

SURVEY PLAT

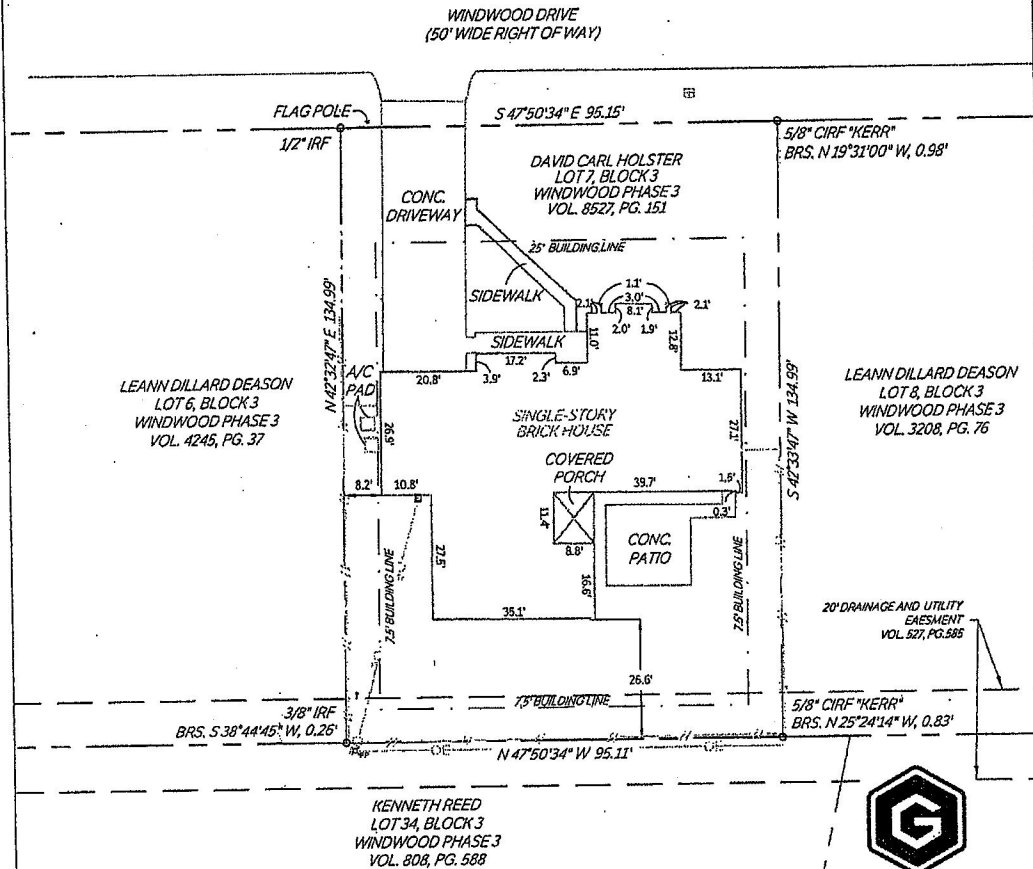
LOT SEVEN, BLOCK THREE
WINDWOOD SUBDIVISION PHASE THREE
VOL. 527, PG. 585
0.295 ACRE TRACT
Z. PHILLIPS SURVEY, A-45
COLLEGE STATION, BRAZOS COUNTY, TEXAS

ADDRESS:
6404 WINDWOOD DRIVE
COLLEGE STATION, TEXAS

SCALE: 1"= 30'

LEGEND

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- PP POWER POLE
- OE OVERHEAD ELECTRIC
- WM WATER METER
- GM GAS METER
- EM ELECTRIC METER
- CO CLEAN OUT
- PL PROPERTY LINE
- APL ADJOINER PROPERTY LINE
- SL SETBACK LINE
- WL WOODEN FENCE LINE



BUYER	ZACHARY & BRITTNEY HARMON
TITLE CO.	LAWYER'S TITLE CO.
G.F. NO.	S38851

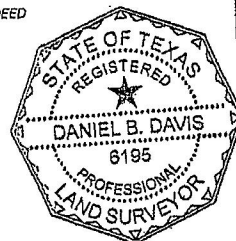
NOTES:

- TITLE APPEARS TO VESTED IN DAVID CARL HOLSTER AND ANDREW LAWRENCE HOLSTER BY VIRTUE OF DEED IN VOLUME 8527, PAGE 151, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- BEARINGS AND DISTANCES ARE BASED GPS OBSERVATIONS, GRID REPRESENTATIONS, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS-CENTRAL (4203), NAVD 88.
- NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR CITY OF COLLEGE STATION AND INCORPORATED AREAS, COMMUNITY MAP NO. 480083, PANEL NO. 0220F, MAP NO. 48041C0220F, REVISED EFFECTIVE DATE OF APRIL 2, 2014.
- THE PROPERTY IS SUBJECT TO BUILDING SETBACKS, UTILITY EASEMENTS ACCORDING TO THE PLAT RECORDED IN VOLUME 527, PAGE 585 AND RESTRICTIONS RECORDED IN VOLUME 528, PAGE 413 DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- MAY BE AFFECTED BY EASEMENT (BLANKET) RECORDED IN VOLUME 98, PAGE 215 DEED RECORDS OF BRAZOS COUNTY, TEXAS.

CERTIFICATE OF SURVEYOR

I, DANIEL B. DAVIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT IT INDICATES ALL EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

DANIEL B. DAVIS R.P.L.S. NO. 6195



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FIRM REGISTRATION NUMBER:
TBPS F-7451, TBPLS F-01933910

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BRENNHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124

SURVEY PLAT

Issue Date: 09-19-17
Drawn By: MN
Checked By: MK
Project Number: 17-0670