



#13 Rock Spring Court
Clarence G. Allen and Linda Hawkins Allen

Being all of Lot 21 (TWENTY ONE), Block 3 (THREE), SPRING MEADOWS SUBDIVISION, PHASE TWO, an addition to the City of College Station, Brazos County, Texas, according to the plat recorded in Volume 583B Page 177 of the Official Records of Brazos County, Texas.
 I, Paul Williams, Registered Professional Land Surveyor No. 5743 do hereby certify that this plat represents the results of a survey performed on the ground, under my supervision on July 18, 2005, and is true and correct to the best of my knowledge.
 I further certify that no improvements on this property encroach on adjacent property, nor do any improvements on adjacent property encroach on to this property, except as shown. This property does not lie within a Special Flood Hazard Area as depicted on Flood Insurance Rate Map No. 1904-1C02010 dated February 9, 2003.

PAUL WILLIAMS
LAND SURVEYING CO.

5400 Marcla Lane
 Bryan, TX 77807
 979-220-6894
 Fax 979-822-3655
 pwlandsurveying@earthlink.net



Notes:
 North orientation is toward an existing tie monument to plat date is 583B/177.
 This survey was prepared with the benefit of Asplundh Title Company Corporation Map No. 2, P. 2122.
 The following Easements appear to affect the parcel and of this property, however no above ground evidence was located on this property:
 1.) Easement from James C. Cropper, et al. to Sembo's Pipeline Company in 2005/197.
 2.) Right of Way Easement from James C. Cropper to The City of Bryan in 2002/163.
 3.) Utility Easement from Susan Cropper Hain, et al. to The City of College Station in 7/19/2003.
 4.) Mineral Right of Way Grant from James C. Cropper et al. to Texas Municipal Power Agency in 12/1/10.
 5.) Utility Easement from Richard Cropper, et al. to The City of College Station in 2005/252, 250, and 250.
 6.) Drainsage, F&P and U&S&S Easement from Bay Hillman, et al. and Sherry Pittman to Woodland Hill Development, Ltd. in 5/12/12.
 7.) Drainsage, F&P and U&S&S Easement from Woodland Hill Development Ltd. to Bay Hillman et al. and Sherry Pittman in 5/12/12.

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Signature _____
 Date _____

Signature _____
 Date _____