

NOTES:

- 1. This survey is invalid without the original signature and is only valid for the initial transaction.
- 2. **Survey-of-Bearing:** Plat bearing used as Scale of Bearings.
- 3. Fence lines may not be exactly on property lines.
- 4. This Survey was prepared using Washington County Abstract, Title Commitment G.P. No. 130301.

EASEMENTS:

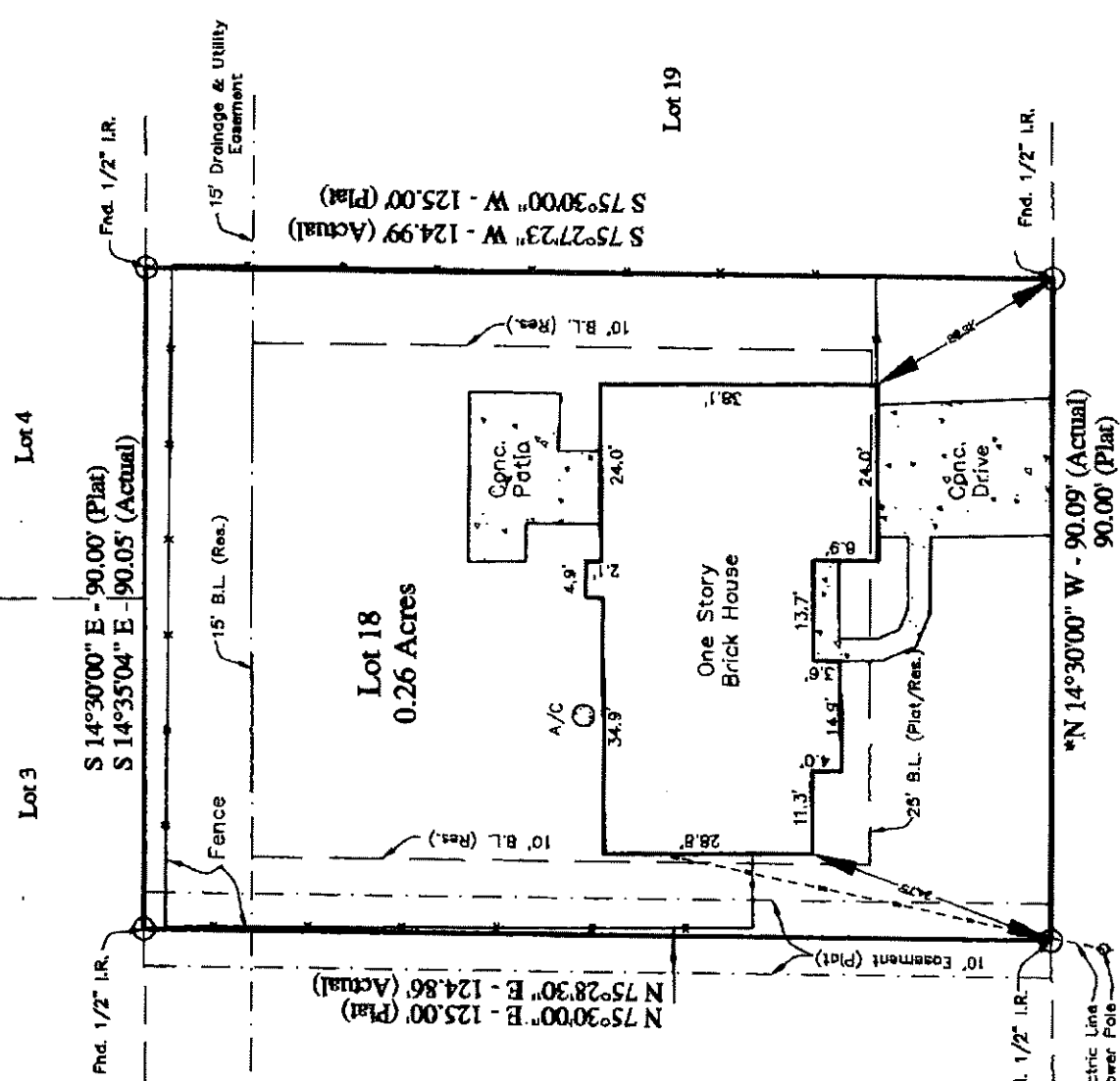
- 1. Easement and/or building lines as shown on plat and/or set forth in the restrictions and/or covenants of subdivision recording in Plat of Central 18th St. 132B-133A-B, Plat Records of Washington County, Texas.
- 2. 20' Building setback line as shown on plat 132B, 133A-B, Plat Records of Washington County, Texas.
- 3. 10' Building setback line as shown on plat in 132B, 133A-B, Plat Records of Washington County, Texas.
- 4. 10' Easement as shown on plat 132B, 133A-B, Plat Records of Washington County, Texas.
- 5. 15' Building setback line as shown on plat 132B, 133A-B, Plat Records of Washington, Texas.
- 6. Aerial easement 3' wide from a plane 20' above the ground upward, adjacent to all easements.
- 7. Texas Power and Light Co. recorded in Vol. 86, Pg. 78--Blanket Easement.
- 8. Drainage Easement to State of Texas, recorded in Vol. 214, Pg. 202-- As Shown.
- 9. Easements that do not apply to the subject property (a-d):
 - a. City of Brenham, Vol. 224, Pg. 266.
 - b. City of Brenham, Vol. 214, Pg. 122.
 - c. City of Brenham, Vol. 16, Pg. 24.
 - d. City of Brenham, Vol. 224, Pg. 266.

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SCALE: 1" = 20'

Morgan Addition
 Block F



N/E
 Jacob Ulrich Jr.
 and
 Tommy Przyborski
 4.83 Acres
 351/633

1605 Westwind Drive

Barry Hannah and Pamela Hannah

Being part of Lot 18, Section 1, WESTWIND MANOR SUBDIVISION, Brazos County, Texas, according to plat 132B, 133A-B of the Plat Records, Washington County, Texas.

I, Donald Garrett, Registered Professional Land Surveyor, No. 2972 do hereby certify that the above plat is true and correct and agrees with a survey made on the ground under my supervision on May 22, 2013. I further certify that no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property, except as shown. This property is not in a 100-year flood hazard area as established by the Federal Emergency Management Agency.



GADeBorah201313-05813-056.DWG

1605 Westwind, Brenham
Texas, AC +/-



 Boundary

Lindi Camaron Team
P: 979-451-6645
<http://lindicamaronteam.buybrenham.com/>

601 Medical Court



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