

SURVEY PLAT

LOT SEVEN, BLOCK THREE
WINDWOOD SUBDIVISION PHASE THREE
VOL. 527, PG. 565
0.295 ACRE TRACT
Z. PHILLIPS SURVEY, A-45
COLLEGE STATION, BRAZOS COUNTY, TEXAS

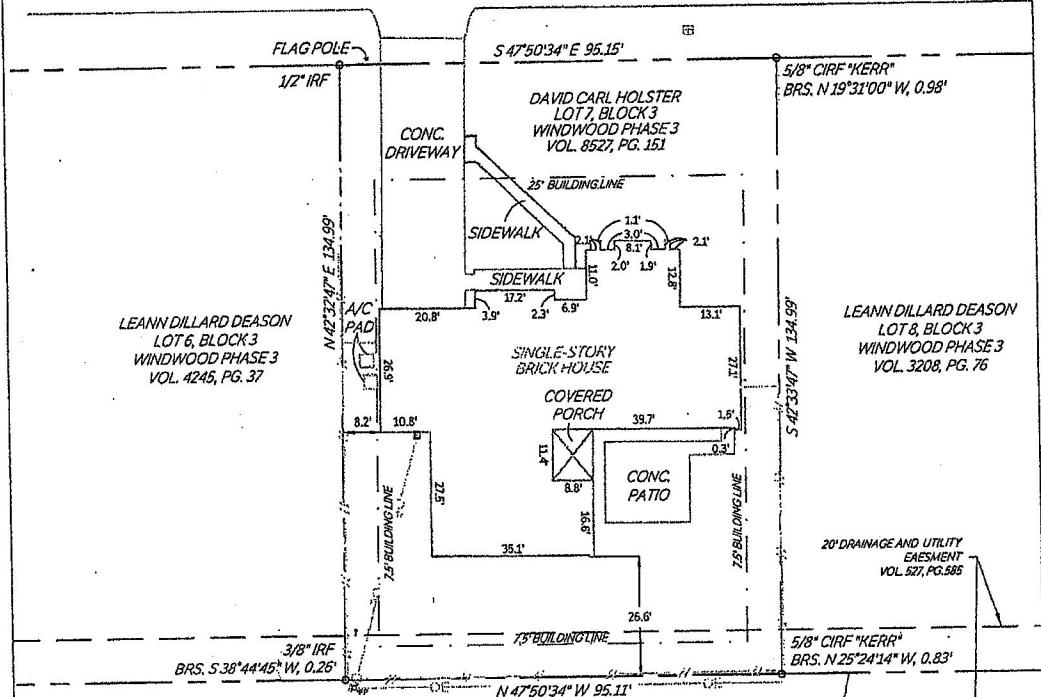
SCALE: 1" = 30'

ADDRESS:
6404 WINDWOOD DRIVE
COLLEGE STATION, TEXAS

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- POWER POLE
- OVERHEAD ELECTRIC
- WATER METER
- GAS METER
- ELECTRIC METER
- CLEAN OUT
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- SETBACK LINE
- WOODEN FENCE LINE

**WINDWOOD DRIVE
(50' WIDE RIGHT OF WAY)**



KENNETH REED
LOT 34, BLOCK 3
WINDWOOD PHASE 3
VOL. 808, PG. 588



GESSNER ENGINEERING

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

NOTES:

1. **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.**
2. **BEARINGS AND DISTANCES ARE BASED GPS OBSERVATIONS, GRID REPRESENTATIONS, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS-CENTRAL (4203), NAVD 88.**
3. **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.**
4. **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.**
5. **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 EXIST ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, OR VULGAR CONSTRUCTIONS, EXCEPT AS SHOWN HEREON.

DANIEL R. DAVIS R.R. 1 S. NO. 6195



SURVEY PLAT

22.10.17

Rowan Rd. MN

Checked By: MK

Project Number: 17-0670