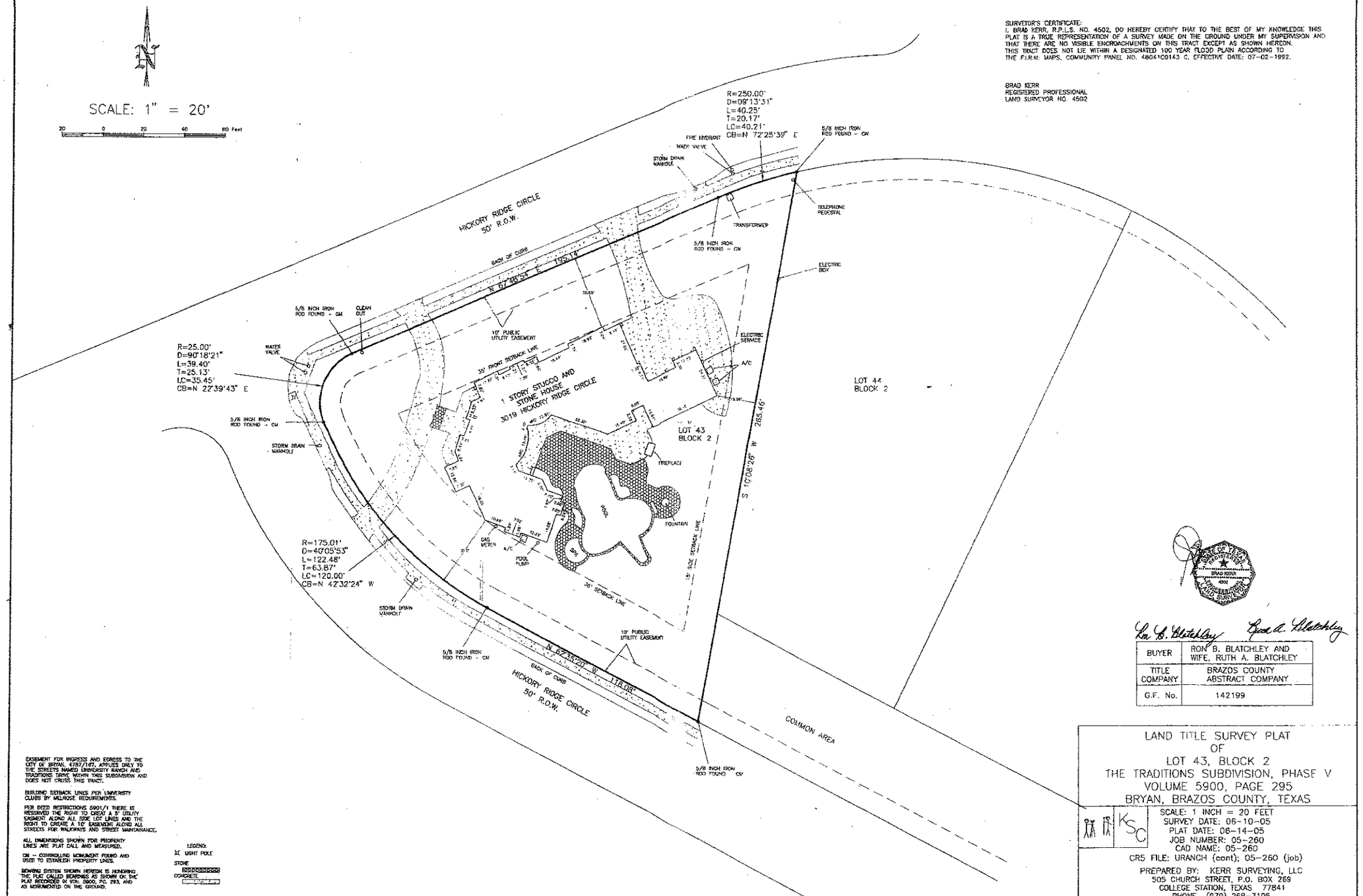

SURVEYOR'S CERTIFICATE:
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410143 C, EFFECTIVE DATE: 07-02-1992.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

STATE OF TEXAS REGISTERED BRAD KERR 4502 PROFESSIONAL LAND SURVEYOR

Ron B. Blatchley Ruth A. Blatchley

BUYER	RON B. BLATCHLEY AND WIFE, RUTH A. BLATCHLEY
TITLE COMPANY	BRAZOS COUNTY ABSTRACT COMPANY
G.F. No.	142199

EASEMENT FOR INGRESS AND EGRESS TO THE CITY OF BRYAN, 4787/167, APPLIES ONLY TO THE STREETS NAMED UNIVERSITY RANCH AND TRADITIONS DRIVE WITHIN THIS SUBDIVISION AND DOES NOT CROSS THIS TRACT.

BUILDING SETBACK LINES PER UNIVERSITY CLUBS BY MELROSE REQUIREMENTS.

PER DEED RESTRICTIONS 6901/1 THERE IS RESERVED THE RIGHT TO GREAT A 5' UTILITY EASEMENT ALONG ALL SIDE LOT LINES AND THE RIGHT TO CREATE A 10' EASEMENT ALONG ALL STREETS FOR WALKWAYS AND STREET MAINTAINANCE.

ALL DIMENSIONS SHOWN FOR PROPERTY LINES ARE PLAT CALL AND MEASURED.

CM = CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 5900, PG. 293, AND AS MONUMENTED ON THE GROUND.

LEGEND:
LIGHT POLE
STONE
CONCRETE

LAND TITLE SURVEY PLAT
OF
LOT 43, BLOCK 2
THE TRADITIONS SUBDIVISION, PHASE V
VOLUME 5900, PAGE 295
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 06-10-05
PLAT DATE: 06-14-05
JOB NUMBER: 05-260
CAD NAME: 05-260
CR5 FILE: URANCH (cont); 05-260 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195