

NOTES:

1. "This survey is invalid without the original signature and is only valid for the initial transaction."
2. "Basis-of-Bearing: Deed Bearing used as Basis of Bearing."
3. Fence lines may not be exactly on property lines.
4. This Survey was prepared using University Title Company's Title Commitment O.F. No. 536759
5. Unless otherwise noted, all property corners are monumented with set 5/8" Iron rods with cap;

Easements:

1. This property is subject to the Restrictions recorded in (9244/258) and (12242/234).
- f. Bryan Texas Utilities Right-of-Way Easement recorded in (11750/53) - Blanket.
- g. City of Bryan 20' wide Electrical Easement recorded in (786/499) - Blanket.
- i. Non-exclusive ingress, egress and utility easements:
70' Wide Private Access Easement recorded in (9244/231) - Shown.
20' Wide B.T.U. and Wickson Easement recorded in (9244/231) - Shown
16' Wide Private Drainage Easement recorded in (9244/231) - Does not affect this tract.

CURVE TABLE					
CURVE	RADIUS	TANGENT	LENGTH	CHD.	L.C.
C1	435.00'	79.15'	156.98'	S 77°49'14" W 155.73'	
C2	1035.00'	99.25'	176.08'	S 62°45'37" W 175.87'	
C3	465.00'	263.95'	490.14'	S 87°28'01" W 459.09'	

SCALE: 1" = 100'

Replat of the
of Lot 3, Block 4 of
Fawn Lake Estates
(5367/227)

Lot 3A
Block 4

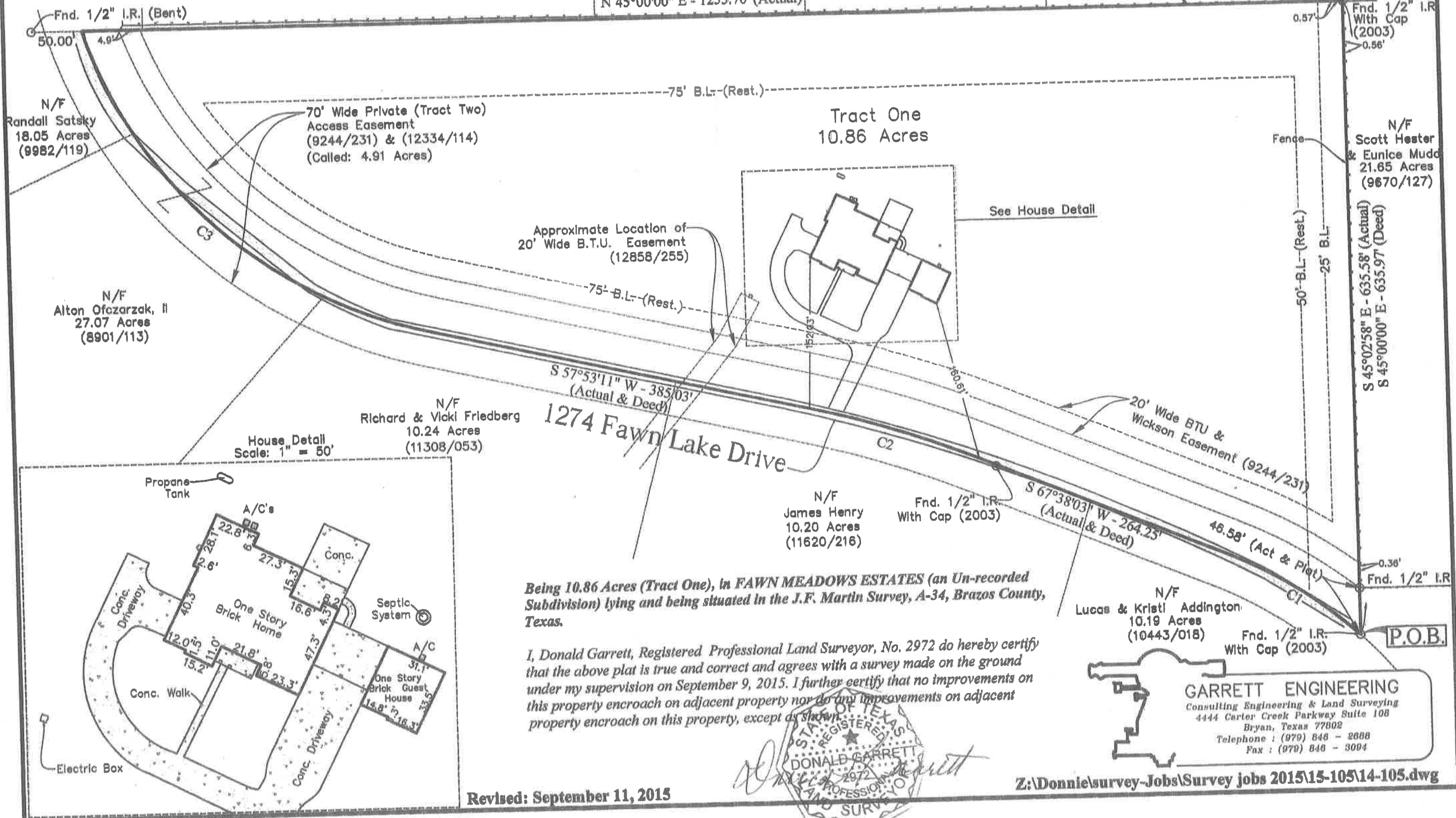
Lot 3B
Block 4

Replat of the
Replat of
Fawn Lake Estates
(2929/45)

Lot 2B
Block 4

Lot 1B
Block 4

Lot 2A Block 4
*N 45°00'00" E - 1256.18' (Deed)
N 45°00'00" E - 1255.70' (Actual)



Being 10.86 Acres (Tract One), in FAWN MEADOWS ESTATES (an Un-recorded Subdivision) lying and being situated in the J.F. Martin Survey, A-34, Brazos County, Texas.

I, Donald Garrett, Registered Professional Land Surveyor, No. 2972 do hereby certify that the above plat is true and correct and agrees with a survey made on the ground under my supervision on September 9, 2015. 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.



N/F
Lucas & Kristi Addington
10.19 Acres
(10443/018)

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Revised: September 11, 2015

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