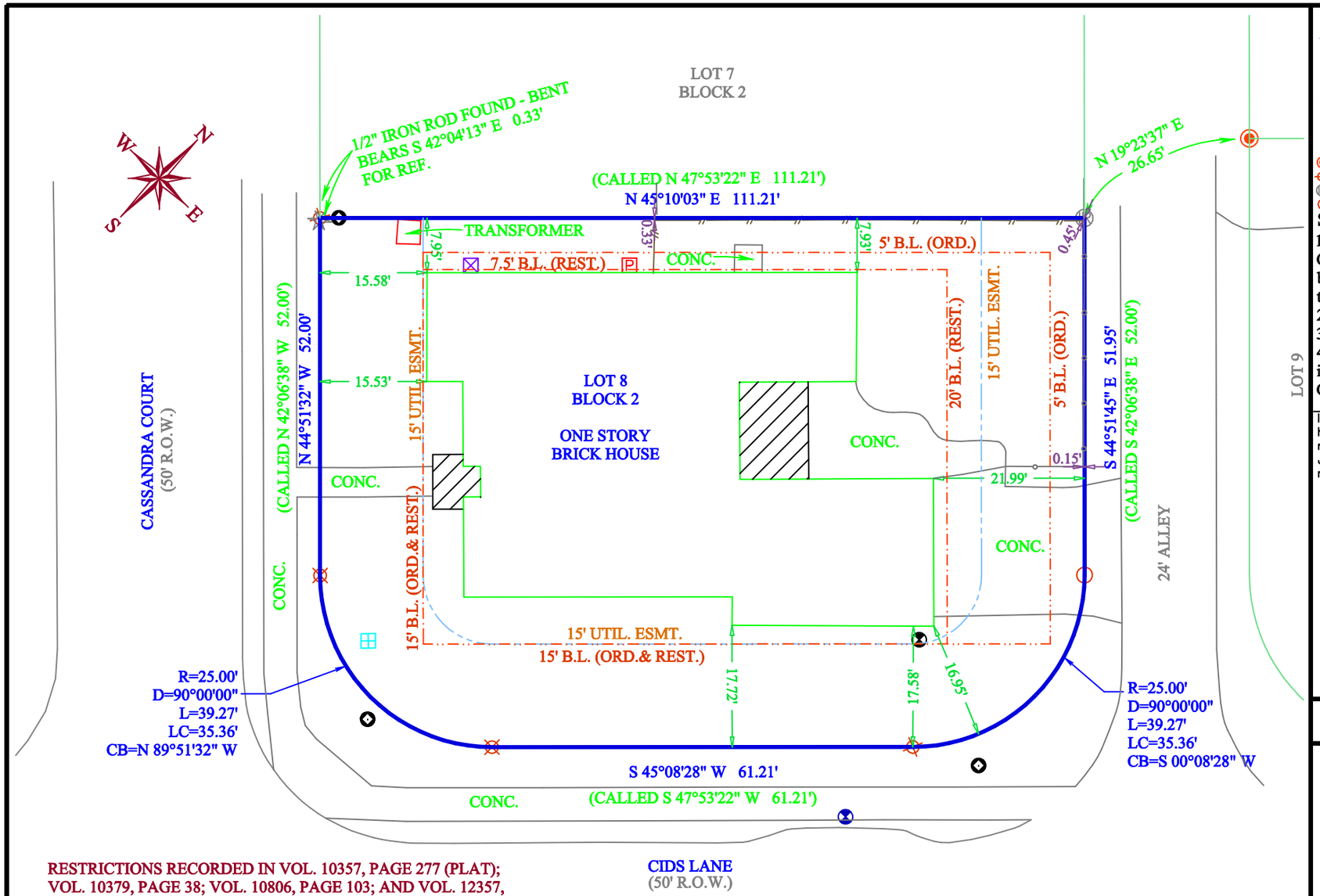

RESTRICTIONS RECORDED IN VOL. 10357, PAGE 277 (PLAT); VOL. 10379, PAGE 38; VOL. 10806, PAGE 103; AND VOL. 12357, PAGE 185

BLANKET EASEMENTS RECORDED IN VOL. 144, PAGE 117 AND VOL. 936, PAGE 727 DO NOT APPLY TO THIS LOT.

File name: 23 - 04988 - CASSANDRA CT. - 2000.DWG
Plot date: 01/28/23

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- PLATTED BUILDING LINE(B.L.)
- RESTRICTIONS BUILDING LINE(B.L.)
- ELECTRICAL LINE
- IRON FENCE
- WOOD FENCE
- SEWER MANHOLE
- WATER METER
- ELECTRIC METER
- GAS METER
- STORM MANHOLE
- COVERED CONC.
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "SM KLING - RPLS 2003" FOUND
- 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND - BENT
- CALCULATED CORNER

Survey Notes:

1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods called for and found as noted on the previous recorded plat.
2). Drawing Scale is 1"=20'
3). Drawn by: Adam Wallace
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. 48041C0195E effective date, 05-16-2012

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on January 28th, 2023, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

STATE OF TEXAS
REGISTERED
ADAM C. WALLACE
6132
PROFESSIONAL
LAND SURVEYOR

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

SURVEY PLAT

LOT: EIGHT (8) BLOCK: TWO (2)
SUBDIVISION: DOMINION OAKS PHASE II
VOL. 10357, PAGE 277
STREET ADDRESS: 2000 CASSANDRA COURT
CITY: BRYAN, TEXAS
COUNTY: BRAZOS
SURVEYED FOR: MIKADO K. HINSON & SHAUNDRA N. HINSON
TITLE CO: LAWYERS TITLE GF# 745752

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