



SCALE: 1" = 10'

NOTES:

1. THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE SUBJECT PROPERTY.
2. THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY BOTTS TITLE COMPANY, UNDER G.F. NO. WA-20-559, ISSUED DECEMBER 10, 2020.
3. THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID, ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
4. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
5. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECTS OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY, AND THOSE CERTAIN COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, BUILDING LINES AND RESTRICTIONS APPLICABLE TO REPLAT OF H. H. DRUMM'S DIXIE ADDITION, AS SHOWN ON PLAT RECORDED IN PLAT CABINET NO. 750B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
6. SUBJECT TO EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 96, PAGE 67, DEED RECORDS WASHINGTON COUNTY, TEXAS. (BLANKET ACCESS)
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR AUSTIN COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 4801SC0100F, DATED OCTOBER 18, 2019.



I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN AND/OR NOTED HEREON.

Ronald K. Bryant 4-17-2022

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4361

**BOUNDARY & IMPROVEMENTS
SURVEY PLAT**

**OF
LOT 7C, Block F**

(0.203 Acre)

H.H. DRUMM'S DIXIE ADDITION (Replat)

PLAT CABINET 750B, P.R.W.C.T.

IN THE

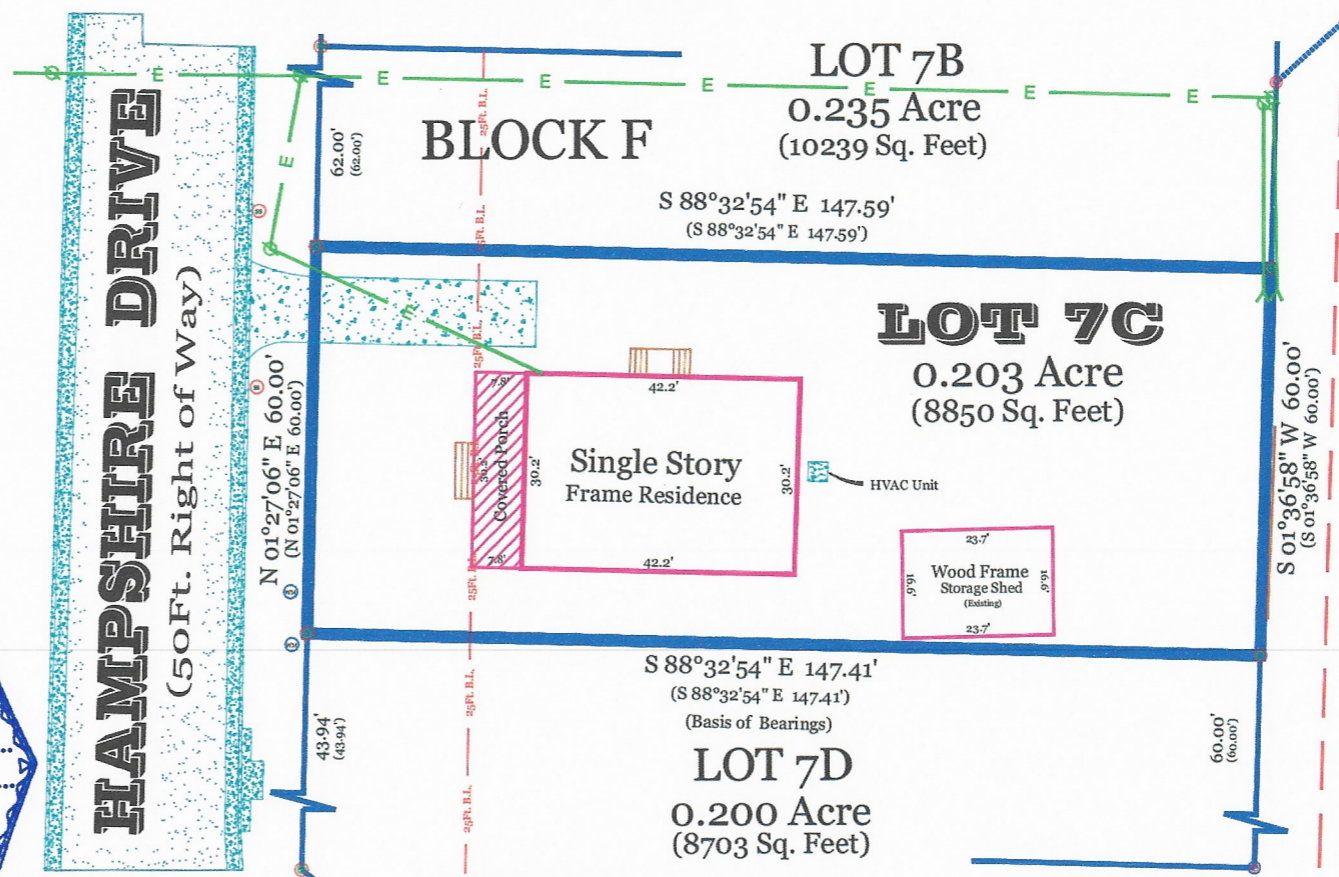
CITY OF BRENHAM

PHILIP COE SURVEY, A-31

WASHINGTON COUNTY, TEXAS

LEGEND

- POWER POLE
- OVERHEAD POWER LINE
- CHAIN LINK FENCE
- WATER METER
- SANITARY SEWER
- CONCRETE
- ASPHALT
- 5/8" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- DEED CALL



Meadow Brook Subdivision Section I
Lot 6, Block 1
Wesley Kirk Holt
Vol. 1334, Pg. 768, O.R.W.C.T.

A-SURVEY, INC.
THE MASTERS OF MEASUREMENT™

19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY
4ASURVEY.COM
4ASURVEY@GMAIL.COM
T.B.P.E.L.S. FIRM REG. LIC. No. 10076700
PROJECT No.: 22144A

TITLE Co.: BOTTS TITLE Co.	GF No.: WA-20-559
MORTGAGE Co.: N. A.	
OWNER: M C PROPERTY HOLDINGS, LLC	
ADDRESS: 305 HAMPSHIRE DRIVE, BRENHAM, WASHINGTON COUNTY, TEXAS	