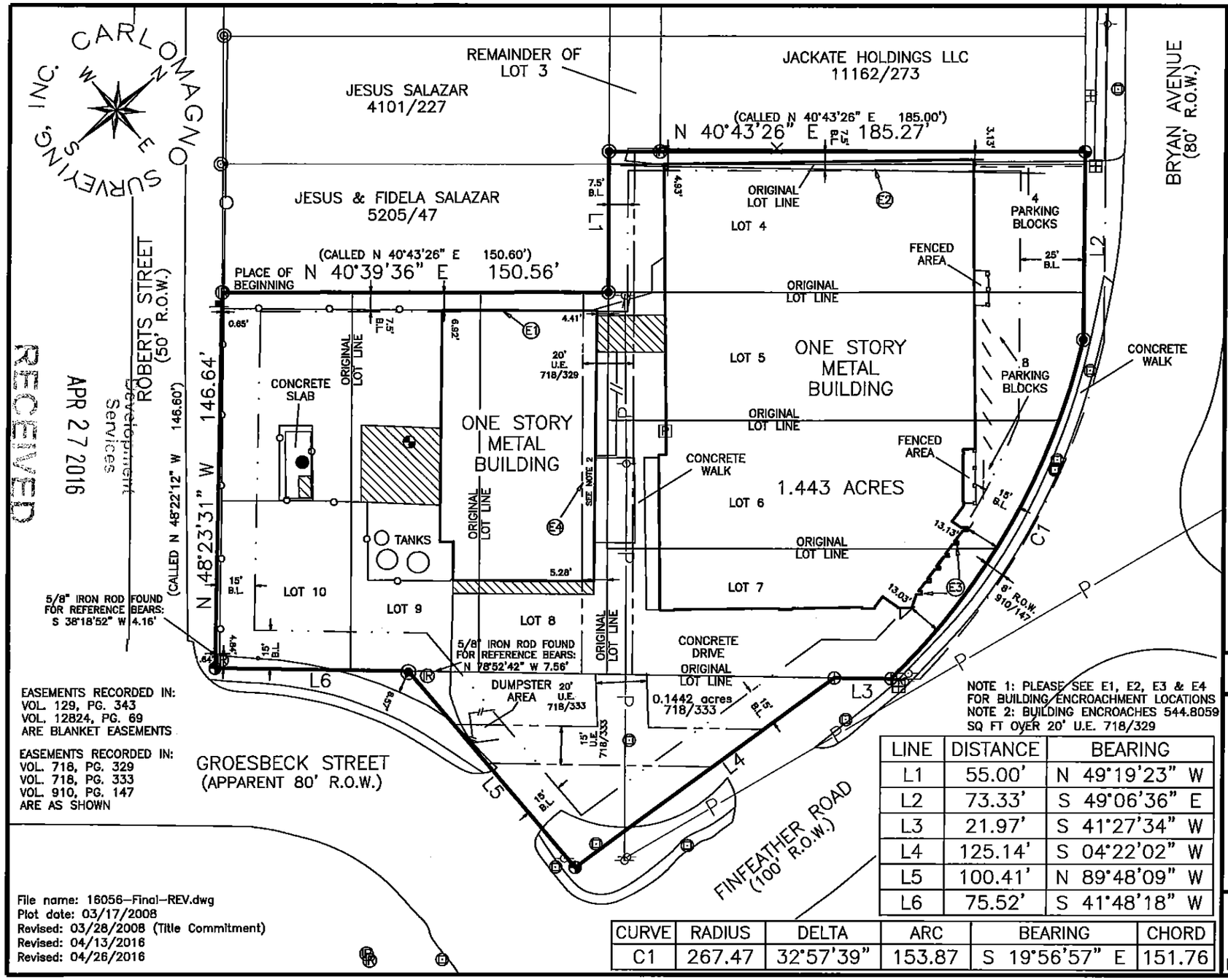

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Development Services

EASEMENTS RECORDED IN:
VOL. 129, PG. 343
VOL. 12824, PG. 69
ARE BLANKET EASEMENTS

EASEMENTS RECORDED IN:
VOL. 718, PG. 329
VOL. 718, PG. 333
VOL. 910, PG. 147
ARE AS SHOWN

NOTE 1: PLEASE SEE E1, E2, E3 & E4 FOR BUILDING ENCROACHMENT LOCATIONS
NOTE 2: BUILDING ENCROACHES 544.8059 SQ FT OVER 20' U.E. 718/329

LINE	DISTANCE	BEARING
L1	55.00'	N 49°19'23" W
L2	73.33'	S 49°06'36" E
L3	21.97'	S 41°27'34" W
L4	125.14'	S 04°22'02" W
L5	100.41'	N 89°48'09" W
L6	75.52'	S 41°48'18" W

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	267.47	32°57'39"	153.87	S 19°56'57" E	151.76

File name: 16056-Final-REV.dwg
Plot date: 03/17/2008
Revised: 03/28/2008 (Title Commitment)
Revised: 04/13/2016
Revised: 04/26/2016

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ELECTRICAL LINE
- CHAINLINK FENCE
- WOOD FENCE
- BARBWIRE FENCE
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- RIGHT-OF-WAY EASEMENT
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE
- PLATTED BUILDING LINE
- RESTRICTION BUILDING LINE
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO – RPLS 1562" SET
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO – RPLS 1562" FOUND
- 1/2" IRON ROD FOUND
- 3/5" IRON ROD FOUND
- COVERED AREA
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- POWER POLE
- TRANSFORMER
- GAS METER
- PROPANE TANK
- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC TANK
- TELEPHONE PEDESTAL
- LIQUID HYDROGEN TANK
- X IN CONCRETE

Survey Notes:

1). The bearing basis of this survey are iron rods found in the M.E. Wallace Addition as recorded in Volume 93, Page 100 of the B.C.D.R.

2). Drawing Scale is 1"=50'

3). Technician: D.C., C.H., & S.P. ; Field Crew: J.A., R.R. & G.B

4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F, Dated: April 2, 2014.

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

STATE OF TEXAS REGISTERED DANTE CARLOMAGNO 1562 PROFESSIONAL LAND SURVEYOR

Dante Carlomagno
Registered Professional
Land Surveyor, Number 1562

PLAT OF SURVEY

LOT No.: ALL OF FOUR (4), EIGHT (8), NINE (9), & TEN (10) PART OF LOTS THREE (3), FIVE (5), SIX (6), & SEVEN (7)
ALONG WITH: CALLED 0.1442 ACRES IN 718/33
SUBDIVISION: M.E. WALLACE ADDITION, 93/100
ACREAGE: 1.443 LOCATED IN: S.F. AUSTIN LEAGE, No. 9, A-62
STREET ADDRESS: 808 SOUTH BRYAN STREET
CITY: BRYAN COUNTY: BRAZOS
SURVEYED FOR: DAVIS COX
TITLE CO: GUARDIAN TITLE & TRUST GF# BC1605158

Carlomagno Surveying, Inc.
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