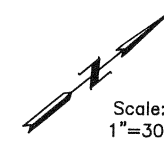
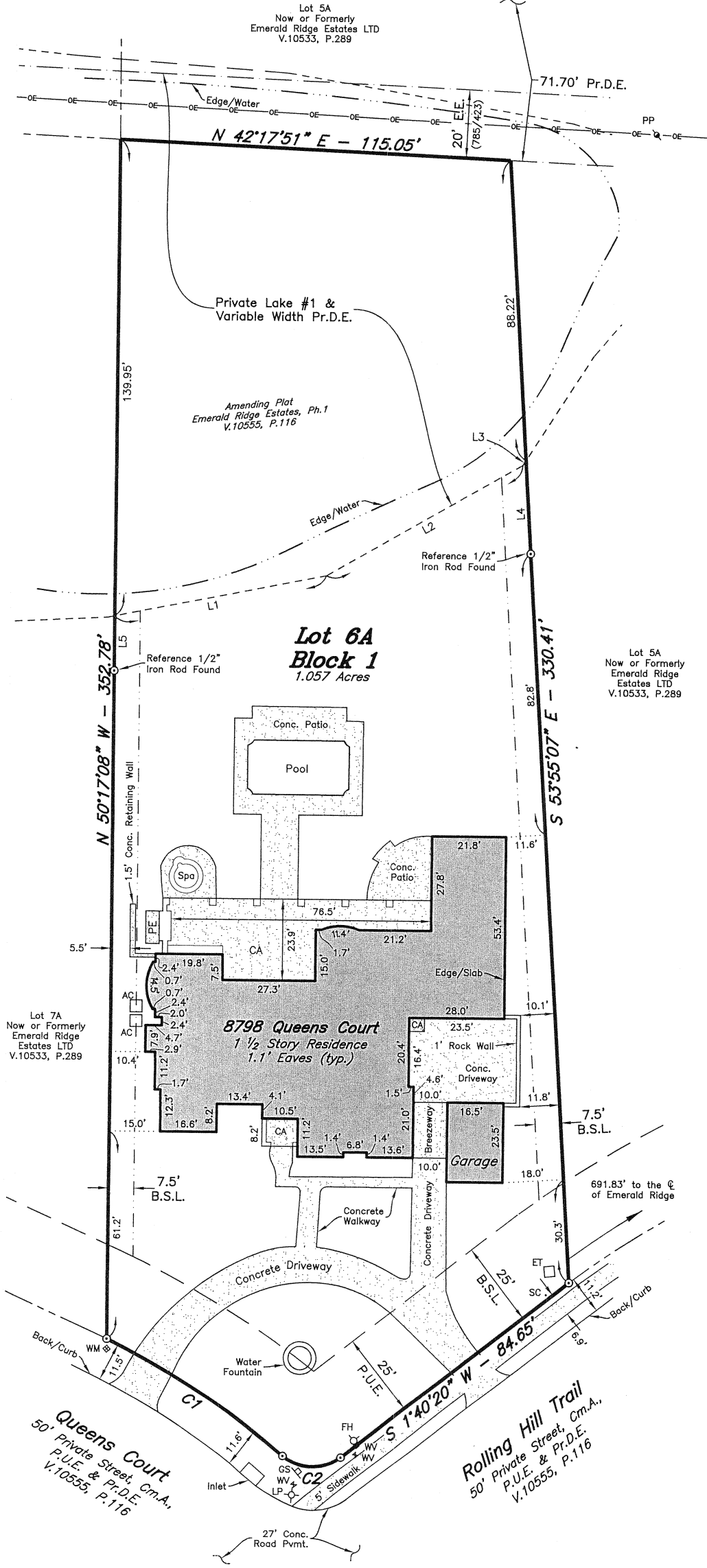


Lot 5A  
 Now or Formerly  
 Emerald Ridge Estates LTD  
 V.10533, P.289

Note: Building Setback Lines per  
 City of College Station Unified  
 Development Ordinance.



- LEGEND**
- ⊙ - 1/2" Iron Rod Found (CM)
  - B.S.L. - Building Setback Line
  - Com.A. - Common Area
  - P.U.E. - Public Utility Easement
  - Pr.D.E. - Private Drainage Easement
  - E.E. - Electrical Easement
  - CA - Covered Concrete Area
  - CM - Controlling Monument
  - ET - Electrical Transformer Box
  - FH - Fire Hydrant
  - GS - Gas Sign (Atmos)
  - LP - Light Pole
  - PE - Pool Equipment
  - PP - Power Pole
  - SC - Sewer Cleanout
  - WM - Water Meter
  - WV - Water Valve
  - ..... - Indicates perp. distance from  $\perp$  to Slab
  - OE- - Overhead Electric Line

- NOTE:**
- According to the Title Commitment identified below, this property is subject to the following:
    - Restrictive Covenants recorded in Volume 10555, Page 116 (on plat); Volume 10544, Page 44; and Volume 10556, Page 290, Official Records, Brazos County, Texas.
    - Easement from James E. Jett, Trustee, et al to The City of College Station, dated April 23, 1985, recorded in Volume 785, Page 423, Official Records, Brazos County, Texas. (Shown on survey)
  - Survey is valid only if print has original seal and signature of Surveyor.
  - The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 10555, Page 116, Official Records, Brazos County, Texas.

Lot Six A (6A), Block One (1) EMERALD RIDGE ESTATES PHASE I, City of College Station, according to the replat thereof recorded in Volume 10555, Page 116, Official Records, Brazos County, Texas.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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 July 8, 2016. There are no visible encroachments other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas, Map Number 48041C0310F, revised April 2, 2014, this property is not located in a Special Flood Hazard Area.

Proposed Borrower: KENNETH WRIGHT

This survey was prepared with the assistance of UNIVERSITY TITLE COMPANY Title Commitment GF #: 162099, effective May 11, 2016.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°26'17" W	63.44'
L2	S 9°54'40" W	66.12'
L3	S 17°44'37" E	1.72'
L4	S 53°55'07" E	27.37'
L5	S 50°17'08" E	15.92'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.
C1	14°18'18"	250.00'	62.42'	S 72°48'02" W
C2	78°16'51"	13.50'	18.44'	S 40°48'45" W

Queens Court  
 50' Private Street, Cm.A.,  
 P.U.E. & Pr.D.E.  
 V.10555, P.116

Rolling Hill Trail  
 50' Private Street, Cm.A.,  
 P.U.E. & Pr.D.E.  
 V.10555, P.116