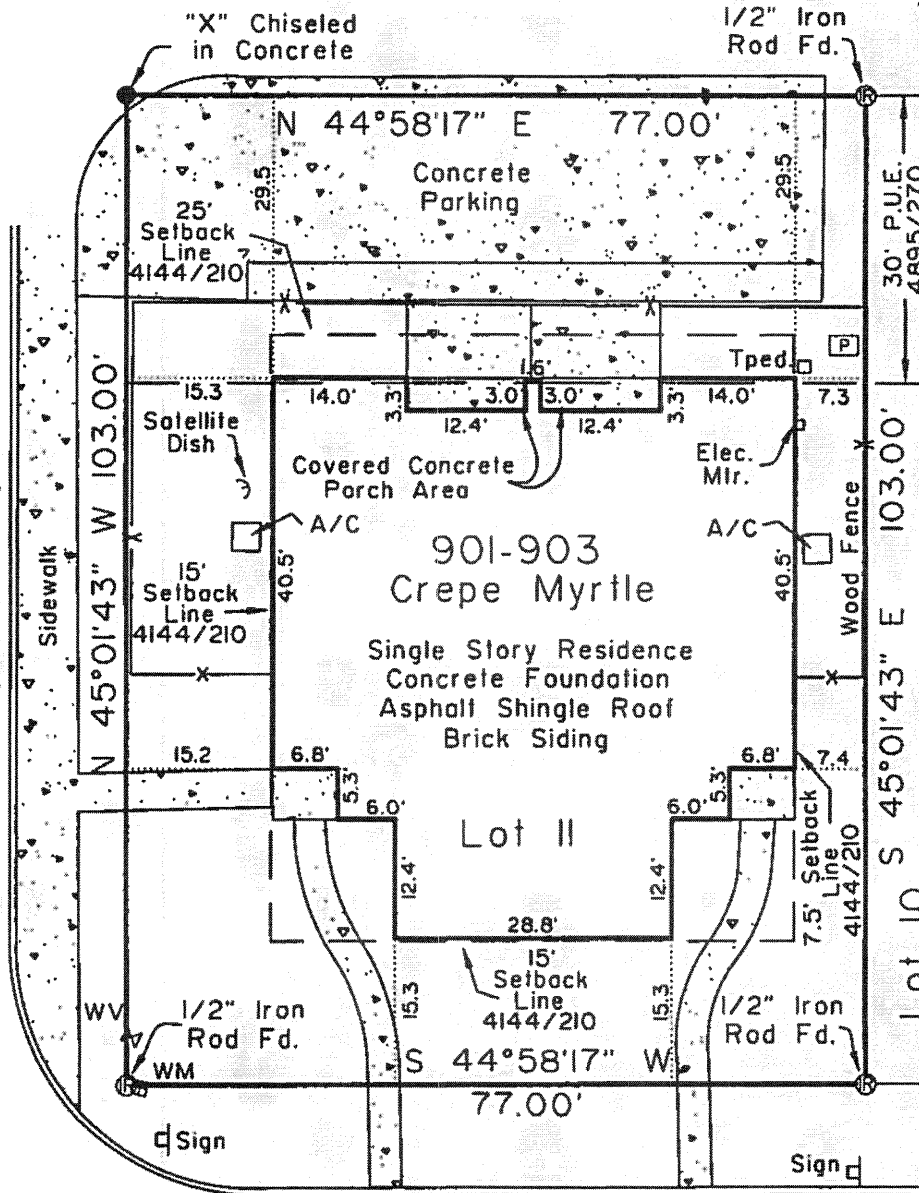


SUN MEADOWS SUBDIVISION
 Lot 12 PHASE ONE Lot 13
 BLOCK 3
 REPLAT 4895/270

SCALE: 1" = 20'

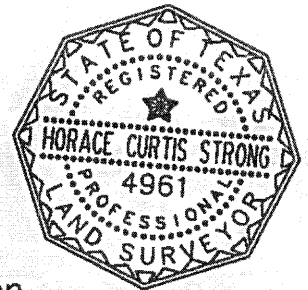
24' P.U.E. & Alley
 4895/270

HOLLY HOCK STREET
 (50' R.O.W.)



NOTES:
 North Orientation is based on rotating the Southwest line of Lot 1, to Plat calls shown on the Replat of SUN MEADOWS SUBDIVISION, PHASE ONE, Recorded in Volume 4895, Page 270, Plat Records of Brazos County, Texas.
 This survey was prepared with the benefit of a Title Policy prepared by AggieLand Title Company. All easement information applicable to this survey is shown according to this Policy in GF No. 19141.
 Building setback lines are shown as per City of College Station Ordinance No. 1638 and as per subdivision Replat in 4895/270, and as described in restrictions recorded in 4144/210.
 The Utility Easement from Horace Schaffer & Clyde Schaffer to the City of College Station (1822/339), does not appear to affect this tract.
 The Right-of-Way Easement from Fritz Schaffer to The City of Bryan, in 340/479 is a blanket easement and does appear to affect this tract.
 The Utility Easement from Horace Schaffer & Clyde Schaffer to the City of College Station (1464/245), does not appear to affect this tract.
 There is reserved a blanket easement & an encroachment easement over all lots and common areas & the right to create a 7.5' utility easement on each side of all side lot lines as set out in the Restrictions recorded in Volume 4144, Page 210.
 All Bearings and Distances are call and actual.

901-903 CREPE MYRTLE
 (50' R.O.W.)



BUYER: Richard A. Ward d/b/a MW Construction
 and Mark S. Golden

Lot 11, Block 3 of the SUN MEADOWS SUBDIVISION, PHASE ONE to the City of COLLEGE STATION, BRAZOS COUNTY, TEXAS, according to the Replat recorded in Volume 4895 Page 270 of the Deed Records of Brazos County, Texas.

I, H. Curtis Strong, Registered Professional Land Surveyor No. 4961, do hereby certify that the above plat is true and correct and represents the results of a survey performed on the ground under my supervision on August 28, 2003.

I further certify that no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property, except as shown. This property is not located within a 100 - year flood hazard area as depicted from FLOOD INSURANCE RATE MAP NO.48041C0201 C , DATED: JULY 2, 1992.

This Plat is copyrighted in 2003, and is for the sole purpose of the buyer as shown. Any other use is strictly prohibited without express written consent of Strong Surveying.