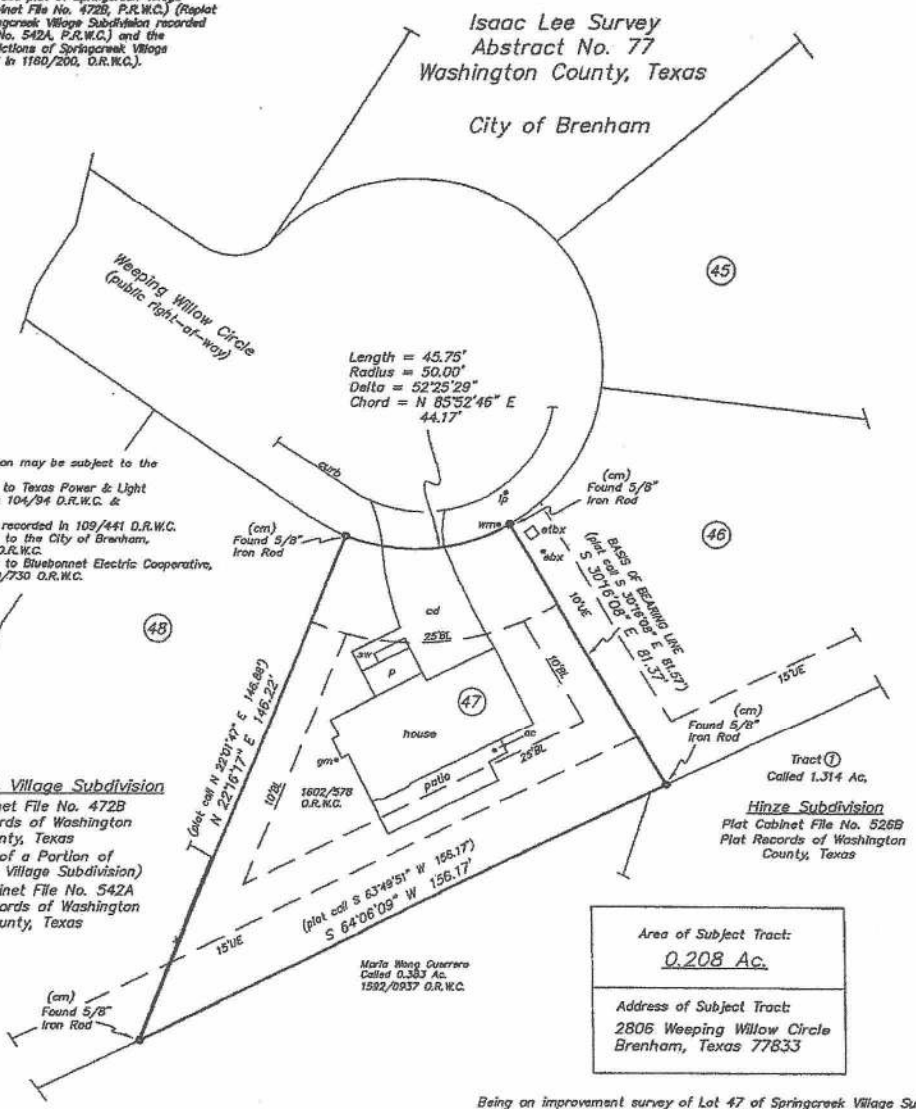
cm = control monument
wm = water meter
w = wood fence
ebx = electric box
BL = building line
UE = utility easement
etbx = electric transformer box

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

Scale 1" = 30'

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 1160/200, O.R.W.C.).




The tract shown hereon may be subject to the following items:
1) Easement granted to Texas Power & Light Company, recorded in 104/94 O.R.W.C. & 122/119 O.R.W.C.
2) Electric easement recorded in 109/441 O.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.

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

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.

REGISTERED MICHAEL J. BLAKEY 5935 PROFESSIONAL LAND SURVEYOR

Michael J. Blakey
Registered Professional Land Surveyor No. 5935

W.O.#2019-2926

Eberly Investments, LLC

Blakey Land Surveying

RPLS 4052 RPLS 5935

4333 Wilhelm Lane
Burton, Texas 77835
(979) 289-3200