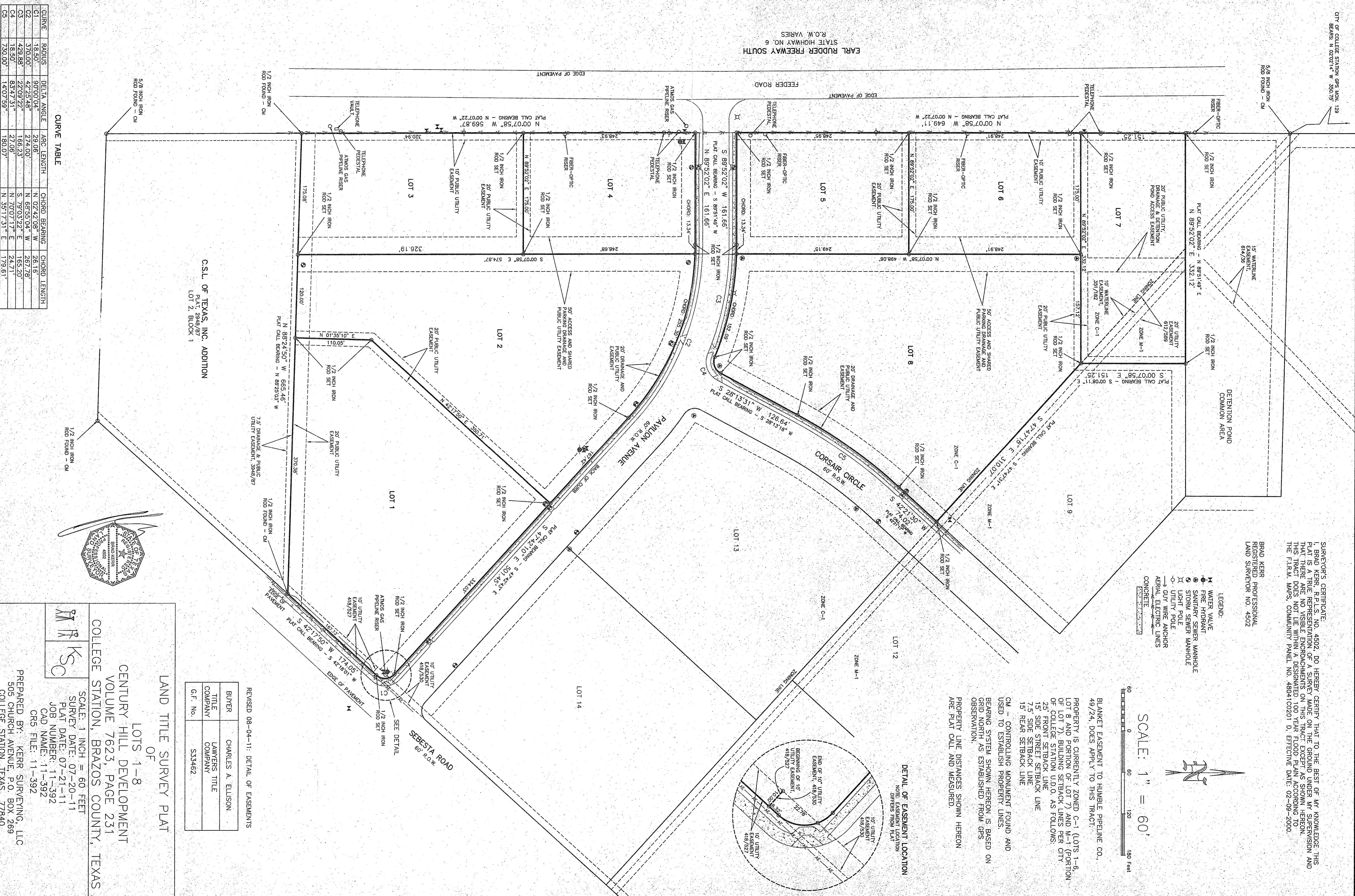


CITY OF COLLEGE STATION GPS MON. 129
BEARS: N 02°01'4" W 350.75'

EARL RUDDER FREEWAY SOUTH
STATE HIGHWAY NO. 6
R.O.W. VARIES



SURVEYOR'S CERTIFICATE:
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE IS NO UNLAWFUL ENCROACHMENT ON THIS TRACT EXCEPT AS SHOWN HEREON. THE TRACT DOES NOT INCLUDE ANY PART OF THE TRACT OWNED BY THE STATE OF TEXAS OR THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 490410201 D, EFFECTIVE DATE: 02-09-2000.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

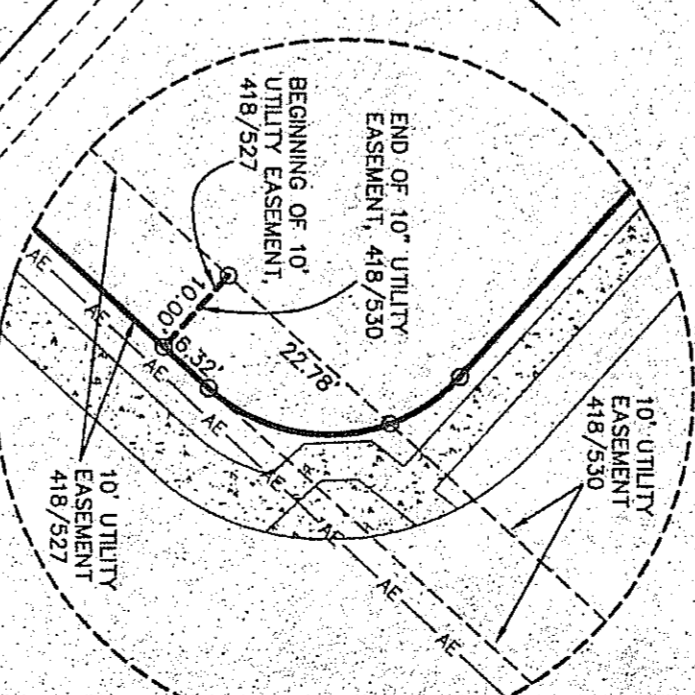
- LEGEND:
- ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ STORM SEWER MANHOLE
 - ⊕ LIGHT POLE
 - ⊕ UTILITY POLE
 - ⊕ GUY WIRE ANCHOR
 - ⊕ AERIAL ELECTRIC LINES
 - ⊕ CONCRETE

SCALE: 1" = 60'

BLANKET EASEMENT TO HUMBLE PIPELINE CO.,
4/9/24, DOES APPLY TO THIS TRACT.

PROPERTY IS CURRENTLY ZONED C-1 (LOTS 1-8, LOT 8 AND PORTION OF LOT 7) AND M-1 (PORTION OF LOT 7). BUILDING SETBACK LINES PER CITY OF COLLEGE STATION U.D.O. AS FOLLOWS:
25' FRONT SETBACK LINE
15' SIDE STREET SETBACK LINE
15' SIDE SETBACK LINE
15' REAR SETBACK LINE
CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
PROPERTY LINE DISTANCES SHOWN HEREON ARE PLAT CALL AND MEASURED.

DETAIL OF EASEMENT LOCATION
NOTE: EASEMENT LOCATION DIFFERS FROM PLAT



CSL OF TEXAS, INC. ADDITION
PLAT 2948/87
LOT 2, BLOCK 1

CURVE TABLE

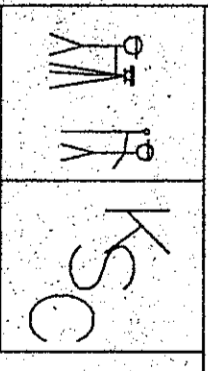
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
G1	18.50'	90°00'04"	29.06'	N 02°42'08" W	26.16'
G2	370.00'	42°25'48"	274.00'	N 68°55'04" W	267.78'
G3	429.88'	22°09'22"	166.23'	S 79°03'22" E	165.20'
G4	18.50'	83°47'31"	27.06'	N 7°00'17" E	24.71'
G5	730.00'	14°07'59"	180.07'	N 58°17'31" E	179.61'

REVISED 08-04-11: DETAIL OF EASEMENTS

BUYER	CHARLES A. ELLISON
TITLE	LAWYERS TITLE
COMPANY	COMPANY
G.F. NO.	S33462

LAND TITLE SURVEY PLAT
OF

LOTS 1-8
CENTURY HILL DEVELOPMENT
VOLUME 7623, PAGE 231
COLLEGE STATION, BRAZOS COUNTY, TEXAS



PREPARED BY: KERR SURVEYING, LLC
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