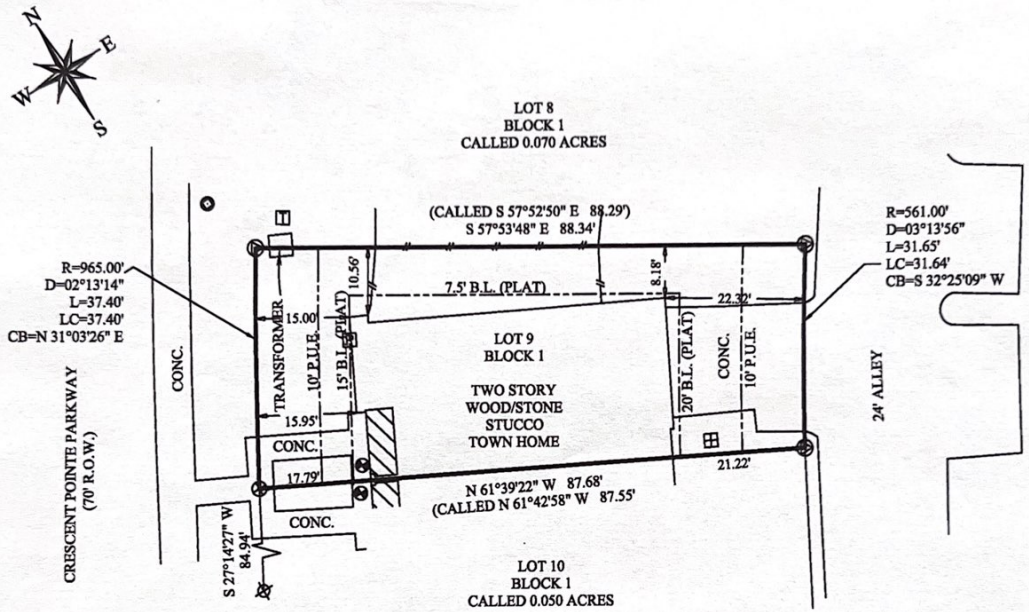

NOTE:
DIMENSIONS ALONG CRESCENT POINT PARKWAY ARE NOT DOCUMENTED ON THE RECORDED PLAT, BUT WERE PULLED FROM AN AUTOCAD FILE PROVIDED BY THE CITY OF COLLEGE STATION PLANNING DEPARTMENT.

RESTRICTIONS RECORDED IN VOL. 7515, PAGE 176, VOL. 7692, PAGE 280, VOL. 10761, PAGE 96, VOL. 15070, PAGE 165(PLAT), AND VOL. 15952, PAGE 30.

File name: 21-0490-CRESCENT POINTE PKWY-2114.DWG
Plot date: 08/17/21

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- PLATTED BUILDING LINE(B.L.)
- RESTRICTIONS BUILDING LINE(B.L.)
- ELECTRICAL LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- BARBED-WIRE FENCE
- SEWER MANHOLE
- WATER METER
- ELECTRIC METER
- TELEPHONE BOX
- GAS METER
- SEWER CLEANOUT
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KR MCCLURE - RPLS 5650" FOUND
- 1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" FND.
- "X" FOUND CUT IN CONCRETE
- COVERED CONC.

Survey Notes:

1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods found and referred to the previous recorded plat.
2). Drawing Scale is 1"=20'
3). Drawn by: Adam Wallace
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. 48041C0220F effective date, 04-02-2014

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on August 17th, 2021, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

STATE OF TEXAS
REGISTERED
ADAM C. WALLACE
6132
PROFESSIONAL
LAND SURVEYOR

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

SURVEY PLAT

LOT: NINE (9) BLOCK: ONE (1)
SUBDIVISION: ACE TOWNHOME SUBDIVISION
VOL. 15070, PAGE 165
STREET ADDRESS: 2114 CRESCENT POINTE PARKWAY
CITY: COLLEGE STATION, TEXAS
COUNTY: BRAZOS
SURVEYED FOR: WARD GRAFFAM
TITLE CO: SOUTHLAND TITLE GF# BC 2110789

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com - FIRM #101784-00