

Lot 14  
 Now or Formerly  
 Marriott Homes, Inc.  
 V.13762, P.132

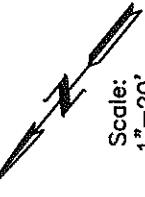
Lot 15  
 Now or Formerly  
 James & Janet Laird  
 V.13652, P.193

Lot 9  
 Now or Formerly  
 Marriott Homes, Inc.  
 V.13761, P.83

Lot 7  
 Now or Formerly  
 Ralph & Janice Griswold  
 V.13182, P.2570

No Fence S 39°34'55" E - 100.00'

Wood Fence varies from  
 0.0' to 0.5' S.E. of  $\ell$

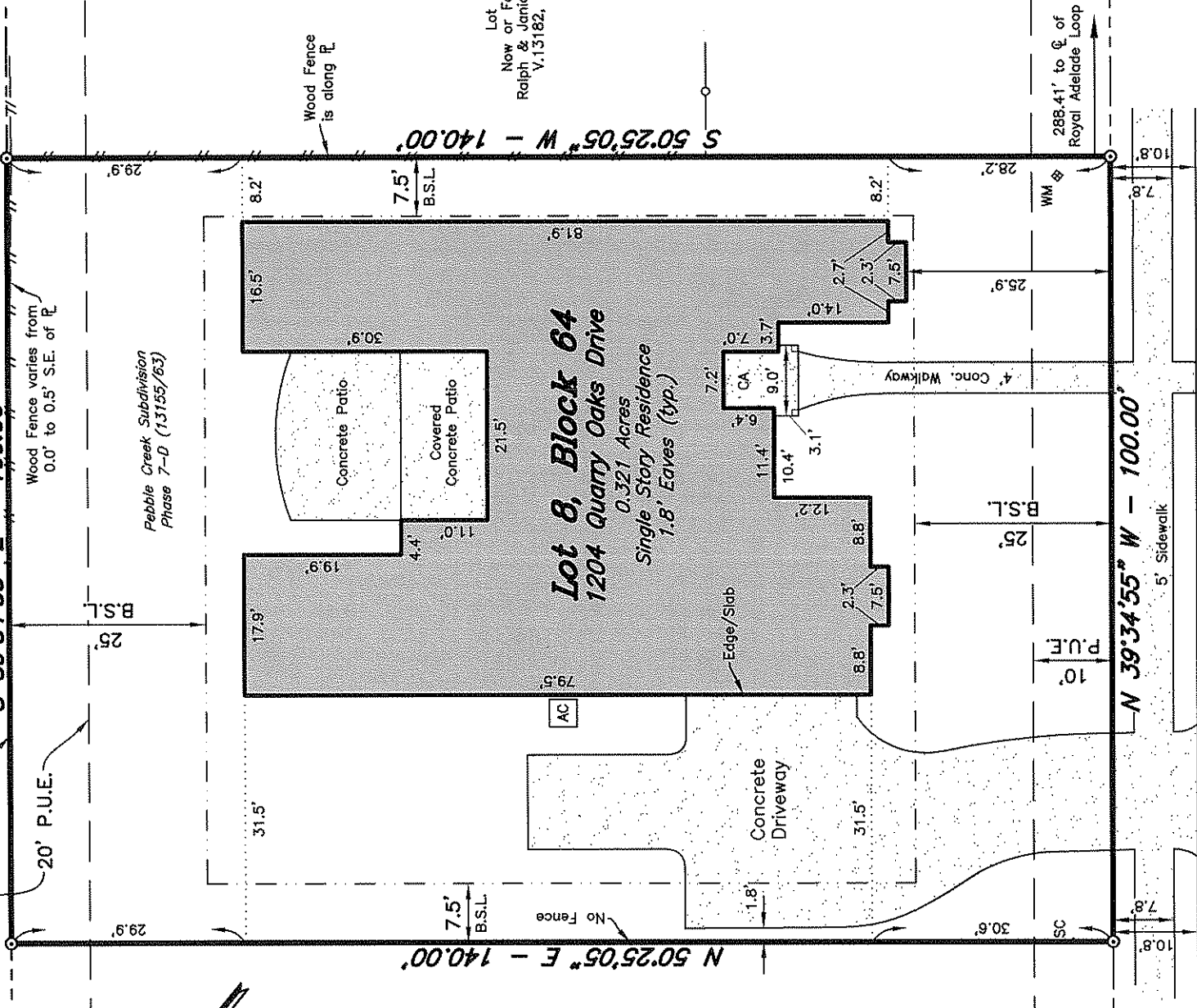


Pebble Creek Subdivision  
 Phase 7-D (13155/63)

N 50°25'05" E - 140.00'

S 50°25'05" W - 140.00'

**Lot 8, Block 64**  
**1204 Quarry Oaks Drive**  
 0.321 Acres  
 Single Story Residence  
 7.8' Eaves (typ.)



**Quarry Oaks Drive**  
 50' R.O.W. ~ 28' Asph. Pvmnt.  
 V.13155, P.63

Note: Building Setback Lines per  
 Deed Restrictions. (13119/134)

**LEGEND**

- ⊙ - 1/2" Iron Rod Found (CM)
- B.S.L. - Building Setback Line
- P.U.E. - Public Utility Easement
- CA - Covered Concrete Area
- CM - Controlling Monument
- SC - Sewer Cleanout
- WM - Water Meter
- - - - - Indicates perp. distance from  $\ell$  to Slab
- - - - - Wood Fence
- - - - - Wrought Iron Fence

- NOTE: 1. According to the Title Commitment identified below, this property is subject to the following:
- a. Restrictive Covenants recorded in Volume 13155, Page 63 (plat); Volume 1225, Page 1; Volume 1286, Page 310; Volume 11499, Pages 285 and 295; Volume 11500, Pages 1, 6 and 9; Volume 12131, Page 99; Volume 12209, Page 293; Volume 12285, Page 108 and Volume 13119, Page 134, all of the Official Records of Brazos County, Texas.
  - b. Easement executed by J.E. Marsh, et ux to City of Bryan, dated August 27, 1941, recorded in Volume 2504, Page 83, Official Records of Brazos County, Texas. (Blanket)
  - c. Easement executed by Pebble Creek Land Company to City of College Station, Texas, dated January 17, 2014, recorded in Volume 11830, Page 127, Official Records of Brazos County, Texas. (This 40' wide Temporary Emergency Access Easement does not affect subject property.)
2. Survey is valid only if print has original seal and signature of Surveyor.  
 3. The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 13155, Page 63, Official Records of Brazos County, Texas.

All that certain lot, tract or parcel of land lying and situated in Brazos County, Texas, being Lot Eight (8), Block Sixty Four (64), PEBBLE CREEK PHASE 7-D, an addition to the City of College Station, Brazos County, Texas, according to the Plat recorded in Volume 13155, Page 63, Official Records of 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 March 10, 2017. There are no visible encroachments other than those shown herein. According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Number 48041C0350E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.

Proposed Borrower: JAY YUELL and RETHA YUELL

This survey was prepared with the assistance of LAWYERS  
 TITLE COMPANY Title Commitment GF #: S37883,  
 effective December 26, 2016.

*Retha & Jay* 3/23/17

*[Signature]* 3/23/17

