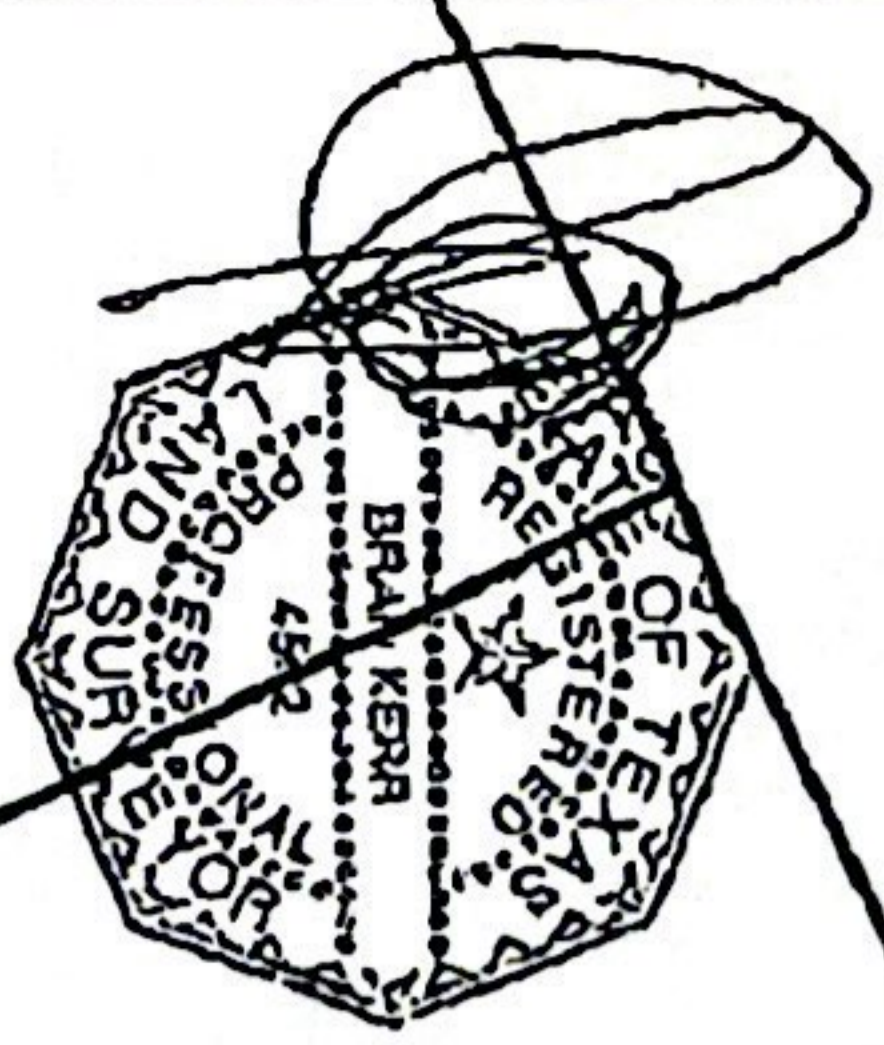
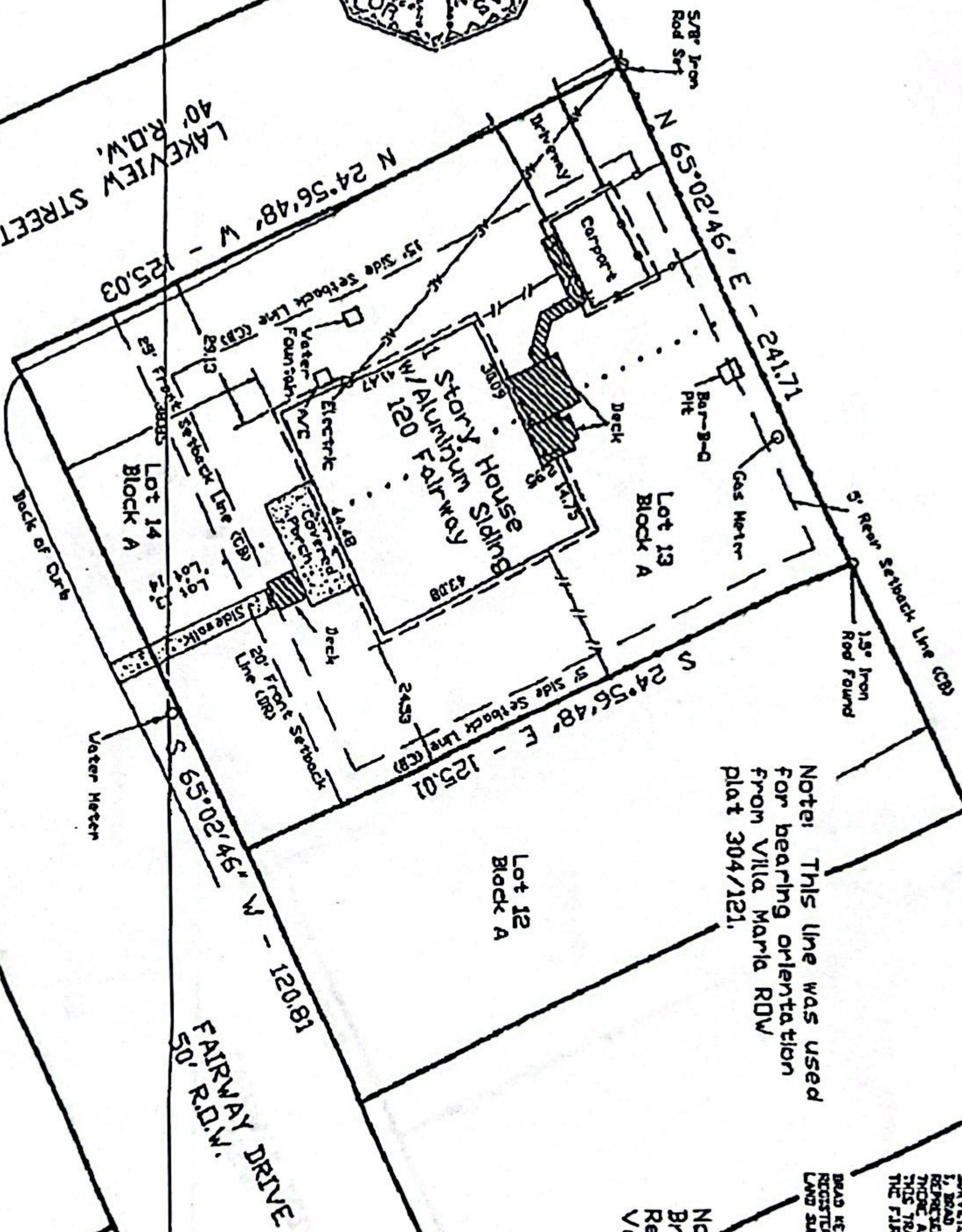


- Legend:
- Utility Pole - O -
 - Guy Wire Anchor - >
 - Aerial Electric Lines - ———
 - Wood Fence - ———
 - Hog Wire Fence - ———
 - Chain Link Fence - ———
 - Wood - [Hatched Box]
 - Concrete - [Hatched Box]



Scale: 1" = 30'

LAKEVIEW STREET
40' R.O.W.



Note: This line was used for bearing orientation from Villa Maria RDW plat 304/121.

Note: Building Setback Lines per City of Bryan (CB) Ordinance No. 756 and Deed Restrictions (DR) per deed recorded in Volume 91, Page 10.

SURVEYORS CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE GROUND UNDER BY SURVEY AND THAT THERE ARE NO ENCUMBRANCES ON THIS TRACT OTHER AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A RESTRICTED USE ZONING PLAN ACCORDING TO THE FIRM MAP, COMBASTY PAVED NO. 480412049, EFFECTIVE DATE 07-02-1992.

BRAID KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5392

Bearing System shown hereon is honoring the plat called in Vol. 304, Pg. 121 for Villa Maria R.O.W.

REVISED 03-27-09
STREET ADDRESS

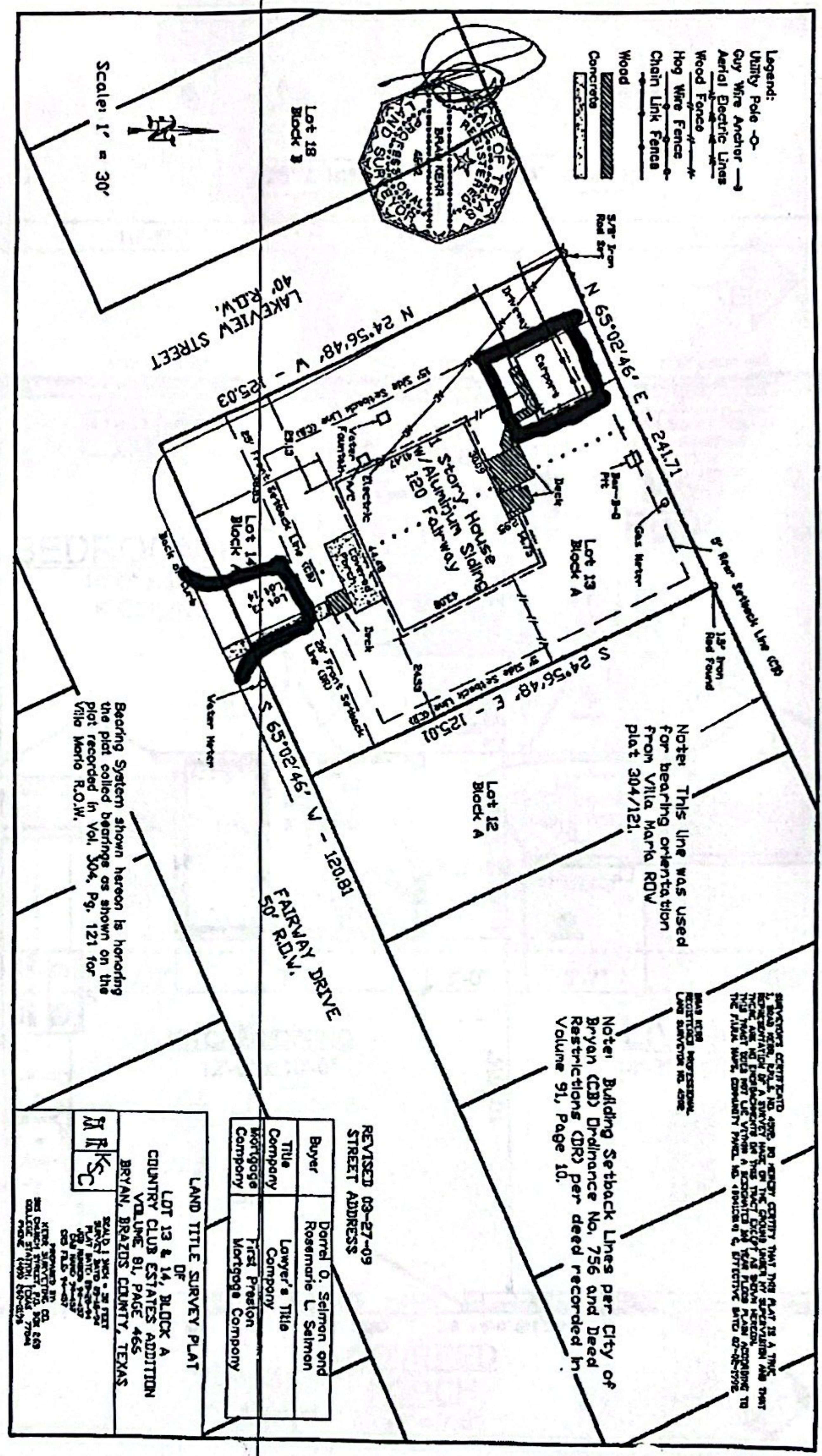
Buyer	Darrel O. Selmon and Rosemarie L. Selmon
Title Company	Lower's Title Company
Mortgage Company	First Preston Mortgage Company

LAND TITLE SURVEY PLAT
OF
LOT 13 & 14, BLOCK A
COUNTRY CLUB ESTATES ADDITION
VOLUME 81, PAGE 466
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 30' FEET
START DATE 03-26-09
PLAN DATE 03-26-09
BY BKA/MSK
CDS TLD 04-03-09

PREPARED BY:
KERR SURVEYING CO.
303 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (409) 626-2108

LR
JL



LRL
JDL

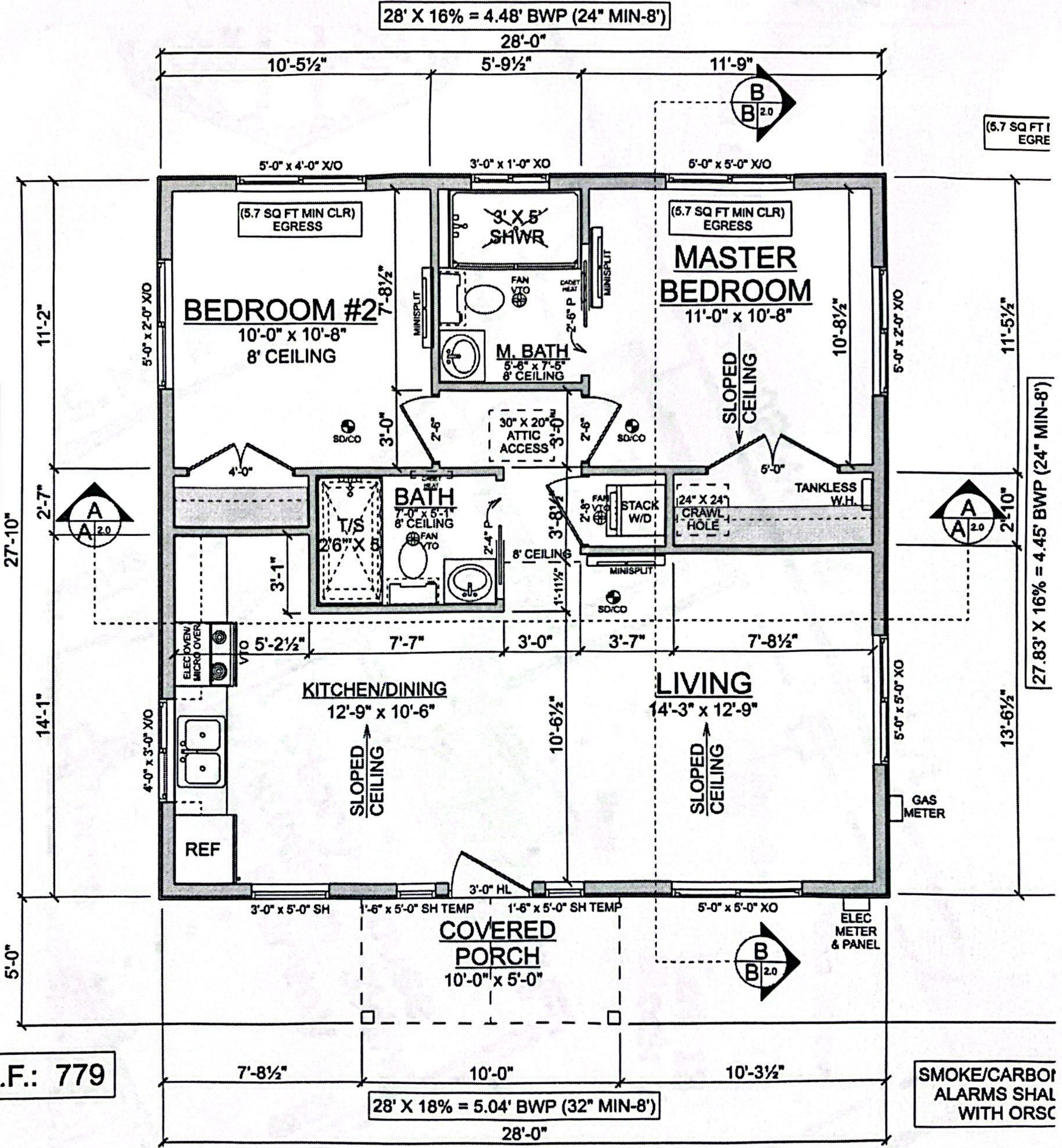
Proposal from James and Lisa Lunsford to build an ADU at 120 Fairway Dr facing Lakeview Dr on the spot where the current carport is. The ADU will be 28' x 28' meeting all required setbacks with a 2 car drive added in front of the main house off of Fairway Dr.

James Lunsford (937) 734-7100

28' X 16% = 4.48' BWP (24" MIN-8')

27.83' X 18% = 5.01' BWP (32" MIN-8')

27.83' X 16% = 4.45' BWP (24" MIN-8')



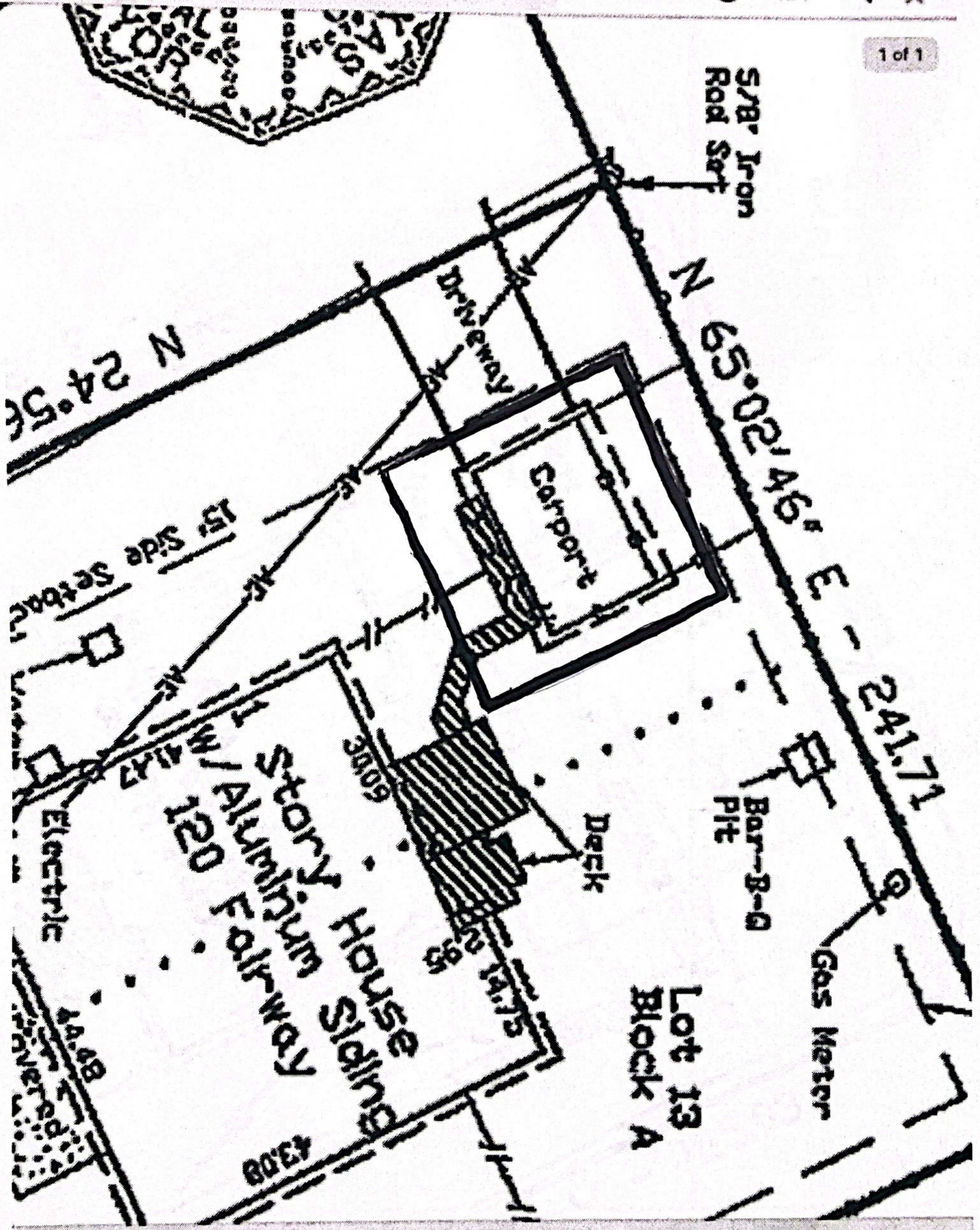
S.F.: 779

28' X 18% = 5.04' BWP (32" MIN-8')

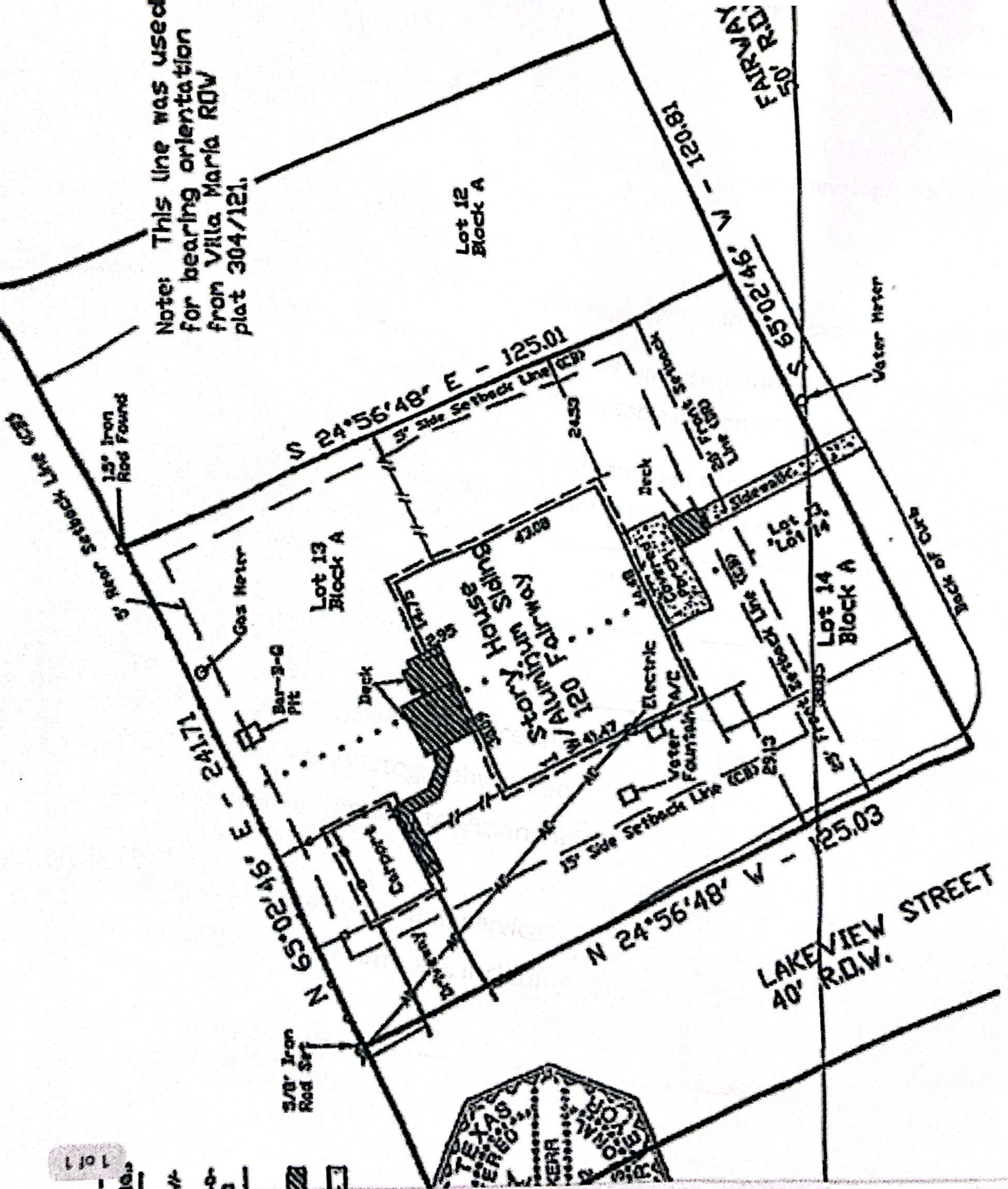
SMOKE/CARBON ALARMS SHAL WITH ORSC

FLOOR PLAN

SCALE: 1/4" = 1'-0"



Note: This line was used for bearing orientation from Villa Maria RDW plat 304/121.



55%
1011
AA
1011

120 Fairway - Survey

5:59 PM Thu Dec 12
Navigation icons