

Note: Building Setback Lines per Final Plat (8502/285)

50' R.O.W. ~ 27' Asph. Pvmnt.  
 V.8502, P.285

Back/Curb

**LEGEND**

- ⊙ — 1/2" Iron Rod Found (CM)
- B.S.L. — Building Setback Line
- P.U.E. — Public Utility Easement
- CA — Covered Area
- CM — Controlling Monument
- ET — Electrical Transformer Box
- PP — Power Pole
- WM — Water Meter
- ..... — Indicates perp. distance from P. to Slab
- //— — Wood Fence
- o— — Overhead Electrical Line



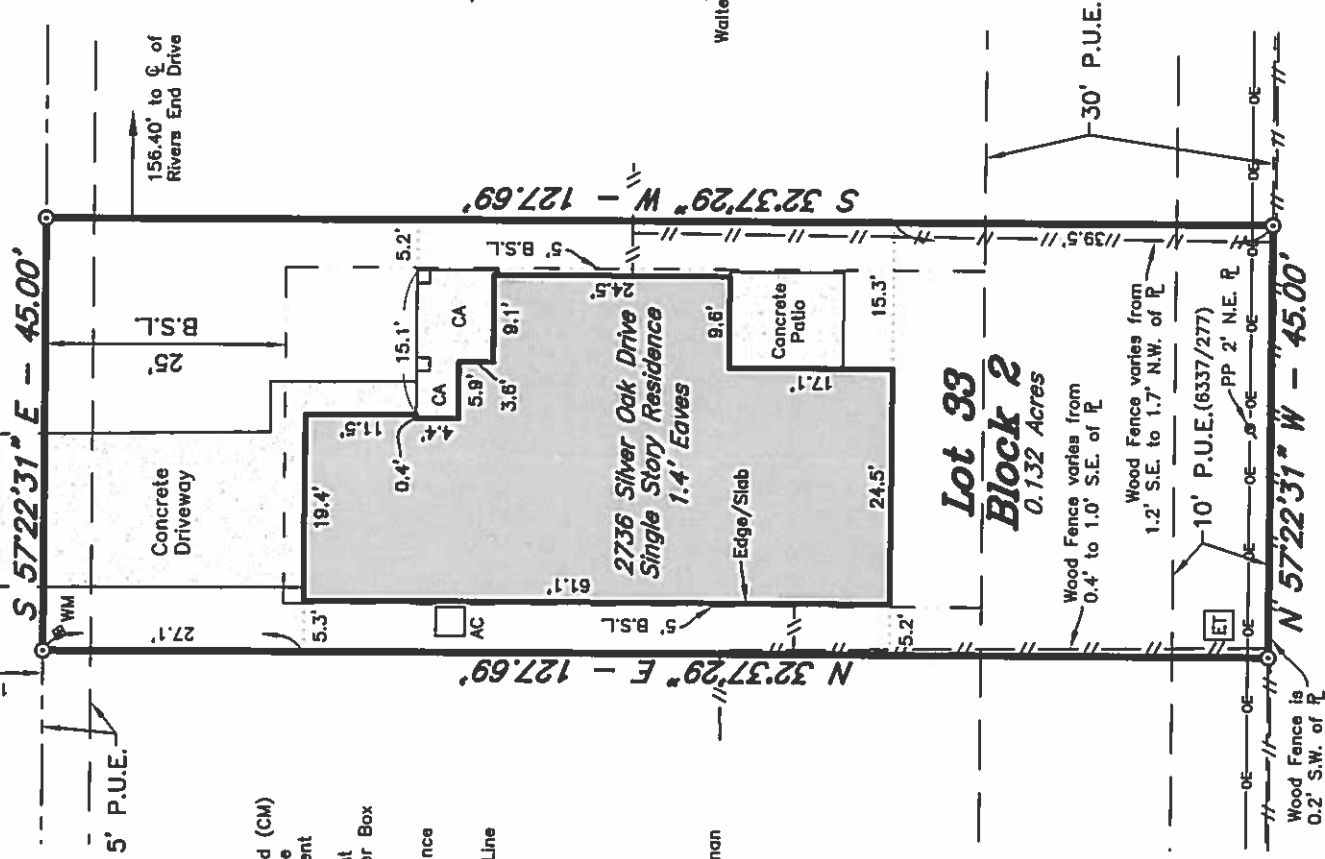
Scale:  
 1"=20'

Lot 32  
 Now or Formerly  
 Dennis & Kathy Shipman  
 V.13346, P.168

Sonoma, Ph.2  
 (8502/285)

Lot 34  
 Now or Formerly  
 Walter & Jennifer Williams  
 V.10299, P.41

Sonoma, Ph.2  
 (8502/285)



NOTE: 1. According to the Title Commitment identified below, this property is subject to the following:

- a. Restrictive Covenants recorded in Volume 8502, Page 285 (plat) and Volume 8435, Page 222, Official Records, Brazos County, Texas.
- b. Easement from P. L. Barron et ux to City of Bryan, dated September 15, 1937, recorded in Volume 98, page 318, Deed Records of Brazos County, Texas. (20' wide, no specific description)
- c. Right-of-Way Easement from W. B. Barron et ux to Sinclair Refining Company, dated October 6, 1947, recorded in Volume 132, page 123 and assigned to Sinclair Pipe Line Company by instrument recorded in Volume 147, page 417, Deed Records of Brazos County, Texas and further assigned to Arco Pipe Line Company by instrument recorded in Volume 1559, page 175 and further assigned to Explorer Pipeline Company by instrument recorded in Volume 8362, page 91, Official Records of Brazos County, Texas. (no specific width or location given)
- d. Easement from Wayne A. Dunlap, et al to Wellborn Water Supply Corporation, dated January 12, 1972, recorded in Volume 303, page 296, Deed Records, Brazos County, Texas. (20' wide, no specific description)
- e. Right-of-Way Easement from Wayne A. Dunlap to City of Bryan, Texas, dated February 17, 1976, recorded in Volume 350, page 130, Deed Records, Brazos County, Texas. (20' wide, no specific description)
- f. Right-of-Way Easement from Wayne A. Dunlap et al to City of Bryan, Texas, dated March 31, 1981, recorded in Volume 479, page 267, Deed Records of Brazos County, Texas. (20' wide, no specific description)
- g. Easement and Right of Way Agreements by and between Wayne Dunlap, Beverly J. Furrer, Patricia J. Vogel, Thomas L. Brown, Jr. and Williams Communication, Inc., d/b/a VVWX, Inc., dated August, 1999, recorded in Volume 3621, pages 334, 341 and 345 and Volume 3622, page 1, Official Records of Brazos County, Texas. (10' wide easements, having no defined location. Easements state that they lie "within 15' of an existing CITGO Pipeline as laid", as of the date of this survey there is no visible evidence of a buried CITGO pipeline or pipeline markers found on this tract.)
2. Survey is valid only if print has original seal and signature of Surveyor.
3. The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 8502, Page 285, Official Records of Brazos County, Texas.

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Thirty-three (33), Block Two (2), SONOMA, PHASE 2, an addition to the City of College Station, Texas, according to plat recorded in Volume 8502, Page 285, Official Records of Brazos County, Texas.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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 November 30, 2016. There are no visible encroachments other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0325E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.

Proposed Borrower: MINDY MAE BORST and CARLOS ALBERTO RODRIGUEZ

This survey was prepared with the assistance of SOUTH LAND TITLE COMPANY Title Commitment GF #: BC1605763, effective November 24, 2016.

