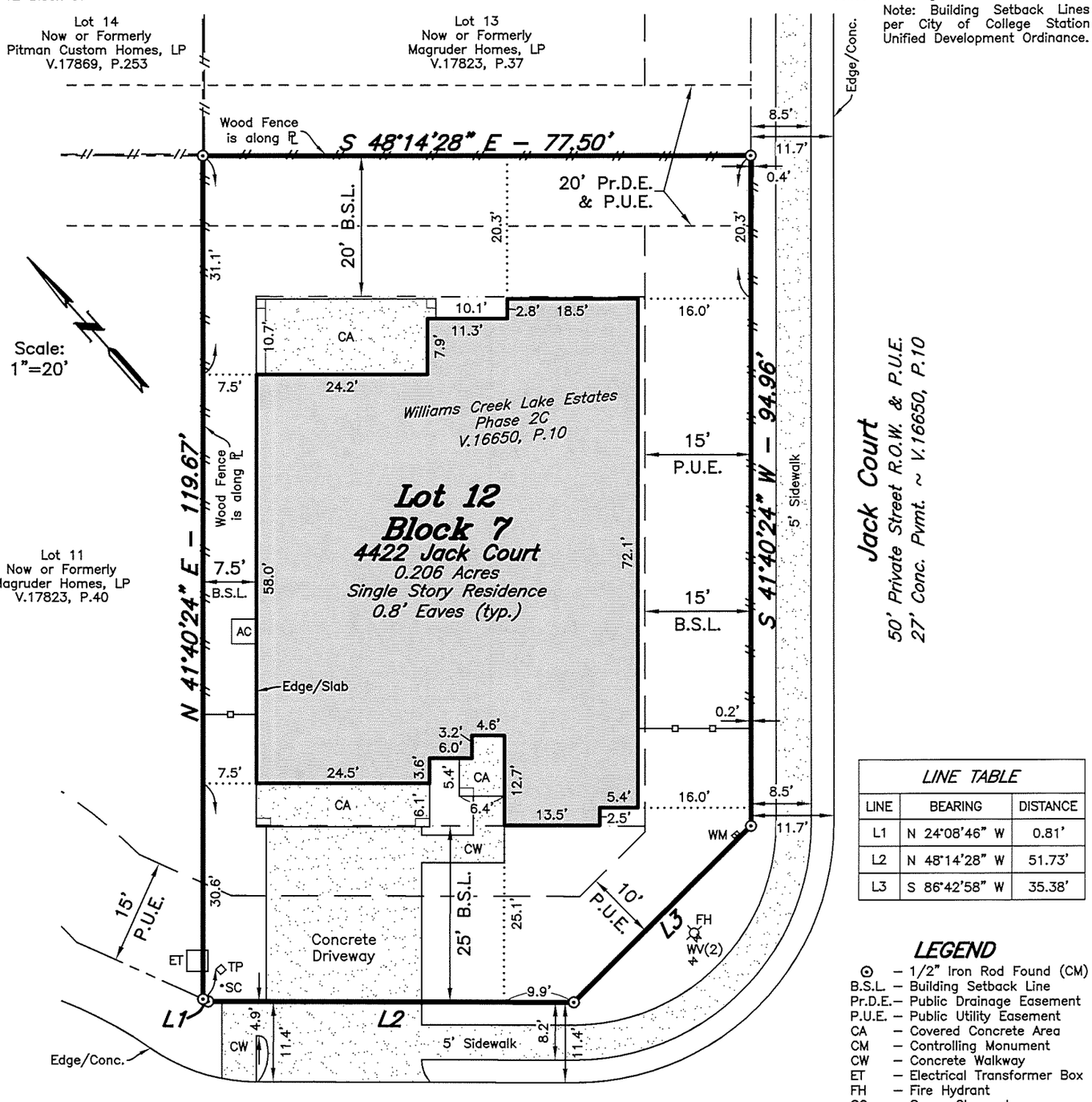
McCLURE & BROWNE ENGINEERING/SURVEYING, INC • 1008 Woodcreek Drive, Suite 103 • College Station, Texas 77845 • (979) 693-3838
Texas Firm Registration No. 10103300

Lot 12 Block 07

Note: Building Setback Lines per City of College Station Unified Development Ordinance.



Jack Court

50' Private Street R.O.W. & P.U.E.
27' Conc. Pvmt. ~ V.16650, P.10

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 24°08'46" W	0.81'
L2	N 48°14'28" W	51.73'
L3	S 86°42'58" W	35.38'

LEGEND

- ⊙ – 1/2" Iron Rod Found (CM)
- B.S.L. – Building Setback Line
- Pr.D.E. – Public Drainage Easement
- P.U.E. – Public Utility Easement
- CA – Covered Concrete Area
- CM – Controlling Monument
- CW – Concrete Walkway
- ET – Electrical Transformer Box
- FH – Fire Hydrant
- SC – Sewer Cleanout
- TP – Telephone Pedestal
- WM – Water Meter
- WV – Water Valve
- ····· – Indicates perp. distance from ℄ to Edge/Slab
- —//— – Wood Fence
- —□— – Wrought Iron Fence

NOTE:

1. According to the Title Commitment identified below, this property is subject to the following:
   a. Restrictive Covenants recorded in Volume 16650, Page 10 (on plat); Volume 13638, Page 235; Volume 15326, Page 192; Volume 17085, Page 244, and Volume 18297, Page 78, Official Records, Brazos County, Texas.
   b. Easement from Mrs. C.C. Cooper to Humble Pipe Line Company, dated July 22, 1919, recorded in Volume 49, Page 20, Deed Records, Brazos County, Texas. (Blanket)
   c. Easement from Mrs. C. C. Cooper to the City of Bryan, dated April 15, 1937, recorded in Volume 98, Page 82, Deed Records, Brazos County, Texas. (Blanket)
   d. Easement from Harold Campbell to the City of College Station, dated March 31, 1988, recorded in Volume 1037, Page 777, Official Records, Brazos County, Texas. (Not located on subject tract)
   e. Easement from Gordon Knight to Ferguson Burleson County Gas Gathering System, dated March 28, 1994, recorded in Volume 2209, Page 300, Official Records, Brazos County, Texas. (Not located on subject tract)
   f. Easement from Jean S. Stanley to the City of College Station, dated June 18, 2013, recorded in Volume 11419, Page 235, Official Records, Brazos County, Texas. (Not located on subject tract)
2. Survey is valid only if print has seal and signature of Surveyor.
3. The bearing system and actual measured distance to the monuments are consistent with the plat recorded in Volume 16650, Page 10, Official Records, Brazos County, Texas.

Lot Twelve (12), Block Seven (7), WILLIAMS CREEK LAKE ESTATES PHASE 2C, City of College Station, according to the plat thereof recorded in Volume 16650, Page 10, Official Records, Brazos County, Texas.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on January 3, 2023. There are no visible improvements other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0350E, Map Revised May 16, 2012, no portion of this property is located in a Special Flood Hazard Area.

Proposed Borrower: TERRIE BOMAN MITSDARFFER

This survey was prepared with the assistance of UNIVERSITY TITLE COMPANY, LLC Title Commitment GF #: F221580, effective November 30, 2022.