SCALE: 1"=20'

MARY LAKE DRIVE~50' R.O.W.

6" SANITARY SEWER LINE

6" WATERLINE

SINGLE FAMILY 5 | ZONING BOUNDARY | COMMERCIAL

20' ALLEY

RESUBDIVISION OF PART OF LOT 5, ALL OF LOTS 6, 7, 8, AND PART OF LOT 9 RAMSEY PLACE VOL. 151, PG. 101

MENTAL HEALTH MENTAL RETARDATION AUTHORITY OF BRAZOS VALLEY VOL. 760, PG. 196

MENTAL HEALTH MENTAL RETARDATION AUTHORITY OF BRAZOS VALLEY VOL. 920, PG. 455

BRAZOS VALLEY REGION MENTAL HEALTH AND MENTAL RETARDATION CENTER VOL. 455, PG. 393

BLOCK 2 | LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4

METAL BUILDING

MANUEL RODRIGUEZ, JR. VOL. 1320, PG. 184

LOT 1

N 45°00'00"E~180.00'

N 45°00'00"W~46.00'

N 45°00'00"E 20.00'

RINCO LAUNDRY HEIGHT: 13'

AARON'S ONE STORY BRICK BUILDING HEIGHT: 14' #3516

1.361 ACRE TRACT

180.00'

LOT 2 | LOT 3

N 45°00'00"W~50.00'

ALLEY CLOSING VOL. 261, PG. 613

ALLEY CLOSING VOL. 261, PG. 605

N 45°00'00"E~210.00'

ONE STORY CINDER BLOCK BUILDING HEIGHT: 13.5'

BLOCK 1 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

ALLEY CLOSING VOL. 211, PG. 65

ALLEY CLOSING VOL. 261, PG. 61

N 45°00'00"W~100.00'

RESUBDIVISION OF PART OF LOT 9, ALL OF LOT 10 AND PART OF LOT 11 RAMSEY PLACE VOL. 151, PG. 533

S 45°00'00"E~196.20'

S 45°00'00"W 410.00'

DUNN STREET~50' R.O.W.

(33.0' LAYDOWN CURB TO LAYDOWN CURB)

STATE HIGHWAY NO. 6~100' R.O.W. (80.0' B.C. TO B.C.)

NOTES:

1. BASIS OF BEARINGS IS THE RE-ESTABLISHED NORTHWEST RIGHT OF WAY LINE OF DUNN STREET WITH A RECORD BEARING OF N 45'E ACCORDING TO THE PLAT OF A RESUBDIVISION OF RAMSEY PLACE RECORDED IN VOL. 151, PG. 533.
2. TITLE APPEARS TO BE VESTED IN W.H. ORR AND C.E. ORR BY VIRTUE OF THE FOLLOWING INSTRUMENTS:
   - VOL. _____, PG. ____ = LOTS 1, 2, 3, 4, BLOCK 1, RESUBDIVISION OF RAMSEY PLACE VOL. 151, PG. 533.
   - VOL. 159, PG. 276 = LOT 2, BLOCK 2, RESUBDIVISION OF RAMSEY PLACE VOL. 151, PG. 101.
   - VOL. 159, PG. 609 = LOT 3, BLOCK 2, RESUBDIVISION OF RAMSEY PLACE VOL. 151, PG. 101.
   - VOL. 211, PG. 65 = 20' ALLEY BETWEEN LOT 1 & 2 BLOCK 1 VOL. 151, PG. 533.
   - VOL. 261, PG. 605 = EAST 1/2 OF ALLEY BETWEEN LOT 3 & 4 BLOCK 2 VOL. 151, PG. 101.
   - VOL. 261, PG. 613 = WEST 1/2 OF ALLEY BETWEEN LOT 3 & 4 BLOCK 2 VOL. 151, PG. 101.
3. SUBJECT TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480083, PANEL NO. 0141 C, MAP NO. 48041C0141 C, EFFECTIVE DATE: JULY 2, 1992.
4. UNDERGROUND UTILITY INFORMATION TAKEN FROM BEST AVAILABLE RECORD INFORMATION AND MUST BE FIELD VERIFIED PRIOR TO USING.
5. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE CO. GF# 970438, EFFECTIVE DATE: FEBRUARY 23, 1997, TO WIT THE FOLLOWING COMMENTS:
   a.) CONTAINS NO PLOTTABLE DATA.
6. THE PROPERTY IS CURRENTLY ZONED COMMERCIAL & SINGLE FAMILY 5.
7. THE REVIEWER OF THIS PLAT IS REFERRED TO THE CURRENT ZONING ORDINANCE NO. 756 EFFECTIVE JULY 3, 1993, FOR APPLICABLE SETBACK, HEIGHT AND BUFFER REQUIREMENTS, A PART OF WHICH ARE REPRODUCED HERE:

	SINGLE FAMILY 5	COMMERCIAL
FRONT SETBACK	25'	25'
SIDE SETBACK	5'	5'
REAR SETBACK	5'	5'
MAX HEIGHT	35'	35'*

* STRUCTURES OVER 35' ARE PERMITTED WITH ADDITIONAL SETBACK.

BUFFER — SEE SECTION 21.2 – SUMMARIZED AS 75' IN COMMERCIAL DISTRICT WHEN SIDING OR BACKING TO RESIDENTIAL DISTRICTS.

AUG 01 2006

JUN - 5 1997

"AS-BUILT" SURVEY OF 1.361 ACRE TRACT

LOTS 1, 2, 3, 4
BLOCK 1
RESUBDIVISION OF PART OF LOT 9, ALL OF LOT 10 AND PART OF LOT 11
RAMSEY PLACE SUBDIVISION
VOL. 151, PG. 533
&
THE SOUTH 46' OF LOT 2 AND ALL OF LOT 3
BLOCK 2
RESUBDIVISION OF PART OF LOT 5, ALL OF LOTS 6, 7, 8, AND PART OF LOT 9
RAMSEY PLACE SUBDIVISION
VOL. 151, PG. 101
J.E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20' APRIL, 1997

PREPARED BY:

KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.409/846-6212

041\0080705A

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY PERFORMED ON THIS DATE, APRIL 14, 1997, AS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND PREPARED BY THE UNDERSIGNED; THAT THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL (i) BUILDINGS, STRUCTURES, PAVED AREAS AND OTHER IMPROVEMENTS SITUATED ON THE PROPERTY, (ii) THE LOCATION, EXTENT AND AREA COVERED BY ALL RIGHTS-OF-WAY, LICENSES, EASEMENTS, ROADS, CREEKS AND WATERCOURSES EITHER VISIBLE ON THE GROUND OR AS IDENTIFIED ON THE PLAT, AND WHICH AFFECT ANY PORTION OF THE PROPERTY; THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT; THAT THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY, AND THERE ARE NO INTERVENING STRIPS OF LAND OWNED BY OTHERS BETWEEN THE BOUNDARY LINE OF THE PROPERTY AND ANY ABUTTING PUBLIC ROADS WITH RESPECT TO WHICH THERE IS NO PERMANENT EASEMENT OF INGRESS AND EGRESS ACROSS SUCH INTERVENING LAND FOR THE BENEFIT OF THE PROPERTY; NO PART OF THE PROPERTY IS SITUATED WITHIN AN AREA IDENTIFIED BY ANY GOVERNMENTAL AUTHORITY AS "FLOOD PRONE" AND/OR WITHIN THE 100 YEAR FLOOD PLAIN; AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED ON THIS PLAT. FURTHER, THE UNDERSIGNED HEREBY CERTIFIES THAT HE HAS CALCULATED THE QUANTITY OF LAND OR ACREAGE CONTAINED WITHIN THE TRACT SHOWN ON THIS PLAT OF SURVEY AND DESCRIBED HEREON AND CERTIFIES THAT THE QUANTITY OF LAND SHOWN HEREON IS CORRECT AND THAT THIS SURVEY MEETS THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASCM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(b), 8, 9, 10, 11, AND 13 OF TABLE A THEREOF AND PURSUANT TO THE ACCURACY STANDARD OF AN URBAN SURVEY. FINALLY, THE UNDERSIGNED CERTIFIES THIS SURVEY TO AARON RENTS, INC. ("TENANT"), SUNTRUST BANKS, INC. ("OWNER"), SUNTRUST BANK, ATLANTA, AS AGENT, ("LENDER") AND CHICAGO TITLE INS. CO. AND ITS UNDERWRITER.

S.M. KLING

S.M. KLING R.P.L.S. NO. 2003
APRIL 14, 1997

STATE OF TEXAS REGISTERED S.M. KLING 2003 PROFESSIONAL LAND SURVEYOR

REVISED: JUNE 4, 1997
CHANGED CERTIFICATION

REVISED: APRIL 16, 1997
CORRECTED TITLE

REVISED: APRIL 15, 1997
ADD PARKING, NOTES 6&7.