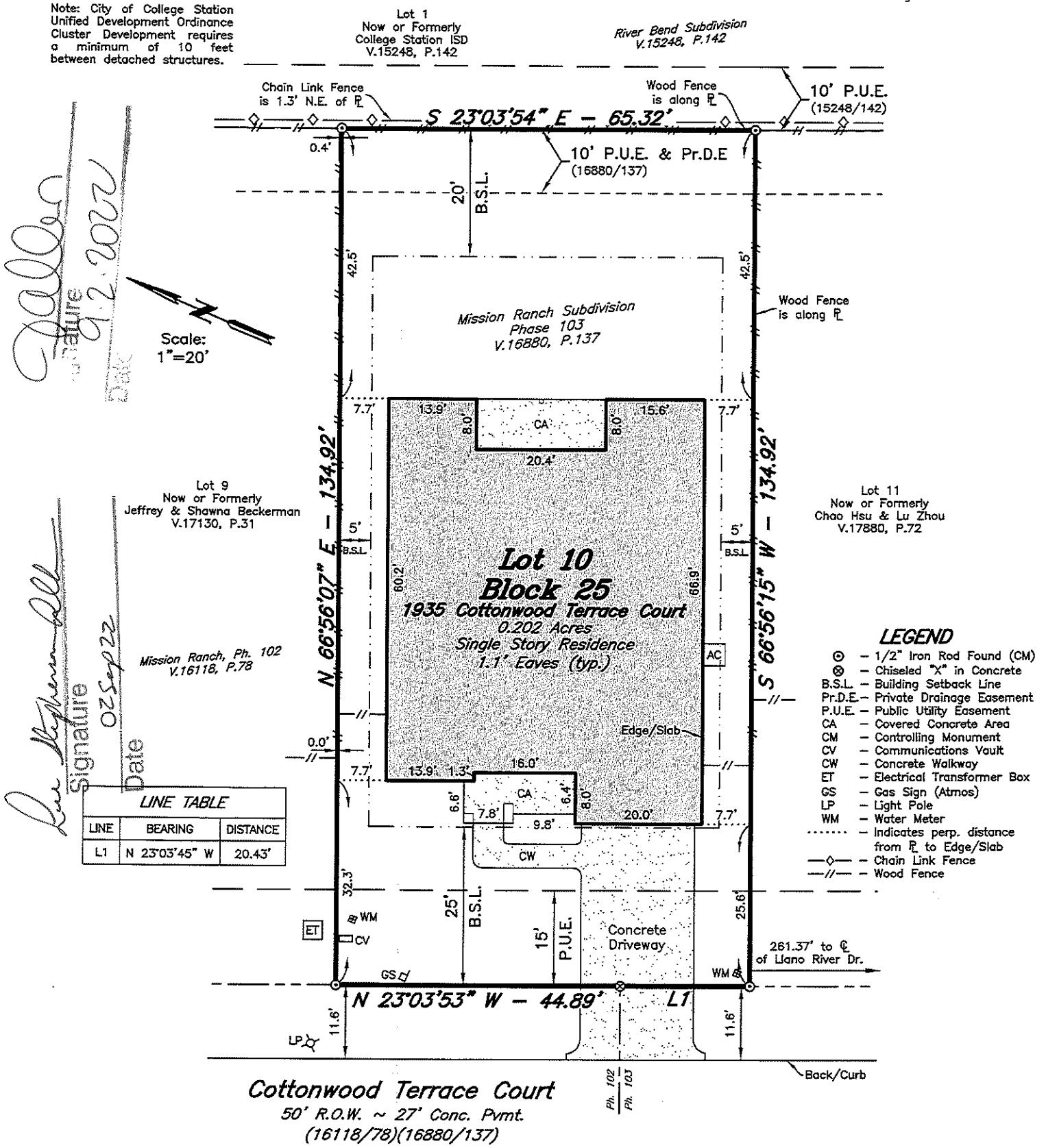
McCLURE & BROWNE ENGINEERING/SURVEYING, INC • 1008 Woodcreek Drive, Suite 103 • College Station, Texas 77845 • (979) 693-3838
Texas Firm Registration No. 10103300

Lot 10 Block 25 — 103

Note: City of College Station Unified Development Ordinance Cluster Development requires a minimum of 10 feet between detached structures.



Signature 9.2.2022

Signature 02Sep22 Date

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 23°03'45" W	20.43'

LEGEND

- ⊙ — 1/2" Iron Rod Found (CM)
- ⊗ — Chiseled "X" in Concrete
- B.S.L. — Building Setback Line
- Pr.D.E. — Private Drainage Easement
- P.U.E. — Public Utility Easement
- CA — Covered Concrete Area
- CM — Controlling Monument
- CV — Communications Vault
- CW — Concrete Walkway
- ET — Electrical Transformer Box
- GS — Gas Sign (Atmos)
- LP — Light Pole
- WM — Water Meter
- ····· — Indicates perp. distance from ℄ to Edge/Slab
- —◇— — Chain Link Fence
- —//— — Wood Fence

NOTES:

1. According to the Title Commitment identified below, this property is subject to the following:
   a. Restrictive Covenants recorded in Volume 16880, Page 137 (on plat); Volume 12439, Page 80; Volume 14886, Page 284; Volume 14913, Page 54; Volume 14922, Page 190; Volume 15049, Page 1; Volume 15757, Page 153; Volume 16757, Page 250; Volume 16844, Page 25; Volume 16910, Page 30; Volume 17318, Page 49; Volume 17502, Page 197; Volume 17777, Page 1, and Volume 17854, Page 28, Official Records, Brazos County, Texas.
   b. Easement from Jim Abbate to General Telephone Company, dated February 22, 1933, recorded in Volume 321, Page 354, Deed Records, Brazos County, Texas. (Not located on subject tract)
   c. Easement from Jim Abbate, et ux to GTE Southwest Incorporated, dated March 23, 1992, recorded in Volume 1487, Page 95, Official Records, Brazos County, Texas. (Blanket)
   d. Easement from Grace S. Abbate, et al to Wellborn Special Utility District, dated February 11, 1995, recorded in Volume 3645, Page 294, Official Records, Brazos County, Texas. (Blanket)