



 Boundary

BOUNDARY & IMPROVEMENTS SURVEY PLAT

OF
0.232 Acre

IN THE
CITY OF BRENHAM
A. HARRINGTON LEAGUE, A-55
WASHINGTON COUNTY, TEXAS



Scale 1" = 10'

LEGEND

- POWER POLE
- OVERHEAD POWER LINE
- CHAIN LINK FENCE
- WATER METER
- CONC. WALK
- ASPHALT
- 1.5" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- TREE LAL

Lucas Clampton, et ux
Called Part of Lot 4, Block 26
W.G. Wilkins Addition
Vol. 1487, Pg. 245, O.R.W.C.T.

Ladd Family Holdings, LLC
Called 0.231 Acre
Vol. 1667, Pg. 813, O.R.W.C.T.

John R. Kettler, et al
Called 9546 Sq. Ft.
Vol. 1705, Pg. 497, O.R.W.C.T.

0.232 Acre

Called 0.232 Acre
Vol. 1751, Pg. 404, O.R.W.C.T.
(Called Part of Lot 3, Block 26
W. G. Wilkins Addition, Plat Cabinet
File No. 2368 & 2114, P.R.W.C.T.)

Sarah C. Hill
Called 0.261 Acre
a Portion of Lot 3, Block 26
W.G. Wilkins Addition, Plat Cabinet
File No. 2368 & 2114, P.R.W.C.T.
Vol. 1872, Pg. 38, O.R.W.C.T.

Sandeeppreet Singh
Called 0.56 Acre
Called Part of Lot 3, Block 26
W. G. Wilkins Addition, Plat Cabinet
File No. 2368 & 2114, P.R.W.C.T.
Vol. 1878, Pg. 112, O.R.W.C.T.

NOTES:

1. THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE CURATIVE ISSUED BY BOTTS TITLE COMPANY, INSTRUMENT NO. WA 21-357, ISSUED OCTOBER 18, 2021.
3. THIS SURVEY IS EXCLUSIVE 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 MARRIAGES, DEEDS, ENCUMBRANCES, EASEMENTS, 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. FOR REFERENCE REFER TO METES AND BOUNDS DESCRIPTION PREPARED BY A-SURVEY, INC. DATED OCTOBER 20, 2021.
6. FRENCH MEASURE BOUNDARY.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR WASHINGTON COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE XAS (HAZARD POTENTIALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48177C0262, DATED AUGUST 14, 2011).

P.O.B.

WEST CHAUNCY St.
(Right of Way Varies)

A-SURVEY, INC.

"THE MASTERS OF MEASUREMENT"

19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-863-8111
1-800-A-SURVEY
A-SURVEY.COM
4ASURVEY@GMAIL.COM
T.O.P.E.L.S. FIRM REG. LIC. NO. 10076700
PROJECT No. 21240A

I HEREBY STATE THAT THIS SURVEY IS AN ORIGINAL AND THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO DEPENDENT ENCUMBRANCES WERE NOTED IN THE ABSTRACTS AND/OR ADJACENT RECORDS.
DIGITAL COPY OF THE FINAL COMBINATION SURVEY FOR RECORD PURPOSES ONLY NOT FOR RECONSTRUCTION PURPOSES

ROBERT A. RYAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4161

TITLE Co.: BOTTS TITLE Co.	OF No.: WA-21-357
MORTGAGE Co.: WALLICK & VOLK, Inc.	
BORROWER: NANCY L. TOWER	
ADDRESS: 46 WEST CHAUNCY ST., BRENHAM, WASHINGTON COUNTY, TEXAS	