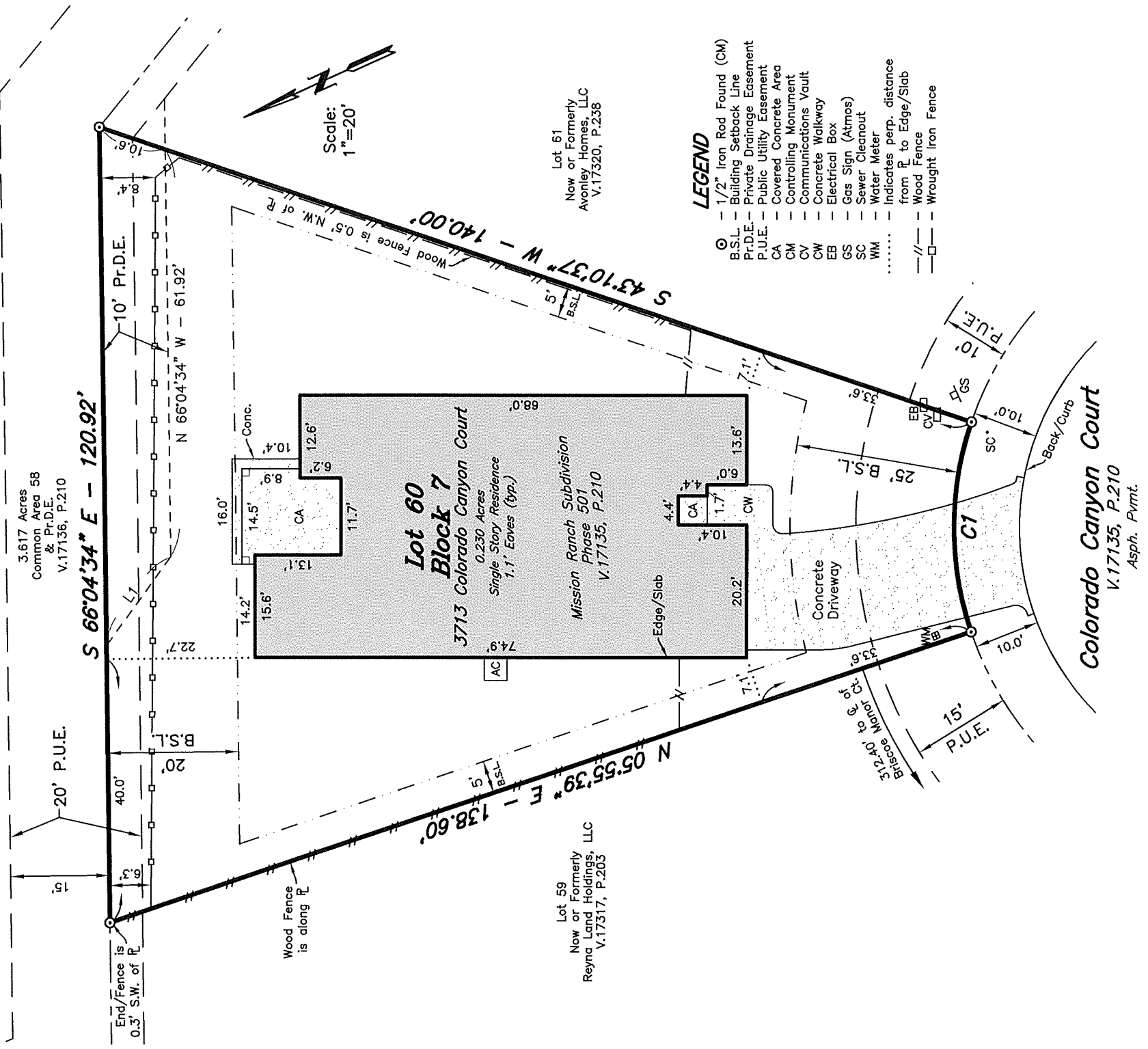


Lot 60 Block 07 - 501  
 Note: City of College Station  
 Unified Development Ordinance  
 Cluster Development requires  
 a minimum of 10 feet  
 between detached structures.



3.617 Acres  
 Common Area 58  
 & Pr.D.E.  
 V.17136, P.210

S 66°04'34" E - 120.92'

20' P.U.E.

End/Fence is  
 0.3' S.W. of R

10' Pr.D.E.

N 66°04'34" W - 61.92'

16.0'

Wood Fence  
 is along R

Conc.

**Lot 60  
 Block 7**  
 3713 Colorado Canyon Court  
 0.230 Acres  
 Single Story Residence  
 1.1' Eaves (typ.)

Lot 59  
 Now or Formerly  
 Reyna Land Holdings, LLC  
 V.17317, P.203

Lot 61  
 Now or Formerly  
 Avonley Homes, LLC  
 V.17320, P.238

**LEGEND**

- ⊙ 1/2" Iron Rod Found (CM)
- B.S.L. Building Setback Line
- Pr.D.E. Private Drainage Easement
- P.U.E. Public Utility Easement
- CA Covered Concrete Area
- CM Controlling Monument
- CV Communications Vault
- CW Concrete Walkway
- EB Electrical Box
- GS Gas Sign (Atmos)
- SC Sewer Cleanout
- WM Water Meter
- ..... Indicates perp. distance from R to Edge/Slab
- Wood Fence
- Wrought Iron Fence

Scale:  
 1" = 20'

Wood Fence is 0.5' N.W. of R  
 S 43°10'37" W - 140.00'

N 05°55'39" E - 138.60'

25' B.S.L.

312.40' to 6' B.S.L.

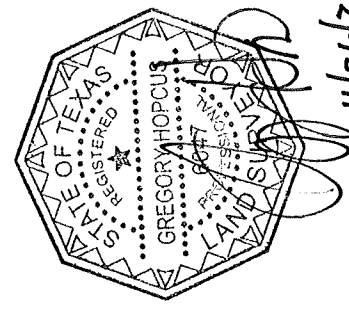
**Colorado Canyon Court**  
 V.17135, P.210  
 Asph. Pkvt.

LINE TABLE	
LINE	BEARING DISTANCE
L1	N 29°22'07" W 16.73'

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD BRG. CHORD DIST.
C1	37°14'58"	50.00'	N 65°26'52" W 31.94

**NOTES:**

1. According to the Title Commitment identified below, this property is subject to the following:  
 a. Restrictive Covenants recorded in Volume 17135, Page 210 (on plat); Volume 12439, Page 80; Volume 14886, Page 284; Volume 14913, Page 54; Volume 14922, Page 190; Volume 14936, Page 92; Volume 15049, Page 1; Volume 15052, Page 206; Volume 15757, Page 153; Volume 16757, Page 250; Volume 16844, Page 25; Volume 16991, Page 88; Volume 17195, Page 155, and Volume 17318, Page 49, Official Records, Brazos County, Texas.  
 b. Terms, Conditions, and Stipulations in the Right-of-Way and Surface Agreement by and between Lillian Jones Kurz, et al and Inexco Oil Company, dated March 29, 1985, recorded in Volume 782, Page 47, Official Records, Brazos County, Texas. (Blanket)  
 c. Terms, Conditions and Stipulations in the Drainage Easement Agreement by and between MTBS Holleman, Ltd. and BCS Rock Prairie, L.P., dated August 23, 2013, recorded in Volume 11595, Page 39, 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 recorded plat in Volume 17135, Page 210, Official Records, Brazos County, Texas.
- Lot Sixty (60), Block Seven (7), MISSION RANCH SUBDIVISION PHASE 501, City of College Station, according to the plat thereof recorded in Volume 17135, Page 210, 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 April 26, 2022. 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 48041C0305F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
- Proposed Borrower: DONALD R. OLIVER and YVONNE OLIVER



4/26/22