SCALE: NTS

TRACI A., EUGENE A. AND DEBORAH J. JOINER
2587/46 OPR
LOT 13
BLOCK 21

RICHARD MICHAEL HARTMANN
2276/231 OPR
LOT 14
BLOCK 21

AUBREY W. AND CAROL A. ARNOLD
1592/335 OPR
LOT 15
BLOCK 21

MICHAEL A. CORNELIUS
1695/256 OPR

LOT 9 & 30' LOT 10
BLOCK 21

MICHAEL A. CORNELIUS
2234/233 OPR
LOT 8
BLOCK 21

THOMAS AND PENELOPE SCULLION
1013/294 OR
LOT 7
BLOCK 21

5/8 INCH IRON ROD SET

5/8 INCH IRON ROD FOUND

7.5' SIDE SETBACK LINE (CS)

WOOD STORAGE BLDG.

N 55°08'27" E - 60.00

S 50°32'56" E - 117.41 (PLAT CALL - 118)

N 49°35'42" W - 131.15 (PLAT CALL - 131)

S 41°50'10" W - 60.00

25' REAR SETBACK LINE (CS)

10' SIDE SETBACK LINE (DR)

7.5' SIDE SETBACK LINE (CS)

10' SIDE SETBACK LINE (DR)

25' FRONT SETBACK LINE (CS & DR)

10' UTILITY EASEMENT

GAS SERVICE

1 STORY WOOD FRAME HOUSE
201 KYLE

ELECTRIC SERVICE

5/8 INCH IRON ROD SET

WATER METER

PROPOSED RIGHT-OF-WAY LINE

5/8 INCH IRON ROD SET

Area = 1805 sq.ft
0.0414 Acres
WITHIN PROPOSED RIGHT-OF-WAY

C1 - PROPOSED R.O.W.
D=04°24'47"
R=772.37
L=59.49
T=29.76
LC=59.47
CB=N 38°31'14" E

203 KYLE

113 KYLE

BACK OF CURB

KYLE AVENUE
(PLAT CALL - 60' R.O.W.)

LOT 10
LOT 9

SURVEYOR'S CERTIFICATE:
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON.
THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0144 C, EFFECTIVE DATE: 07-02-1992.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

STATE OF TEXAS
REGISTERED
BRAD KERR
4502
PROFESSIONAL
LAND SURVEYOR

LEGEND:
- UTILITY POLE
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- CONCRETE
- WOOD DECKING

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF COLLEGE STATION G.P.S. MONUMENTS.

BUILDING SETBACK LINES PER CITY OF COLLEGE STATION ORDINANCE NO. 1638 (CS) AND DEED RESTRICTIONS 104/248 (DR).

SURVEY PLAT
OF
LOT 8, BLOCK 21
COLLEGE HILLS ESTATES, FOURTH INSTALLMENT
VOLUME 104, PAGE 243
COLLEGE STATION, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 30 FEET
SURVEY DATE: MARCH, 1998
PLAT DATE: 03-30-98
JOB NUMBER: 98-008
CAD NAME: 201KYLE
CR5 FILE: COLLHILL (cont); 98-008 (Job)

PREPARED BY:
KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (409) 268-3195

EXHIBIT A