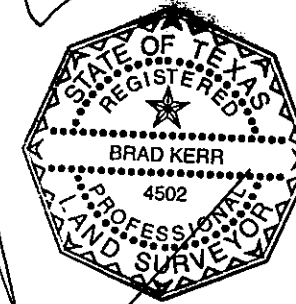




SCALE: 1" = 50'



CALCULATED NORTH CORNER OF REED TRACT BEARS: N 48°16'20" W 104.17'

N/V/F JAMES REED, JR. 1050/182

1/2 INCH IRON ROD SET

FAIRVIEW AVENUE 50' R.O.W.

DEED CALL: S 45°15'00" E 200.02' 8029/149  
S 48°20'52" E 203.80' MEASURED  
3/4 INCH IRON PIPE FOUND (CM) BEARS: N 48°20'52" W 604.35'

"X" FOUND IN CONCRETE (CM) BEARS: N 48°20'52" W 429.35'

1/2 INCH IRON ROD FOUND - CM

N 47°01'51" W 104.55'

DEED CALL: N 45°00'00" E 208.70' 8029/149  
N 41°40'22" E 208.55' MEASURED  
7.5' SIDE SETBACK LINE

1014 FAIRVIEW AVENUE  
0.974 ACRE TRACT  
(42436 SQ. FT.)

POINT OF BEGINNING  
1/2 INCH IRON ROD SET

5/8 INCH IRON ROD FOUND - CM

1/2 INCH IRON ROD SET

N 47°01'51" W 104.55' MEASURED

5/8 INCH IRON ROD FOUND - CM

N 42°00'33" E 26.00'

LEGEND:

CHAIN LINK FENCE  
CONCRETE

DEED CALL: N 45°15'00" W 200.02' 8029/149  
N 48°20'52" W 188.94' MEASURED  
20' REAR SETBACK LINE

DEED CALL: S 42°00'35" W 208.87' MEASURED  
S 45°00'00" W 208.70' 8029/149  
15' SIDE STREET SETBACK LINE  
HOLLEMAN DRIVE 60' R.O.W.

5/8 INCH IRON ROD FOUND (CM) BEARS: S 42°00'33" W 1280.37'

1/2 INCH IRON ROD SET

5/8 INCH IRON ROD FOUND (CM) BEARS: S 42°00'35" W 207.48'

SEE METES AND BOUNDS PREPARED FEBRUARY, 2013, FOR MORE DESCRIPTIVE INFORMATION.

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

SURVEY PLAT OF A 0.974 ACRE TRACT CRAWFORD BURNETT LEAGUE, A-7 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET  
 SURVEY DATE: 02-06-13  
 PLAT DATE: 02-08-13  
 JOB NUMBER: 13-076  
 CAD NAME: 13-076

CRS FILE: MCCUL (cont); 13-076/A (job)

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