



**CITY OF COLLEGE STATION**  
*Home of Texas A&M University®*

**Zoning Board of Adjustment**  
**June 7, 2011**  
**6:00 PM**

**City Hall**  
**Council Chambers**  
**1101 Texas Avenue,**  
**College Station, Texas**

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**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**Regular Meeting**  
**Tuesday, June 07, 2011 at 6:00 PM**  
**City Hall Council Chambers**  
**1101 Texas Avenue**  
**College Station, Texas 77840**

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1. Call to order – Explanation of functions of the Board.
2. Consideration, discussion and possible action of Absence Requests from meetings
  - Hunter Goodwin ~ June 7, 2011
3. Consideration, discussion and possible action to approve meeting minutes.
  - May 3, Workshop meeting minutes.
  - May 3, Regular meeting minutes.
4. Public hearing, presentation, possible action, and discussion on a request for a variance to Section 6.4 Accessory Uses of the Unified Development Ordinance, regarding the allowable area of a proposed accessory structure for the property located at 603 Montclair Avenue, Lots 6 & 7, Block A of the College Park Subdivision. Case# 11-0050073 (MKH)
5. Presentation, possible action, and discussion regarding motion forms.
6. Consideration and possible action on future agenda items – A Zoning Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
7. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Zoning Board of Adjustments may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Zoning Board of Adjustments meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the Zoning Board of Adjustment of College Station, Texas will be held on Tuesday, June 07, 2011 at 6:00 p.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the \_\_\_\_ day of \_\_\_\_\_, 2011 at \_\_\_\_ p.m.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_  
Sherry Mashburn, City Secretary

By \_\_\_\_\_  
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of Regular Meeting of the Zoning Board of Adjustment of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on \_\_\_\_\_ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2011.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Notary Public- Brazos County, Texas

My commission expires: \_\_\_\_\_

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call 979.764.3517 or (TDD) 800.735.2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov).



CITY OF COLLEGE STATION  
*Planning & Development Services*

**Absence Request Form  
For Elected and Appointed Officers**

Name R. Hunter Goodwin

Request Submitted on Date: 5-18-2011

I will not be in attendance at the meeting of June 7<sup>th</sup>, 2011  
for the reason(s) specified: \_\_\_\_\_ (Date)

I will be out of town on vacation with my family. I return on the 8<sup>th</sup> of June.  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
R. Hunter Goodwin 5/18/11  
\_\_\_\_\_



**MINUTES**  
**ZONING BOARD OF ADJUSTMENT**  
**Workshop Meeting**  
**May 3, 2011**  
**2<sup>nd</sup> Floor Conference Room #1**  
**1101 Texas Avenue**  
**5:30 P.M.**

**MEMBERS PRESENT:** Chairman Rodney Hill, Dick Dabney, Melissa Cunningham, Hunter Goodwin.

**MEMBERS ABSENT:** Josh Benn.

**STAFF PRESENT:** Staff Assistant Deborah Grace-Rosier, Staff Planner Matthew Hilgemeier, Planning Technician Jenifer Paz, Assistant Director Lance Simms, Assistant City Attorney Adam Falco.

**AGENDA ITEM NO. 1: Call to order – Explanation of functions of the Board.**

Chairman Hill called the meeting to order at 5:35 PM.

**AGENDA ITEM NO. 2: Discussion of Regular Agenda items.**

There was no discussion.

**AGENDA ITEM NO. 3: Presentation, possible action, and discussion regarding policy of using motion forms.**

Mr. Simms discussed the Board's Policy regarding the use of motion forms. There were general discussions amongst the Board and Staff. The Board concluded that the forms were beneficial in helping them state their motion, as well as their obligations to identify special conditions and hardships. It was suggested that maybe the forms could be reviewed and revised to make them more user friendly.

**AGENDA ITEM NO. 4: Consideration and possible action on future agenda items – A Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.**

There were no items addressed.

**AGENDA ITEM NO. 5: Adjourn.**

The meeting was adjourned at 5:50 PM.

**APPROVED:**

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**Rodney Hill, Chairman**

**ATTEST:**

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**Deborah Grace-Rosier, Staff Assistant**



***MINUTES***  
**ZONING BOARD OF ADJUSTMENT**  
**Regular Meeting**  
**May 3, 2011**  
**2<sup>nd</sup> Floor Conference Room #1**  
**1101 Texas Avenue**  
**6:00 P.M.**

**MEMBERS PRESENT:** Chairman Rodney Hill, Josh Benn (Arrived late), Dick Dabney, Melissa Cunningham, Hunter Goodwin.

**STAFF PRESENT:** Staff Assistant Deborah Grace-Rosier, Staff Planner Matthew Hilgemeier, Planning Technician Jenifer Paz , Assistant Director Lance Simms, Assistant City Attorney Adam Falco.

**AGENDA ITEM NO. 1:** Call to order – Explanation of functions of the Board.

Chairman Hill called the meeting to order at 6:00 PM.

**AGENDA ITEM NO. 2:** Discussion of requested Administrative Adjustments.

- 2481 Horse Shoe Drive – 9.3% reduction (8.4 inches) to the 7.5-foot side setback.
- 2497 Horse Shoe Drive – 10% reduction (2 feet) to the 20-foot rear setback requirements.

The Board had no discussions or questions for staff.

**AGENDA ITEM NO. 3:** Consideration, discussion and possible action to approve meeting minutes.

- March 1, 2011 meeting minutes

Ms. Cunningham motioned to approve the minutes. Mr. Goodwin seconded the motion, which passed unopposed (4-0).

**AGENDA ITEM NO. 3:** Public hearing, presentation, possible action, and discussion on a variance request to Section 5.2 Residential Dimensional Standards of the Unified Development

**Ordinance, regarding the side street setback requirement for 4201 Cedar Creek Court, Lot 1, Block 2, of the Creek Meadows Subdivision, Section 4, Phase 1. Case# 11-00500057 (MKH)**

Staff Planner Matthew Hilgemeier presented the staff report and stated that the applicant is requesting a variance of one foot, eight inches (1'-8") to the side street setback to correct an error made by the builder when establishing the setback for the property. There is currently a single-story home occupying the lot with a portion of the structure encroaching into the 15-foot side street setback, as well as a 15-foot Public Utility Easement which runs along Lowery Meadow Lane. Mr. Hilgemeier ended by saying that regardless of the outcome of the Board's decision, the applicant still needs to address the encroachment into the easement before they could receive a certificate of occupancy.

Chairman Hill opened the public hearing.

Sworn in and speaking in favor of the variance request were:

Fred Baylis, 7610 River Ridge, College Station, Texas, stated that the Home Owners Association as well as neighboring property owners are in favor of granting the variance.

Board Member Josh Benn arrived to the meeting at approximately 6:12 pm.

Dennis Johnson, 213 N. Central, Troy, Texas, stated that the curve of the property adjacent to the side street threw them off and they are currently working on getting the public utility easement issue resolved.

Raylene Lewis, 9300 Lake Forest Court, College Station, Texas, stated that there are no potential safety issues with the house due to the encroachment.

There were discussions concerning what home builders could proactively do to keep this type of error from happening again. Mr. Simms stated that the builder could get a form survey before placing the concrete. He ended by saying, requiring the builder to get the form survey would add cost to the builder. However, it certainly would guarantee that the form is correct before the concrete is poured.

Chairman Hill closed the public hearing.

**Mr. Benn motioned to grant the side street setback due to the special condition of: the curve in property line in relation to the other homes; the hardship being unreasonable use of the property; and a limitation of a one foot, eight inch (1'- 8") variance. Ms. Cunningham seconded the motion, which passed unopposed (5-0).**

**AGENDA ITEM NO. 4: Consideration and possible action on future agenda items – A Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.**

There were no items addressed.

**AGENDA ITEM NO. 6 : Adjourn.**

The meeting was adjourned at 7:25 PM.

**APPROVED:**

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**Rodney Hill, Chairman**

**ATTEST:**

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**Deborah Grace-Rosier, Staff Assistant**



**VARIANCE REQUEST  
FOR  
603 Montclair Avenue**

- REQUEST:** To allow an accessory structure to have an area that is greater than 25 percent of the principal structure.
- LOCATION:** 603 Montclair Avenue, Lots 6 & 7, Block A of the College Park Subdivision
- APPLICANT:** Jeff Morris, Property Owner
- PROJECT MANAGER:** Matthew Hilgemeier, Staff Planner  
mhilgemeier@cstx.gov
- RECOMMENDATION:** Denial

**BACKGROUND:** The subject property was originally platted in the 1940's before the City of College Station had subdivision regulations in place. The original single-family structure was constructed in 1948, but was recently demolished on May 16, 2011. The applicant currently has an active building permit to construct a three-bedroom dwelling unit that will have a total livable area of 1,925 square feet. The applicant is proposing to construct an accessory structure on the property, which will include a small accessory apartment. The accessory apartment will have a total livable area of 788 square feet; this is equal to 41 percent of the size of the principal structure. Section 6.4 of the Unified Development Ordinance (UDO) states that "In combination, all accessory uses shall contain no more square footage than 25 percent of the habitable floor area of the principal structure (with exception of garage or carport areas devoted to the storage of vehicles, which shall not be included in the calculation and may exceed the 25 percent restriction)." The area of the proposed accessory dwelling unit is 16 percent (301 square feet) larger than what is allowed by ordinance (481 square feet). **Therefore, the applicant is requesting a variance to Section 6.4.B.5.c "Accessory Structures" of the Unified Development Ordinance to allow an accessory structure to be 16 percent over the 25 percent maximum allowed, for a total of 41 percent of the living area of the principal structure.**

Principal Structure		Accessory Structure	
Total Livable Area	1,925 square feet	Proposed Livable Area	788 square feet
25% of Principal Structure	481 square feet	Area Greater than 25% (788 SF- 481 SF)	301 square feet or 16%

**APPLICABLE ORDINANCE SECTION:** Section 6.4.B.5.c “Accessory Structures – Living Quarters”

**ORDINANCE INTENT:** To allow for the construction of accessory structures that are subordinate to and serve the primary use or principal structure while protecting the character and integrity of the surrounding residential area.

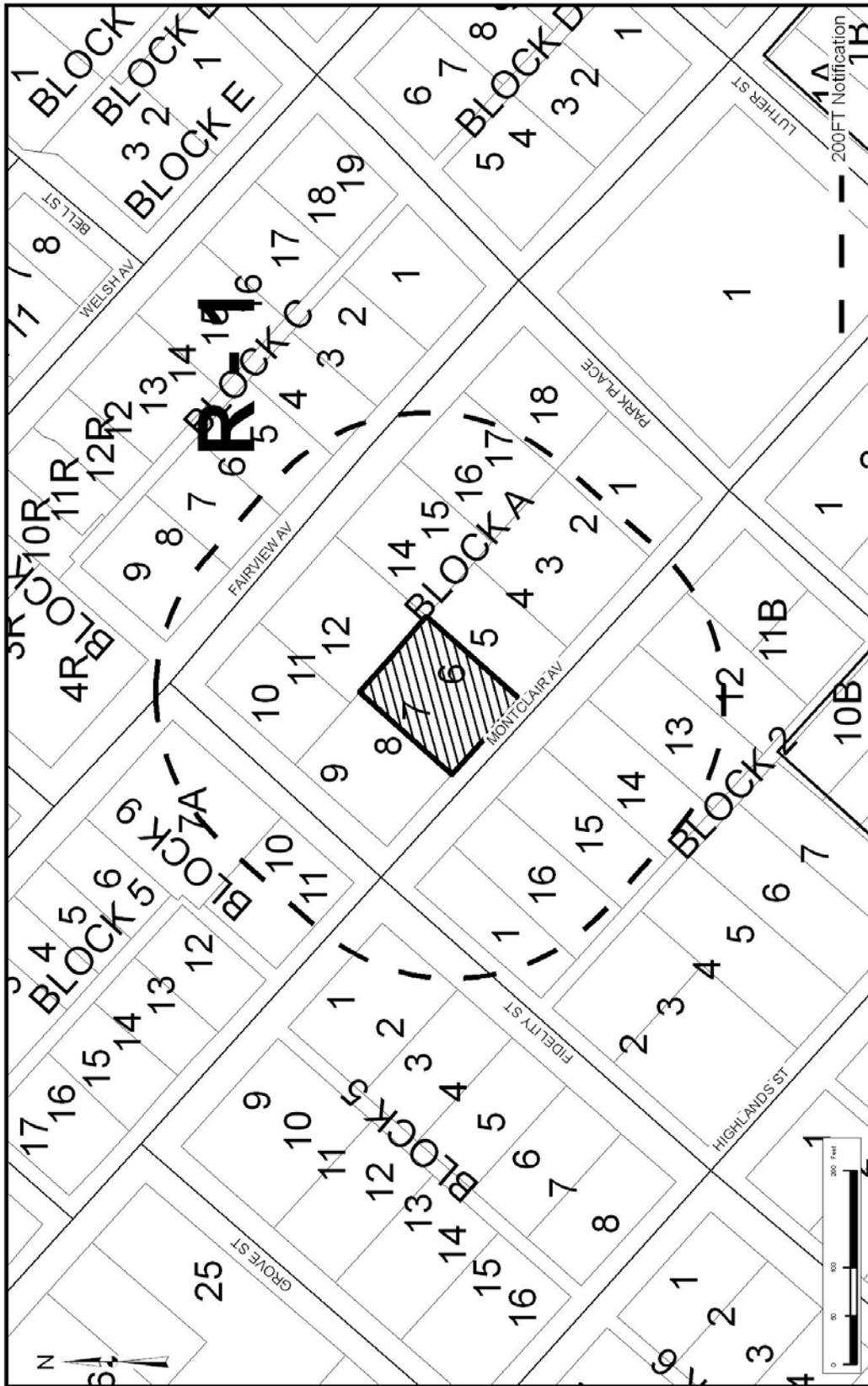


DEVELOPMENT REVIEW

603 MONTCLAIR

Case: 11-073

ZBA



<b>Zoning Districts</b>	A-O Agricultural Open	R-3 Townhouse	C-3 Light Commercial	WPC Wolf Pen Creek Dev. Corridor
A-OR Rural Residential Subdivision	R-4 Multi-Family	M-1 Heavy Industrial	NG-1 Core Northgate	Core Northgate
R-1 Single Family Residential	R-5 High Density Multi-Family	M-2 Heavy Industrial	NG-2 Transitional Northgate	Transitional Northgate
R-1B Single Family Residential	R-6 Manufactured Home Park	C-U College and University	NG-3 Residential Northgate	Residential Northgate
R-2 Duplex Residential	A-P Administrative/Professional	R & D Research and Development	OV Corridor Overlay	Corridor Overlay
	C-1 General Commercial	P-MUD Planned Mixed-Use Development	RDD Redevelopment District	Redevelopment District
	C-2 Commercial-Industrial	PDD Planned Development District	KO Krenek Tap Overlay	Krenek Tap Overlay

Case: 11-073

603 MONTCLAIR

DEVELOPMENT REVIEW



ZBA

## NOTIFICATIONS

Advertised Board Hearing Date: June 7, 2011

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

Lincoln Area Neighborhood Association

Property owner notices mailed: 25  
Contacts in support: None at the time of staff report.  
Contacts in opposition: Two at the time of staff report. Residents expressed their concerns regarding the size of the accessory structure.  
Inquiry contacts: Two at the time of staff report.

## ZONING AND LAND USES

Direction	Zoning	Land Use
Subject Property	R-1 Single Family	Residential (under construction)
North	R-1 Single Family	Residential
South	R-1 Single Family	Residential
East	R-1 Single Family	Residential
West	R-1 Single Family	Residential

## PHYSICAL CHARACTERISTICS

1. **Frontage:** The subject property has 105 linear feet of frontage along Montclair Avenue
2. **Access:** Access to this building plot is via one residential driveway located on Montclair Avenue
3. **Topography and vegetation:** The subject property has a two-foot slope running north to south and is moderately vegetated.
4. **Floodplain:** N/A

## REVIEW CRITERIA

1. **Extraordinary conditions:** The applicant states that the "size of the accessory structure is limited by [the] small size of existing historic structure to be remodeled." However, since submitting the variance application, the applicant has demolished the previous residential structure and is in the process of constructing a new residential structure.

It is staff's opinion that a special condition does not exist on the property that creates a hardship limiting the applicant the reasonable use of the property. In addition, it is important to note that the original structure had no historic designation.

2. **Enjoyment of a substantial property right:** The granting of this variance is not necessary for the preservation and enjoyment of a substantial property right of the applicant because if the variance is denied, the applicant is not prohibited from utilizing the property for residential use. Also, the applicant can reduce the size of the accessory structure to meet the standards of the UDO.

3. **Substantial detriment:** The granting of this variance would not be detrimental to the public health, safety, welfare, or injurious to other property in the area because the property owner is allowed to build an accessory structure on their lot regardless of Zoning Board of Adjustment's decision. Denying the applicant's request does not prohibit them from constructing an accessory living quarter; it will only restrict the size of the livable area.

However, the granting of this variance would be detrimental to the City in administering the provision of the UDO because it would essentially allow two primary structures on one single-family lot. The intent of an accessory living quarter is to be subordinate to the primary living structure. Granting the proposed variance allows the accessory structure an area that is almost half the size of the primary structure.

4. **Subdivision:** The granting of this variance will not affect the orderly subdivision of other land in the area in accordance with the provisions of this UDO.
5. **Flood hazard protection:** The granting of this variance will not have the effect of preventing flood hazard protection in accordance with Article 8, Subdivision Design and Improvements because no portion of this property is located within the floodplain.
6. **Other property:** The special conditions provide by the applicant are not unique to this property. The standards of Section 6.4.B.5.c apply to any property owner proposing to construct an accessory dwelling unit on their property and the size of the previous and existing primary structures are similar to the sizes other structures in the surrounding area.
7. **Hardships:** A hardship does not exist in this case. The applicant states that the "proposed development is not unreasonable, but is being penalized by the limited square footage of the historic primary structure design." It is staff's opinion that the hardship is the result of the applicant's own actions because once they choose to demolish the previous structure, they were no longer limited in the design of the accessory structure.
8. **Comprehensive Plan:** The granting of this variance would substantially conflict with the Comprehensive Plan or the purposes of this UDO because it essentially allows two primary structures on a single-family lot.
9. **Utilization:** The application of the UDO standards to this particular piece of property does not prohibit or unreasonably restrict the applicant in the utilization of their property. The property owner currently has an active building permit to construct a residential structure on the property; therefore, they are not prohibited or restricted in the utilization of their property.

## ALTERNATIVES

The applicant has provided the following alternative to the requested variance:

Connect the primary and new living structures so both can be considered a primary structure.

Staff has identified the following additional alternatives to granting the requested variance:

1. The applicant could reduce the size of the accessory structure to meet the requirements of the UDO.
2. The applicant could increase the size of the primary structure to allow for a larger accessory structure.
3. The applicant could choose to not build an accessory structure.

## STAFF RECOMMENDATION

Staff recommends denial of the applicant's request for a variance to allow for an accessory living quarter that has a livable area 16 percent larger than what is allowed by the UDO. The applicant has not provided evidence that a physical condition exists with the property, creating a hardship such that the strict application of the provision of this UDO will deprive them of the reasonable use of their property. The applicant has an active building permit to construct a new single-family dwelling unit on the property therefore; the outcome of this variance request will not prohibit or restrict the applicant from continuing to utilize their property.

**SUPPORTING MATERIALS**

1. Application
2. Building Plans and Survey



FOR OFFICE USE ONLY	
CASE NO.:	<u>1173</u>
DATE SUBMITTED:	<u>4.30.11</u>
TIME:	<u>4:30</u>
STAFF:	<u>[Signature]</u>

## ZONING BOARD OF ADJUSTMENT APPLICATION

<b>MINIMUM SUBMITTAL REQUIREMENTS:</b>	
<input checked="" type="checkbox"/>	\$350 Zoning Board of Adjustment Application Fee.
<input type="checkbox"/>	Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
<input type="checkbox"/>	Additional materials may be required of the applicant such as site plans, elevation drawings, sign details, and floor plans. The applicant shall be informed of any extra materials required.

Date of Optional Preapplication Conference \_\_\_\_\_

ADDRESS 603 Montclair Avenue

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lots 6&7, Block A, College Park, Vol 107, Pg 151

**APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):**

Name Jeff Morris E-mail jmorris@beusaenergy.com  
 Street Address 2 Coverdell Park Pl  
 City The Woodlands State TX Zip Code 77382  
 Phone Number 713-582-5109 Fax Number 281-296-1503

**PROPERTY OWNER'S INFORMATION (Please attach an additional sheet for multiple owners):**

Name Jeff Morris E-mail jmorris@beusaenergy.com  
 Street Address 2 Coverdell Park Pl  
 City The Woodlands State TX Zip Code 77382  
 Phone Number 281-582-5109 Fax Number 281-296-1503

Current zoning of subject property \_\_\_\_\_

**Action requested (check all that apply):**

- |   |   |
|---|---|
| <input type="checkbox"/> Setback variance       | <input type="checkbox"/> Appeal of Written Interpretation             |
| <input type="checkbox"/> Parking variance       | <input type="checkbox"/> Special Exception                            |
| <input type="checkbox"/> Sign variance          | <input type="checkbox"/> Drainage Variance                            |
| <input type="checkbox"/> Lot dimension variance | <input checked="" type="checkbox"/> Other <u>Accessory Structures</u> |

Applicable ordinance section to vary from:

6.4 Accessory uses B.5 Living Quarters-25% of Principal Structure
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GENERAL VARIANCE REQUEST

1. The following specific variation from the ordinance is requested:

To allow for accessory structure to be 16% over the 25% maximum for a total of 41% over the living area of the primary structure, being an additional 307 s.f.

2. This variance is necessary due to the following special conditions:

Special Condition Definition: To justify a variance, the difficulty must be due to unique circumstances involving the particular property. The unique circumstances must be related to a physical characteristic of the property itself, not to the owner's personal situation. This is because regardless of ownership, the variance will run with the land.

Example: A creek bisecting a lot, a smaller buildable area than is seen on surrounding lots, specimen trees.

Note: A cul-de-sac is a standard street layout in College Station. The shape of standard cul-de-sac lots are generally not special conditions.

Size of proposed accessory structure is being limited by small size of existing historic structure to be remodeled. A decision to demo and rebuild was made late on 16-May-11 with my builder after determining the foundation of the existing house was NOT salvageable. With the architect remodel design investment and the summer construction timeline, it was decided to rebuild the same historic house plan with new construction, a slab foundation, and increase the width of the house by 3' feet.

3. The unnecessary hardship(s) involved by meeting the provisions of the ordinance other than financial hardship is/are:

Hardship Definition: The inability to make reasonable use of the property in accord with the literal requirements of the law. The hardship must be a direct result of the special condition.

Example: A hardship of a creek bisecting a lot could be the reduction of the buildable area on the lot, when compared to neighboring properties.

Proposed development is not unreasonable but is being penalized by the limited square footage of the historic primary structure design.

4. The following alternatives to the requested variance are possible:

Connect primary and new living structures so both can be considered a primary structure.

5. This variance will not be contrary to the public interest by virtue of the following facts:

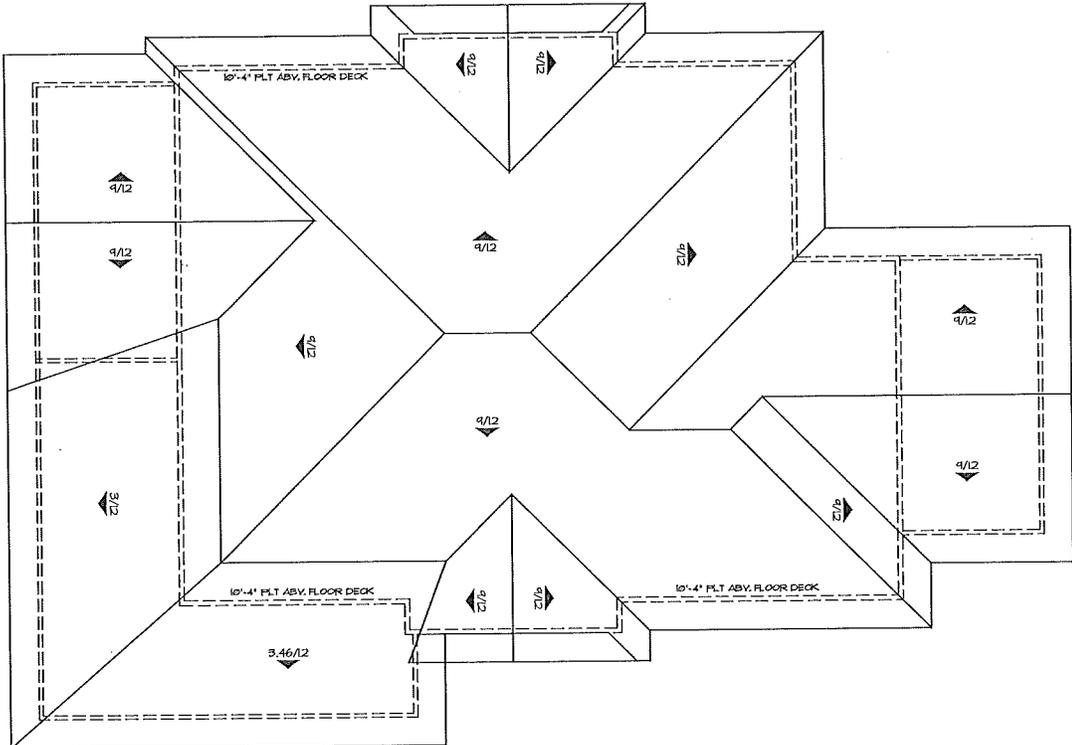
Proposed development will increase property values and encourage similar activity so as to elevate property value and esthetics of whole community. The historic structure design is being rebuild with new energy efficient construction to continue the reflection of the Southside Historic District.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.

Signature and title: [Handwritten Signature] - Duval  
603 Mauchair

Date: 24-MAY-11

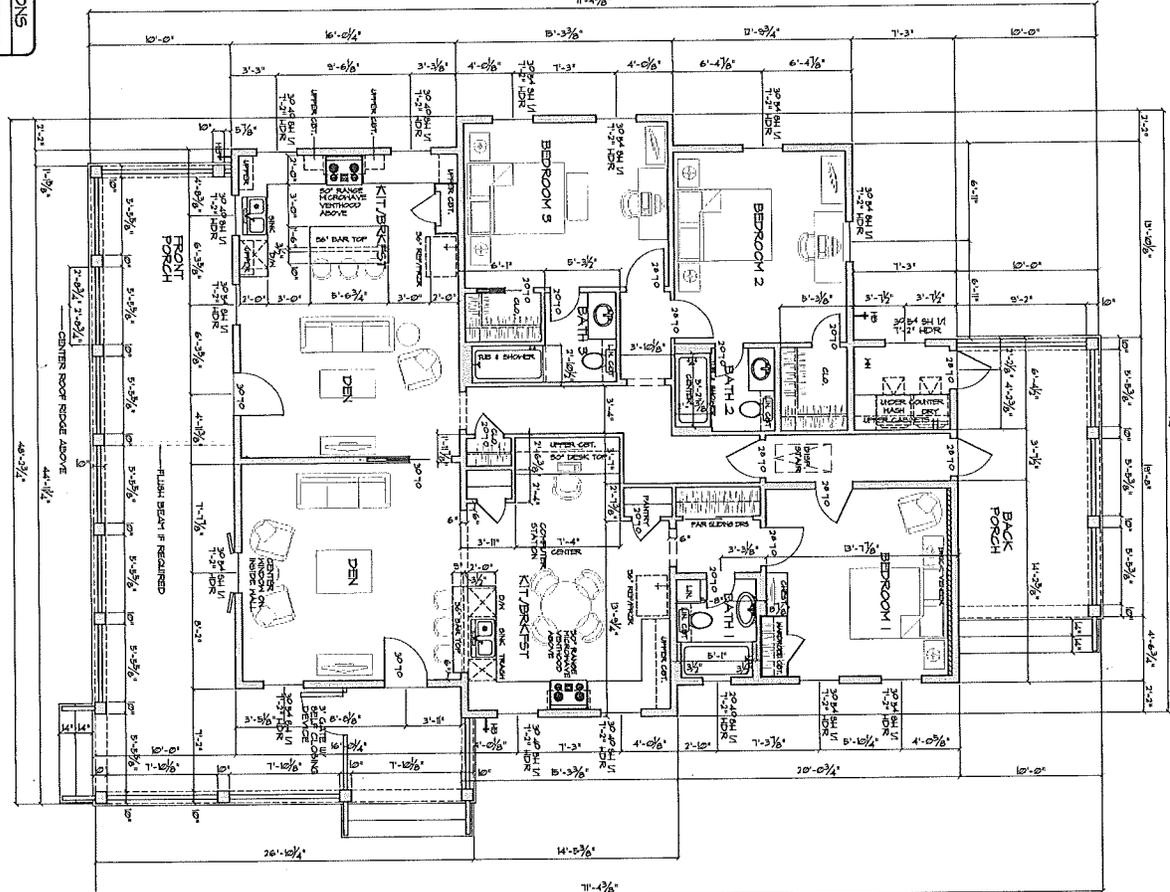




**ROOF PLAN**  
1/4" = 1'-0"

**AREA CALCULATIONS**

TOTAL LIVING AREA	1835 SQ.FT.
BACK PORCH AT LAUNDRY	181 SQ.FT.
FRONT PORCH	563 SQ.FT.
TOTAL COVERED AREA	2715 SQ.FT.



**FIRST FLOOR PLAN**  
1/4" = 1'-0"

**DESIGNS**  
by Robert Dume

2922 Sandwest Pkwy.  
Suite 1530  
Houston, Texas 77074  
(713) 270-2233  
fx (713) 270-8330

**NEW CONSTRUCTION AT**  
**603 Montclair Ave.**

Drawn by: **CP**

Date: **05-11-07**

Arch. No.: **11-17**

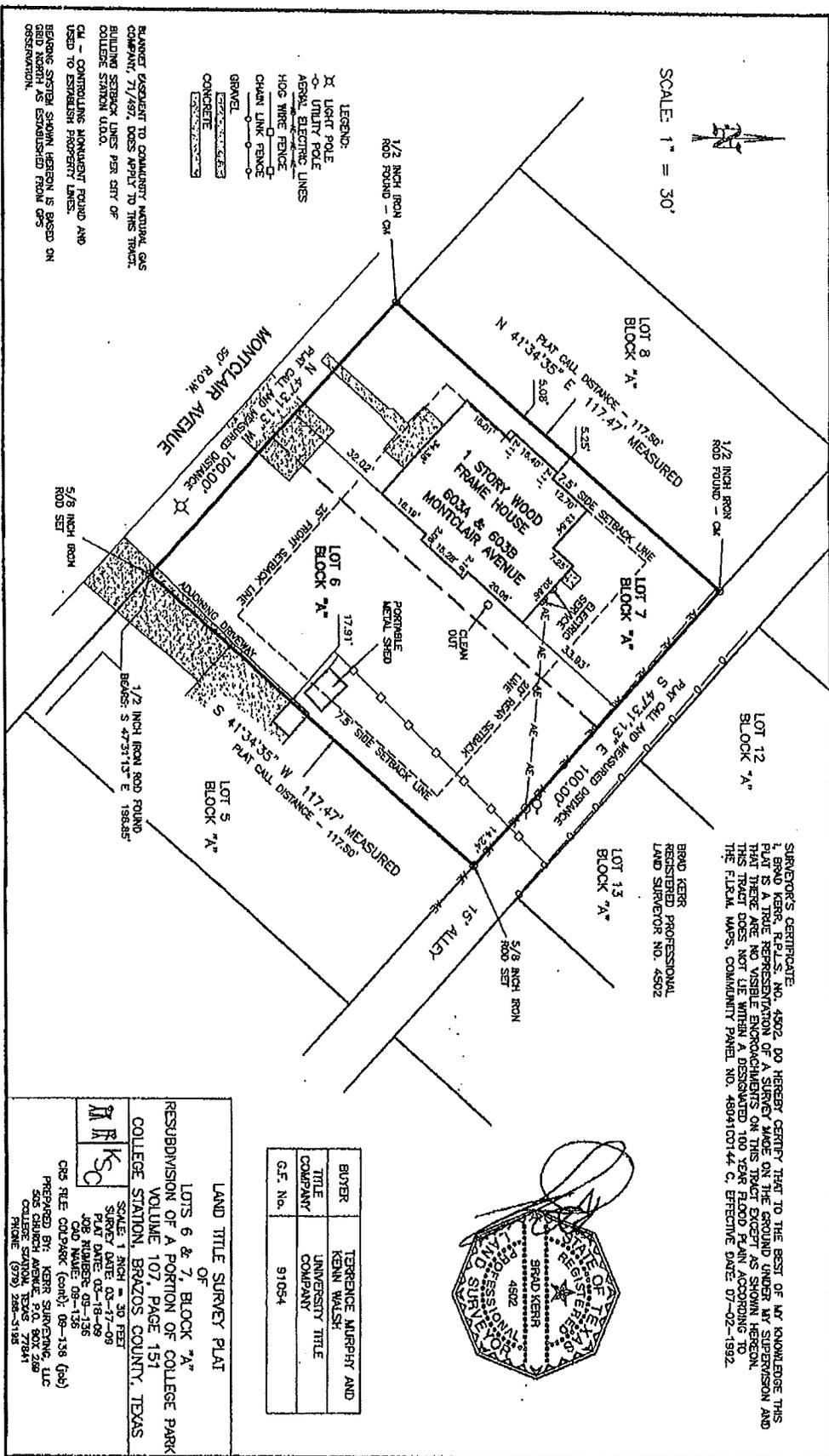
Sheet: **2**

Handwritten: **11/5/23**

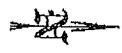








SCALE: 1" = 30'

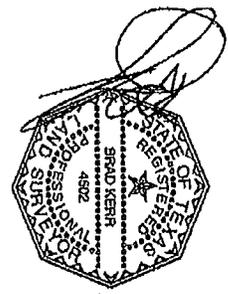


PLANNED RESUBMIT TO COMPARATIVE METHOD GAS COMPANY, 7/1/89, DOES APPLY TO THIS TRACT.  
 BUILDING SETBACK LINES PER CITY OF BOULDER STRIKEN BLOCK.  
 CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.  
 BEARING SYSTEM SHOWN HEREIN IS BASED ON OBSERVATION.

- LEGEND:
- ⊗ LIGHT POLE
  - ⊙ UTILITY POLE
  - AERIAL ELECTRIC LINES
  - HOIC WIRE FENCE
  - CHAIN LINK FENCE
  - GRAVEL
  - CONCRETE

SURVEYOR'S CERTIFICATE:  
 I, BRAD KERR, P.L.S., NO. 4802, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF THE SURVEY MADE AND THE RECORD THEREON. I AM A LICENSED SURVEYOR IN THE STATE OF COLORADO AND THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD MAPS, COMMUNITY PANEL NO. 4804100144-C, EFFECTIVE DATE: 07-02-1992.

BRAD KERR  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4802



BUYER	TERRENCE MURPHY AND KENN WALKER
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	91054

LAND TITLE SURVEY PLAT  
 OF  
 LOTS 6 & 7, BLOCK "A"  
 RESUBDIVISION OF A PORTION OF COLLEGE PARK  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET  
 SURVEY DATE: 03-17-08  
 JOB NUMBER: 03-135  
 PREPARED BY: BRAD KERR, SURVEYING, L.L.C.  
 COLLEGE STATION, TEXAS 77841  
 PHONE: (979) 268-5188