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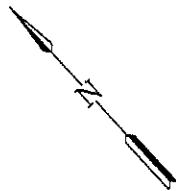
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STRONG SURVEYING

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SCALE: 1" = 20'

Mary Ann Ward

This survey was prepared with the benefit of a Title Policy prepared by University Title Co. Company. All easement information applicable to this survey is shown according to this Policy in GF No. 50683.

North Orientation is based on rotating the Northeast line to plat calls in 401/585. 1/2" Iron Rod found at all corners, unless otherwise noted.

All Bearings and Distances are call and actual.

All Setbacks and Easements are as shown on plat recorded in 401/585, and all restrictions in 401/697 and amended restrictions in 418/442.

The Blanket Esmt. to The City of Bryan in 98/357 may affect this tract, but no evidence was found on the ground to show its exact location.

BUYER: Mary Ann Ward

Lot Twenty-Two(22), Block 1(1) of Briarcrest Estates Section Five on addition to the City of Bryan, BRAZOS COUNTY, TEXAS according to the plat recorded of the Deed/Official Records in Volume 401, Page 585 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 March 3, 2005.

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.48041C0142 C. DATED: JULY 2, 1992.

This Plat is copyrighted in 2005, and is for the sole purpose of the buyer as shown. Any other use is strictly prohibited without the express written consent of Strong Surveying.©

Briarcrest Country Club & Golf Course

LOT 22

LOT 21

LOT 23

0.10' To Property Line

N 44°12'46" E 154.45'

87.6'

19.1'

7.1'

14.8'

2.1'

5.2'

11.2'

31.9'

15.0'

9.0'

22.6'

23.9'

0.10' To Property Line

R=330.00'

D=05°37'58"

L=32.44'

T=16.23'

LC=32.43'

CB=S 23°33'25" E

20' Building Setback(401/585)

5' Utility Esmt(401/585)

Conc. Drive

Wtr. Mtr.

Trans. Pad

Wtr. Valve

Fire Hydr.

Mail Box

Cable Box

Li. Pole

Wtr. Valve

CB=N 43°31'42" W

2900 Broadmoor

Wtr. Mtr.

Wtr. Valve

Fire Hydr.

Mail Box

Cable Box

Li. Pole

Wtr. Valve

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