

Lot 11A Block 01

**LEGEND**

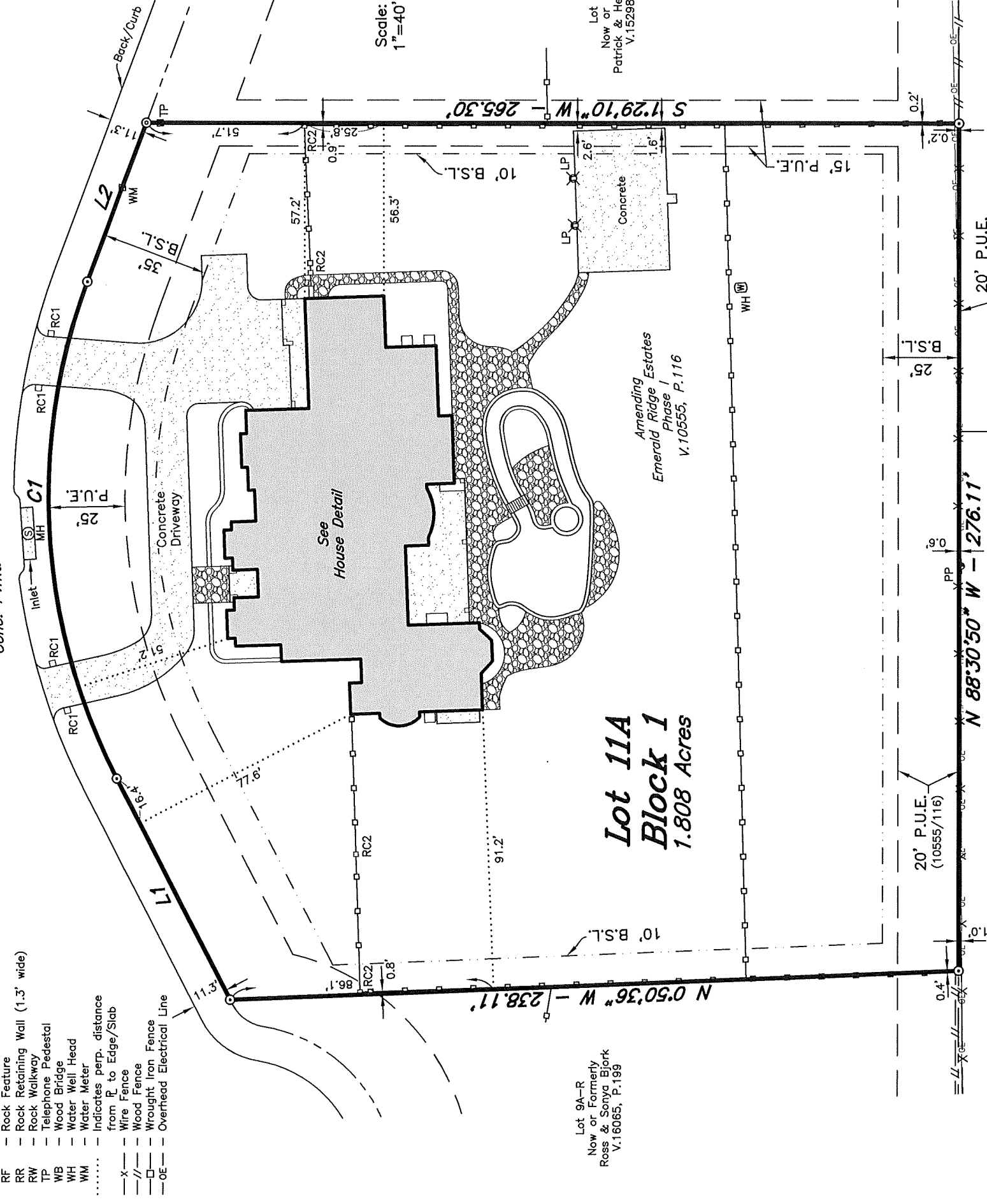
- ⊙ 1/2" Iron Rod Found (CM)
- ⊙ 5/8" Iron Rod Found (CM)
- B.S.L. Building Setback Line
- CM.A. Common Area
- Pr.D.E. Private Drainage Easement
- P.U.E. Public Utility Easement
- CA Covered Concrete Area
- CM Controlling Monument
- FP Fireplace
- LP Light Pole
- MC Marble Countertop
- MH Manhole (Sanitary Sewer)
- PE Pool Equipment (on conc.)
- PP Power Pole
- RC1 Rock Column (2.0'x2.0')
- RC2 Rock Column (1.5'x1.5')
- RF Rock Feature
- RR Rock Retaining Wall (1.3' wide)
- RW Rock Walkway
- TP Telephone Pedestal
- WB Wood Bridge
- WH Water Well Head
- WM Water Meter
- ..... Indicates perp. distance from P. to Edge/Slab
- X- Wire Fence
- // Wood Fence
- O- Wrought Iron Fence
- OE- Overhead Electrical Line

LINE	BEARING	DISTANCE
L1	N 64°11'06" E	81.13'
L2	S 67°58'51" E	55.32'

CURVE	DELTA	RADIUS	CHORD BRG.	CHORD DIST.
C1	47°50'04"	200.00'	N 88°06'08" E	162.17

**Queens Court**

50' Private Street, Cm.A., P.U.E. & Pr.D.E.  
 Conc. Pvmnt. ~ V.10555, P.116



Lot 9A-R  
 Now or Formerly  
 Ross & Sonya Bjork  
 V.18065, P.199

**Lot 11A  
 Block 1  
 1.808 Acres**

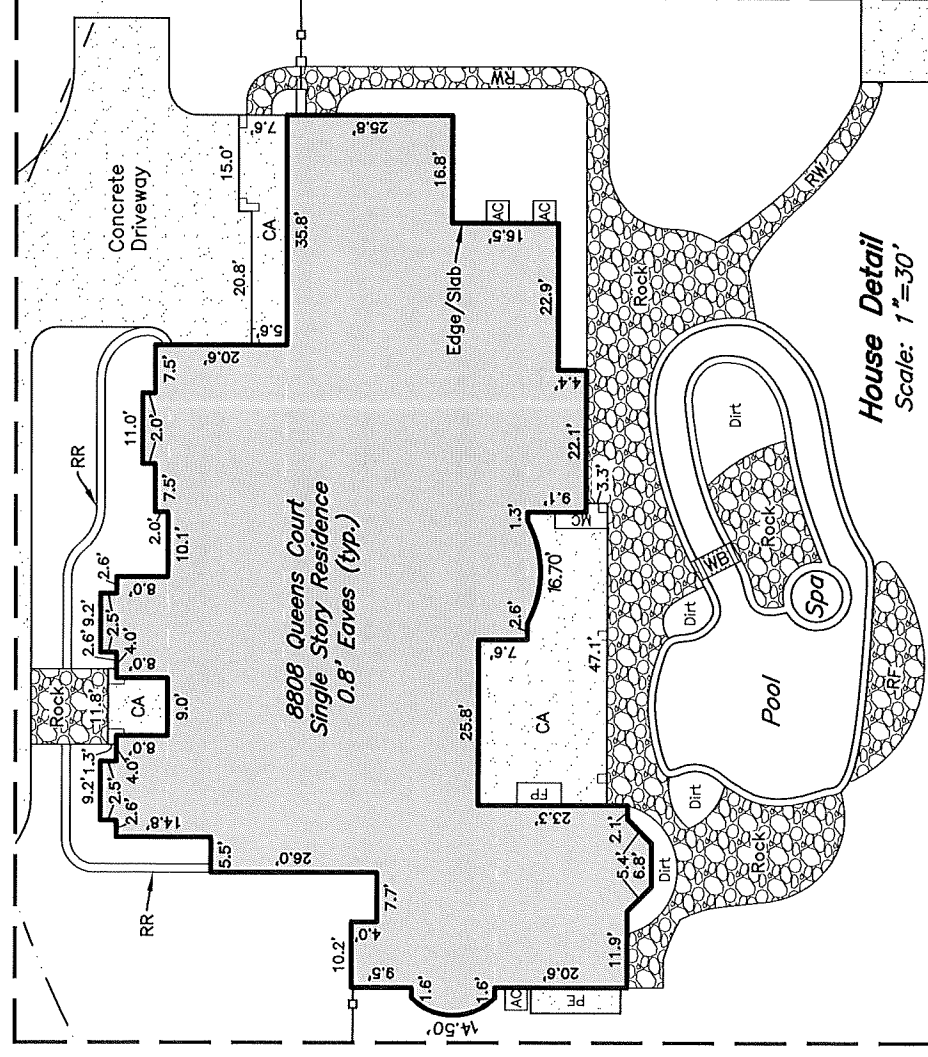
Amending  
 Emerald Ridge Estates  
 Phase I  
 V.10555, P.116

Lot 12A  
 Now or Formerly  
 Patrick & Heather Seiber  
 V.15298, P.165

Lot 16  
 Now or Formerly  
 Lee & Virginia Fitzgerald  
 V.2651, P.242

Sandstone Addition  
 V.389, P.179

Lot 15  
 Now or Formerly  
 Ronald & Claudia Smith  
 V.9879, P.84



**House Detail  
 Scale: 1"=30'**

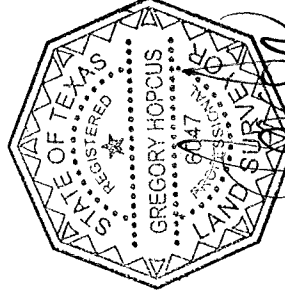
**NOTE:**

1. According to the Title Commitment identified below, this property is subject to the following:  
 a. Restrictive Covenants recorded in Volume 10555, Page 116 (on plat); Volume 10544, Page 44; Volume 10556, Page 290 and Volume 17391, Pages 95 & 100, Official Records of Brazos County, Texas.  
 b. Right-of-Way Easement from Mary Sebesta et al to Humble Pipe Line Company, dated July 22, 1919, recorded in Volume 49, Page 23, Deed Records of Brazos County, Texas, and as amended in instrument recorded in Volume 387, Page 946, Deed Records of Brazos County, Texas. (Not located on subject tract)  
 c. Easement from James E. Jett, Trustee et al to the City of College Station, dated April 23, 1982, recorded in Volume 518, Page 231, Deed Records of Brazos County, Texas. (Not located on subject tract)  
 d. Temporary Utility Easement from Emerald Ridge Estates, Ltd., to the City of College Station, dated April 14, 2010, recorded in Volume 9590, Page 41, Official Records of Brazos County, Texas. (Not located on subject tract)  
 e. Terms and conditions contained in Agreement by and between Emerald Ridge Estates, Ltd., J. Garland Watson, Jr. and Laurie Quinn Watson, dated November 5, 2009, recorded in Volume 9492, Page 1, Official Records of Brazos County, Texas. (Not located on subject tract)  
 f. Survey is valid only if print has original seal and signature of Surveyor.  
 g. The bearing, system and actual measured distance to the monuments are consistent with the recorded plat in Volume 10555, Page 116, Official Records, Brazos County, Texas.
2. Being all that certain lot, tract or parcel of land lying and situated in Brazos County, Texas, and being Lot Eleven "A" (11A), Block One (1), EMERALD RIDGE ESTATES, PHASE I, in addition to the City of College Station, Texas, according to the amending plat thereof recorded in Volume 10555, Page 116, Official Records of Brazos County, Texas.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on April 29, 2022. There are no visible improvements other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas, Map Number 48041C0310F, revised April 2, 2014, this property is not located in a Special Flood Hazard Area.

Proposed Borrower: DARIUS TAYLOR and MARY TAYLOR

This survey was prepared with the assistance of SOUTH LAND TITLE COMPANY Title Commitment GF #: BC2211677, effective April 12, 2022.



4/29/22