



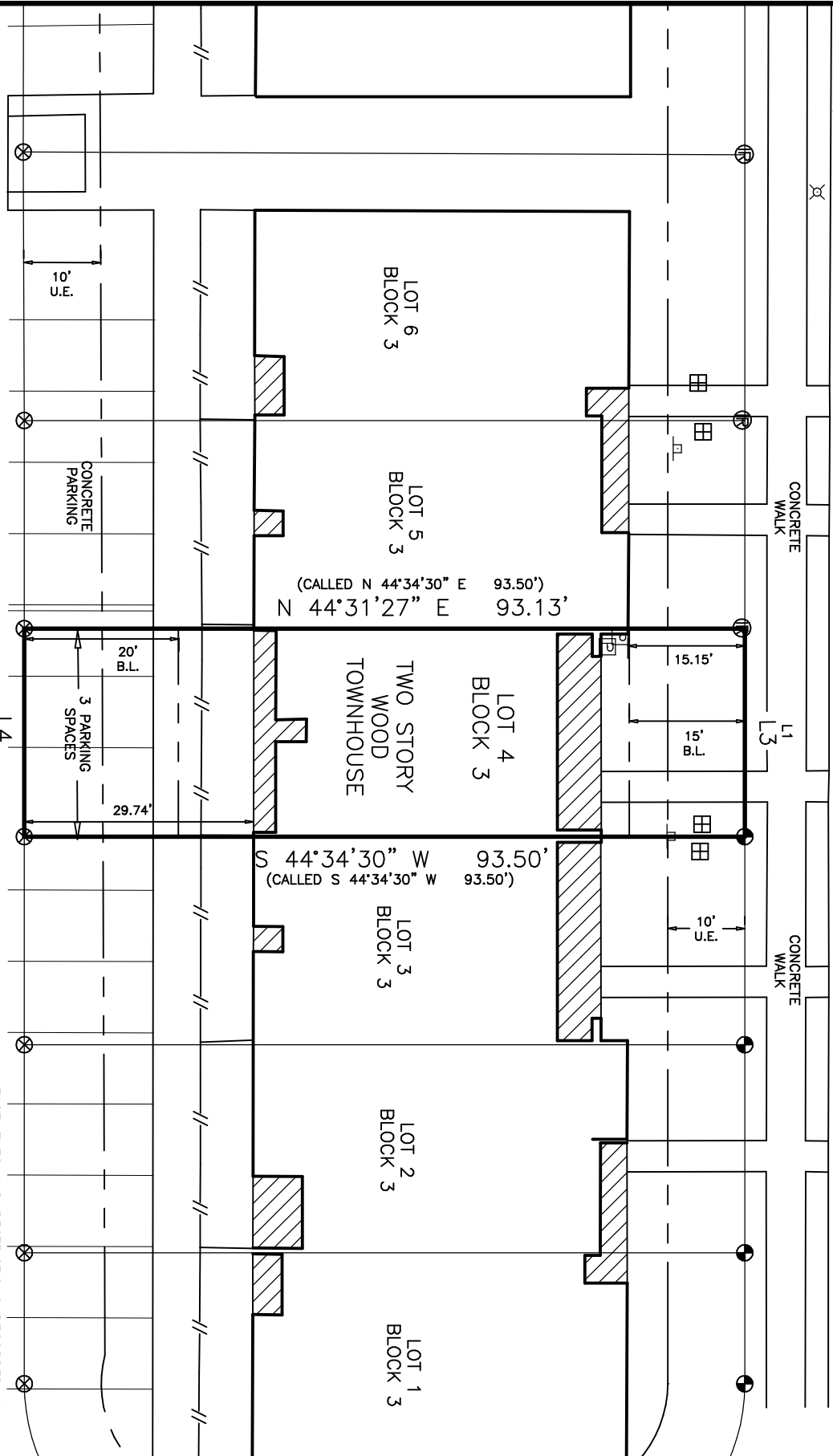
GENERAL PARKWAY
(60' R.O.W.)

(CALLED BEARINGS)

LINE	DISTANCE	BEARING
L1	27.00'	S 45°25'30" E
L2	27.00'	N 45°25'30" W

ACTUAL BEARINGS

LINE	DISTANCE	BEARING
L3	27.09'	S 46°12'27" E
L4	27.00'	N 45°25'30" W



File Name: 22034.dwg
Survey Date: 03/07/2022
Plot Date: 03/08/2022
Revised: 03/10/2022 (house description)

BLANKET EASEMENTS RECORDED IN:
VOL. 98, PG. 95
VOL. 132, PG. 110
VOL. 8790, PG. 293

EASEMENT RECORDED IN:
VOL. 416, PG. 350
VOL. 785, PG. 283
does not apply to this tract.

EASEMENTS AND RESTRICTIONS RECORDED IN:
VOL. 8935, PG. 70; VOL. 9549, PG. 95;
VOL. 13183, PG. 42; VOL. 13249, PG. 81;
VOL. 13238, PG. 32; VOL. 13247, PG. 276;
VOL. 13882, PG. 14; VOL. 14437, PG. 174;
VOL. 14564, PG. 204; VOL. 14564, PG. 208;
VOL. 14680, PG. 167; VOL. 15193, PG. 201;
VOL. 15844, PG. 132; VOL. 15902, PG. 202;
VOL. 16992, PG. 12

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ELECTRICAL LINE
- GALVANIZED FENCE
- WOOD FENCE
- BARBWARE FENCE
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- RIGHT-OF-WAY EASEMENT
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE
- PLATTED BUILDING LINE
- RESTRICTION BUILDING LINE
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" FOUND
- COVERED CONC.
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ FIRE HYDRANT
- ⊠ ELECTRIC METER
- ⊠ POWER POLE
- ⊠ TRANSFORMER
- ⊠ GAS METER
- ⊠ PROpane TANK
- ⊠ SANITARY MANHOLE
- ⊠ STORM MANHOLE
- ⊠ X IN CONCRETE

Survey Notes:
1). The bearing basis of this survey is N 45°25'30" W as recorded in Volume 8935, Page 70 of the B.C.O.R.

- 2). Drawing Scale is 1"=20'
- 3). Technician: S. Peevey; Field Crew: R.Rivera

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. 48041C0305F. Dated: April 2, 2014.

I, Dante Carlomagno, Registered Professional Land Surveyor No. 15662, 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 15662

PLAT OF SURVEY

LOT No.: FOUR (4)

BLOCK No.: THREE (3)

SUBDIVISION: THE BARRACKS, PHASE 1, 8935/70

STREET ADDRESS: 3313 GENERAL PARKWAY

CITY: COLLEGE STATION COUNTY: BRAZOS

SURVEYED FOR: BRIAN C. TATE

TITLE CO.: UNIVERSITY TITLE G#: 220801

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