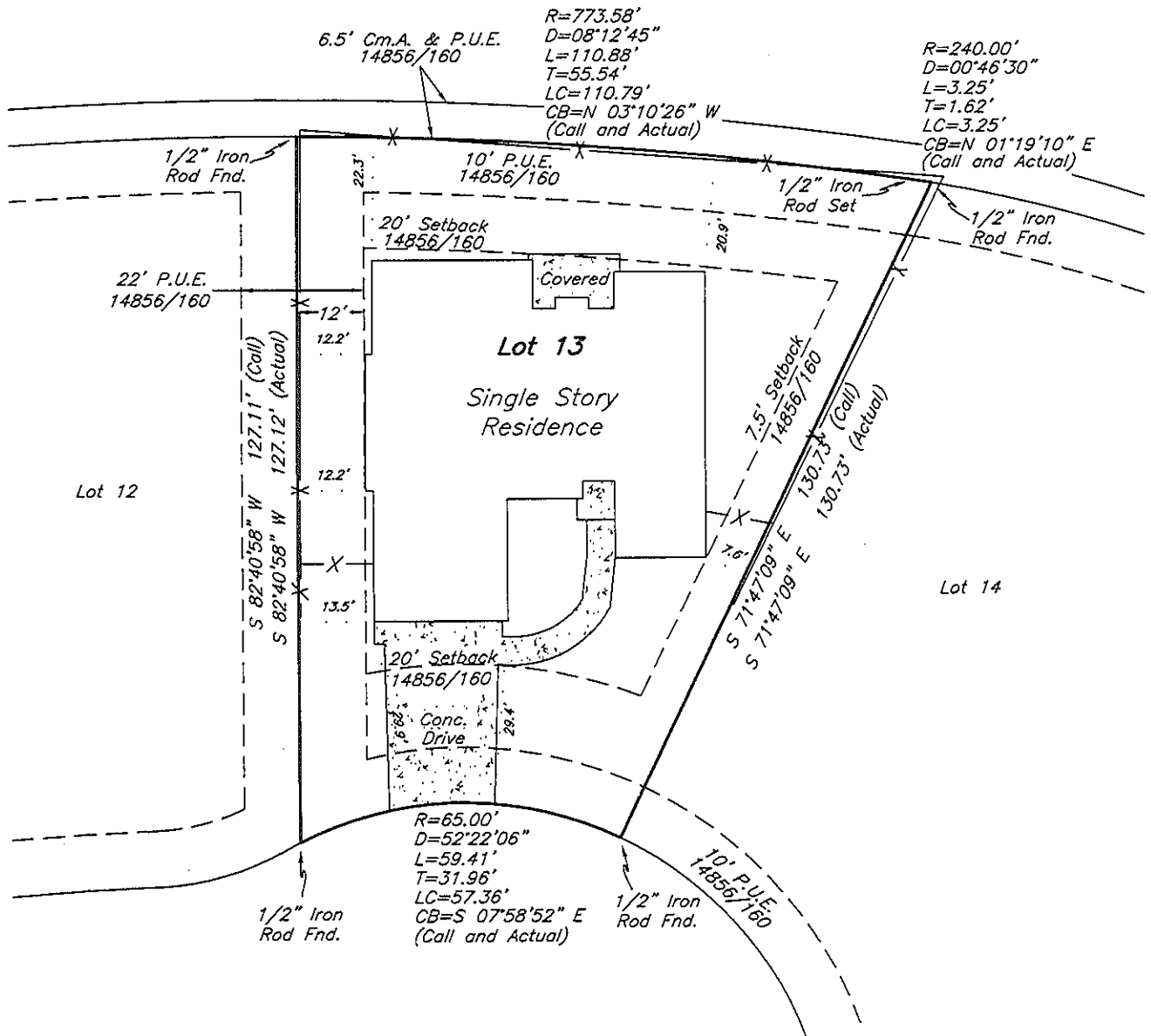




Scale: 1" = 30'

Feather Run



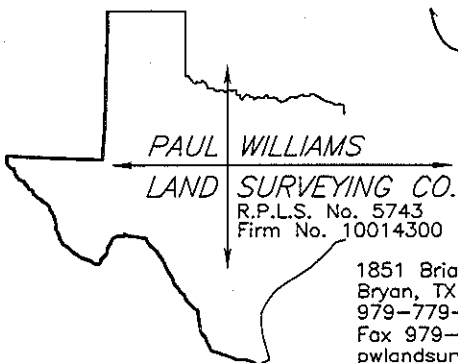
1747 Blanco Bend Drive

Ian Scott Cruzen

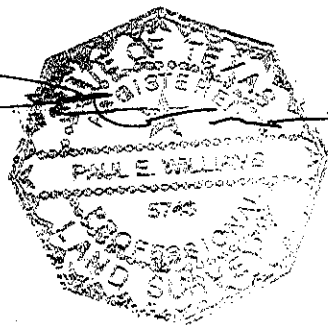
Being all of Lot 13 (THIRTEEN), Block 12 (TWELVE), MISSION RANCH, PHASE 201, an addition to the City of College Station, Brazos County, Texas, according to the plat recorded in Volume 14856 Page 160 of the Official Records of Brazos County, Texas.

I, Paul Williams, Registered Professional Land Surveyor No. 5743 do hereby certify that this plat represents the results of a survey performed on the ground, under my supervision on August 12, 2021, and is true and correct to the best of my knowledge.

I further certify that no improvements on this property encroach on adjacent property, nor do any improvements on adjacent property encroach on to this property, except as shown.



1851 Briarcrest
Bryan, TX 77802
979-779-7670
Fax 979-779-7672
pwlandsurveying@earthlink.net



Notes:
North orientation is based on rotating to plat calls in 14856/160.

This survey was prepared with the benefit of South Land Title Company Commitment No. G.F. BC2110173 and is valid for this transaction only.

The Following Easements appear to effect the parent tract of this property, however no above ground evidence was located on this survey:

1) From Lillian Jones Kurz to Ferguson Crossing Pipeline Company in 1370/217.

Blanket Easement:

1) From BCS Mission Ranch, L.P. to The City of College Station in 14527/60.

2) From Grace Stallone Abbate (Trustee), et al to Wellborn Special Utility District in 3645/294.

p:/pwlsco/clients/2021/21093.dwg