



- LEGEND**
- ⊙ - 1/2" Iron Rod Found (IR)
  - B.S.L. - Building Setback Line
  - P.U.E. - Public Utility Easement
  - P.O.E. - Private On-Grade Easement
  - CA - Covered Concrete Area
  - CM - Controlling Monument
  - SC - Sewer Cleanout
  - WA - Water Meter
  - Indicate perp. distance from E to Slab
  - Wood Fence

**NOTE:** 1. According to the Title Commitment identified below, this property is subject to the following:  
 a. Restrictive Covenants recorded in Volume 13225, Page 187 (an amending plat), and Volume 13446, Page 62, Official Records, Brazos County, Texas.  
 b. Easement from Vonnie Roy Vonse to Wellborn Water Supply Corporation, dated September 25, 1968, recorded in Volume 273, Page 180, Official Records, Brazos County, Texas.  
 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 13225, Page 187, Official Records, Brazos County, Texas.

Lot Four A (4A), Block One (1), CREEK MEADOWS SECTION 7, PHASE 2, City of College Station, according to the amending plat thereof recorded in Volume 13225, Page 187, 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 May 22, 2017. There are no visible encroachments other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0325E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.

Proposed Insured: GEORGE MICHAEL O' LEARY and CAROL ANN O' LEARY

This survey was prepared with the assistance of UNIVERSITY TITLE COMPANY Title Commitment of #: 177515F, effective May 7, 2017.

