

cm = control monument
 wn = water meter
 w = wood fence
 ebx = electric box
 BL = building line
 UE = utility easement
 etbx = electric transformer box

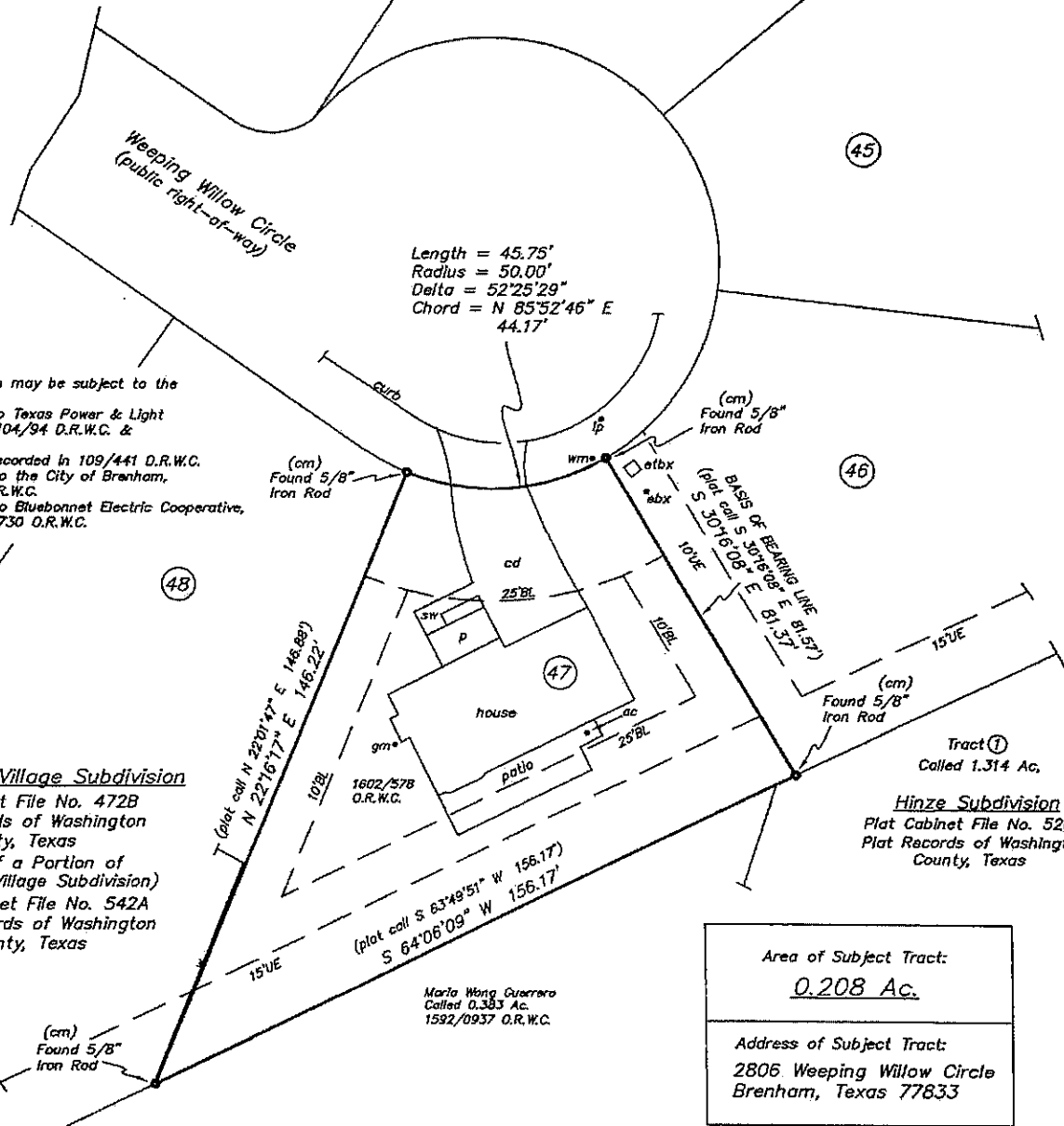
cd = concrete drive
 sw = sidewalk
 p = porch
 ac = air conditioner unit
 gm = gas meter
 lp = light pole

Scale 1" = 32'

The subject tract/lot shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0315C, effective date August 16, 2011.

Building setback lines and/or utility easements shown hereon per the recorded plat of Springcreek Village Subdivision (Plat Cabinet File No. 472B, P.R.W.C.) (Replat of a Portion of Springcreek Village Subdivision recorded in Plat Cabinet File No. 542A, P.R.W.C.) and the Covenants and Restrictions of Springcreek Village Subdivision (recorded in 1180/200, O.R.W.C.).

Isaac Lee Survey
 Abstract No. 77
 Washington County, Texas
 City of Brenham



The tract shown hereon may be subject to the following items:
 1) Easement granted to Texas Power & Light Company, recorded in 104/94 D.R.W.C. & 122/119 D.R.W.C.
 2) Electric easement recorded in 109/441 D.R.W.C.
 3) Easement granted to the City of Brenham, recorded in 578/47 O.R.W.C.
 4) Easement granted to Bluebonnet Electric Cooperative, Inc., recorded in 1110/730 O.R.W.C.

Springcreek Village Subdivision
 Plat Cabinet File No. 472B
 Plat Records of Washington County, Texas
 (Replat of a Portion of Springcreek Village Subdivision)
 Plat Cabinet File No. 542A
 Plat Records of Washington County, Texas

Tract ①
 Called 1.314 Ac.
Hinze Subdivision
 Plat Cabinet File No. 526B
 Plat Records of Washington County, Texas

Area of Subject Tract:
0.208 Ac.
 Address of Subject Tract:
 2806 Weeping Willow Circle
 Brenham, Texas 77833

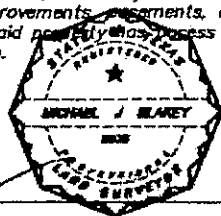
Marla Wong Guerrero
 Called 0.383 Ac.
 1592/0937 O.R.W.C.

MORTGAGEE: CITIZENS STATE BANK, N.A., ISAOA/ATIMA
 MORTGAGOR: BLAKE CLODFELTER
 EMILY CLODFELTER

To: Eberly Investments, LLC, Blake Clodfelter and Emily Clodfelter, Citizens State Bank, N.A., ISAOA/ATIMA, and Washington County Abstract Company, GF No. 190925.

Being an improvement survey of Lot 47 of Springcreek Village Subdivision (plat recorded in Plat Cabinet File No. 472B of the Plat Records of Washington County, Texas) (Replat of a Portion of Springcreek Village Subdivision recorded in Plat Cabinet File No. 542A of the Plat Records of Washington County, Texas), situated in Washington County, Texas, being out of the Isaac Lee Survey, Abstract No. 77, in the City of Brenham, and being the property described as Tract One in that deed dated September 27, 2017, from Country Community Spring Creek Village, L.P., to Eberly Investments, LLC, recorded in Volume 1602, Page 578, Official Records of Washington County, Texas.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on September 25, 2019, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.



Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

W.D.#2019-2926

Eberly Investments, LLC

Blakey Land Surveying

RPLS 405R RPLS 603S

4228 Wilshire Lane
 Houston, Texas 77268
 (713) 280-2200