

SURVEYOR'S CERTIFICATE:
 I, J. DILLON MEANS, R.P.L.S. NO. 6770, DO HEREBY CERTIFY THAT THIS SURVEY IS SUBSTANTIALLY COMPLETE WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONVENTION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION
 J. D. MEANS
 6-27-2021



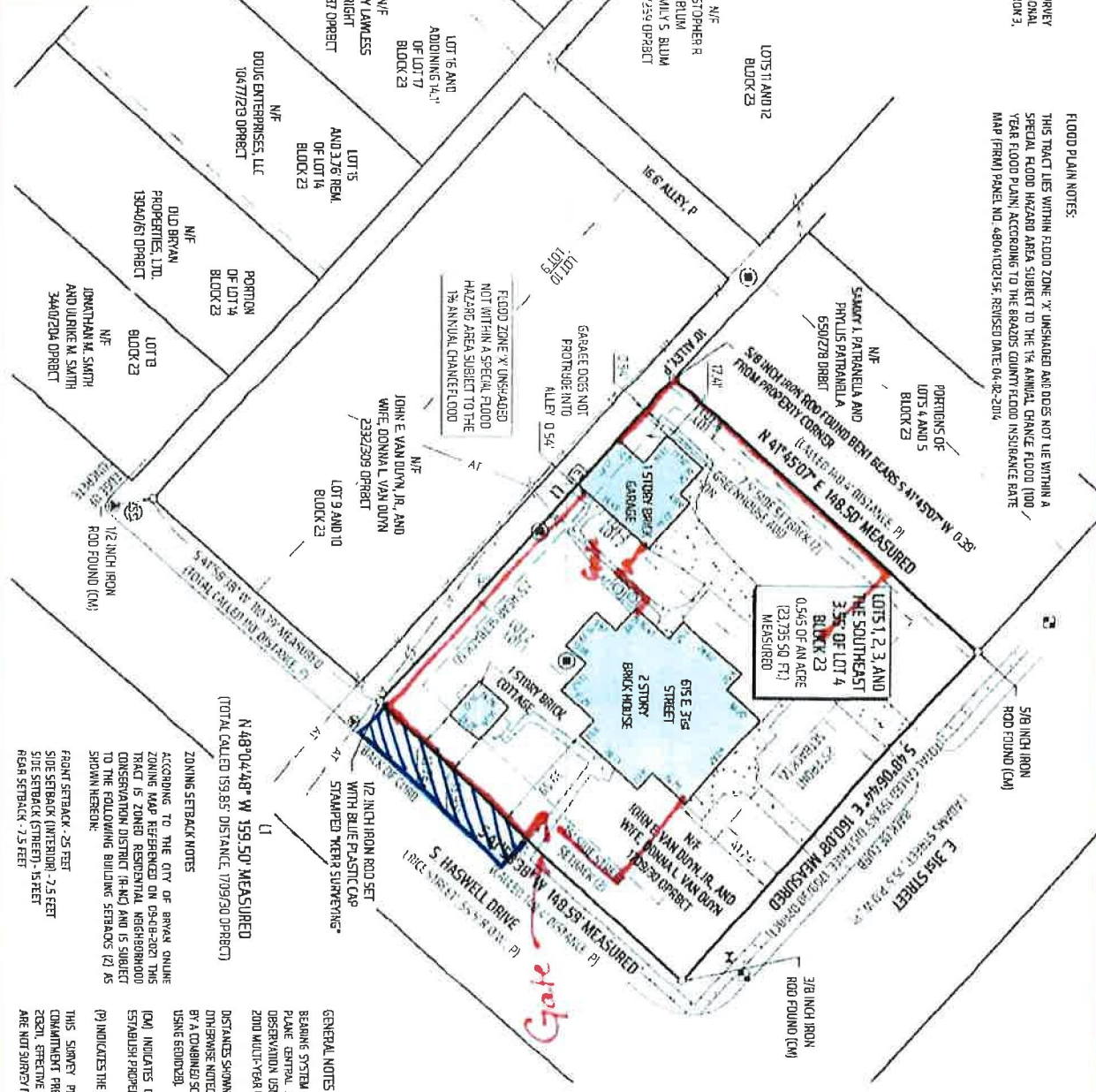
J. DILLON MEANS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6770

Low-lying area to encroach on

SURVEYOR	GARY E. COX AND ZIMMERMAN R. COX
TITLE COMPANY	UNIVERSITY TITLE COMPANY
E.A. No.	21201

LAND TITLE SURVEY PLAT
 OF
 LOTS 1, 2, 3, AND THE SOUTHEAST 3.55% OF LOT 4, BLOCK 23
 CAVITT'S BRYAN HEIGHTS ADDITION
 VOLUME 38, PAGE 636 DBCTR
 ZENO PHILLIPS LEASAGE SURVEY, ABSTRACT 45
 BRYAN, BRAZOS COUNTY, TEXAS

STATE 1 INCH = 40 FEET
 SURVEY DATE: 05-08-2021 (PLOT DATE: 05-28-2021)
 JOB NUMBER: 21-051 (JOB NAME: 21-051)
 POINT FILE: 907-GIG (PLOT: 21-051-A1, (9-0))
 DRAWN BY: JF DEBOON BY: JAC
 PREPARED BY: ZENO SURVEYING, LLC
 TAPES: FINA/UNIFORM
 409 K. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3795
 SURVEYS@ZENOSURVEYING.NET | KERRANDMEANSINTECH.COM



FLOOD PLAIN NOTES:
 THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AREAS NOT BE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FRM) PANEL NO. 4801410215F, REVISION DATE: 04-02-2014

LOTS 1, 2, 3, AND THE SOUTHEAST 3.55% OF LOT 4, BLOCK 23
 0.545 OF AN ACRE
 (23,795 SQ. FT.)
 MEASURED

FLOOD ZONE 'X' UNSHADED AREAS NOT WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD

N 48°10'44\"/>
 TOTAL CALLED 159.85' DISTANCE 1709.30 DBPDBCT

ZONING SETBACK NOTES:
 ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 09-18-2021 THIS TRACT IS ZONED RESIDENTIAL NEIGHBORHOOD CONSERVATION DISTRICT (R-NCD) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (2) AS SHOWN HEREON:
 FRONT SETBACK - 25 FEET
 SIDE SETBACK (INTERIOR) - 7.5 FEET
 SIDE SETBACK (EXTERIOR) - 15 FEET
 REAR SETBACK - 7.5 FEET

GENERAL NOTES:
 BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE - CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SQUAREMETER MARKER (MARKER FROM 2010 WHICH-YEAR LONGS SOLUTION 2 (MARKER))
 DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES NOT AFFECTED DIVIDE BY A COMBINED SCALE FACTOR OF 1.000114751937919 (CALCULATED USING GEOID2020)
 (M) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 (P) INDICATES THE PLAT RECORDED IN VOLUME 38, PAGE 636 DBPDBCT

- LEGEND:**
 DBCT - DEED RECORDS OF BRAZOS COUNTY, TEXAS
 DBCT - OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 DBCT - OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 (2) 1/8\"/>

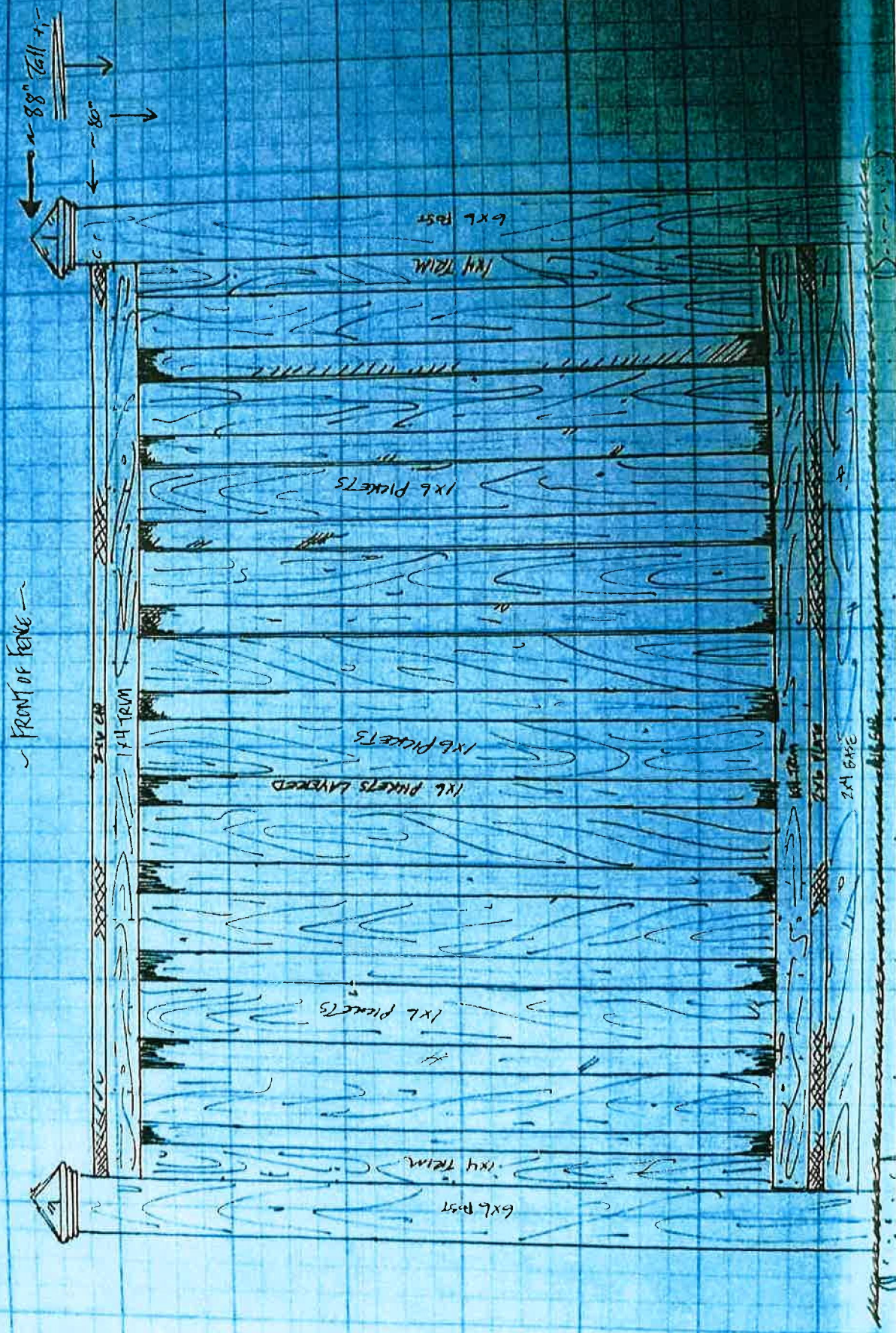




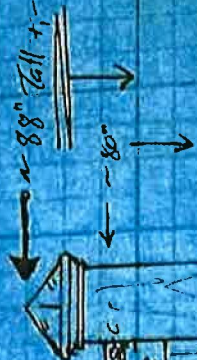
Oak tree owner is trying to save



Another view of oak tree at risk



FRONT OF FENCE



6x6 POST
1x4 TRIM

1x6 PICKETS

1x6 PICKETS

1x6 PICKETS LAYERS

1x6 PICKETS

1x4 TRIM

6x6 POST

2x4 BASE

Handwritten notes and a signature at the bottom right of the page.