

Isaac Jameison Survey A-67

**Phillip Coe Survey A-31
Washington County, Texas**

John L. Behne, Sr., et ux
Called 48.04 Ac.
952/418 O.R.M.C.

T.A. Low, IV, et al
Called 26.65 Ac.
948/254 O.R.M.C.

Residue of
Estela A. Beale, et al
Called 38.432 Ac.
718/480 O.R.M.C.

Richard William Herold, et ux
500/567 O.R.M.C.

Suzanne M. Moehlmann
424/263 O.R.M.C.

Brenham Williamson
Family LP
Called 245.13 Ac.

LEGEND

- Indicates Set 5/8"x30" Iron Pin
- Indicates Found 1/2" Iron Pin Unless Otherwise Noted
- D.E. Drainage Easement
- U.E. Utility Easement

FLOOD HAZARD STATEMENT

According to the Flood Hazard Boundary Map compiled by the U. S. Department of Housing and Urban Development F.I.A., Community Panel No. 481188 0006A Washington County, Texas, dated May 24, 1977, it appears that a portion of subject tract does lie within the Special Flood Hazard Area.

BUILDING LINES

No building shall be located nearer to the front line or nearer to a side street line than fifty (50') feet. No building shall be located nearer than twenty (20) feet to any side line, nor nearer than twenty-five (25) feet from the rear lot line.

EASEMENT

Mike McLaman, by instrument dated November 1, 2000 and recorded in Volume 473, Page 428 Official Records Washington County, Texas, grants to BLUEBONNET ELECTRIC COOPERATIVE, INC. an easement 15 feet each side of the centerline of the electric distribution line or system, together with the right of ingress and egress over the adjacent lands also, those easements as shown on plat or noted in its accompanying documents recorded in Plat Cabinet File Nos. 220B, 221A, 221B, 222A, 222B and 223A

PRIVATE STREETS NOT MAINTAINED BY WASHINGTON COUNTY

Those streets located within the boundaries of this plat specifically noted as private streets, have been established and maintained as private streets by the owners, heirs and assigns to property located within the boundaries of this plat and always available for general use of said owners and to the public for fireman, fire fighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind our heirs and assigns to warrant and forever defend the title to the land so designed and established as private streets.

On October 29, 1984 the original plat for Cedar Glen was approved by the Commissioners Court of Washington County, Texas. The streets within the subdivisions were accepted as private streets not maintained by Washington County, Texas. This re-plat, showing Pecan Glen, conforms to the original street layout with only the names being changed.

All UTILITY EASEMENTS, DRAINAGE EASEMENTS, and BUILDING LINES established for Cedar Glen as set out on the recorded plat or outlined in the Dedication and Protective Covenants and Restrictions filed with the plat, remain in force except the 20' Drainage Easement running between lot 34 and lot 35 which is deleted, except also the 20' Utility Easement running parallel to Old Mill Creek Road along the north boundary of the original 264.840 acre tract which is deleted, as shown.

Purchasers of this property in whole or part, their heirs and assigns, acknowledge that any part and/or all of the utility and street system within this subdivision have been granted a variance from the City of Brenham standard construction requirements, and said City now or in the future will not be responsible in whole or in part, for improvements to the substandard system prior to, during, or after possible annexation of said property. This cost and obligation of conformance with City construction standards for utility and street systems will rest solely and completely with the property owner(s) now and in the future.

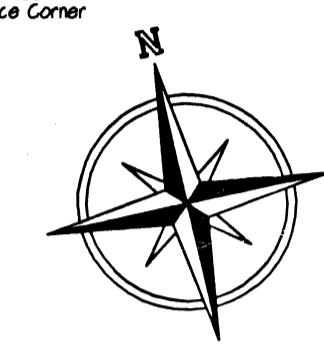
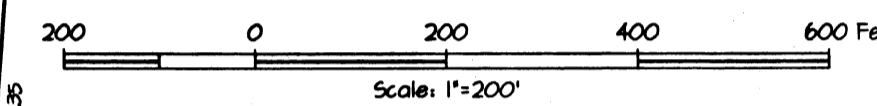
**James Schrier A-98
Washington County, Texas**

Manuel Valencia Caballero and
Teodora Alcazar De Valencia
Called 148.97 Ac.
927/605 O.R.M.C.

Benchmarks

BM	Elevation	Description
000B	306.84	Standard Washington County brass disc set in concrete 1' south of 2"x2" column at the west end of entrance wall
000A	332.47	Standard Washington County brass disc set in concrete 3' northeast of utility pole in the north side of Choctaw Road right of way

BENCH MARK NOTE:
Bench Mark Elevations are based on an elevation of 344.24 Ft. on RM 9 at northwest corner of Prairie Lea and Farwell Streets as described on Flood Insurance Rate Map Panel No. 480648 000B



Donald A. Wilder, &
Cornelia Margaret Wilder
Called 34.44 Ac.
918/042 O.R.M.C.

There is an existing 20 foot wide utility easement along all exterior boundary lines of the subdivision as previously dedicated along with a 10 foot wide easement on each side of all back partition lines of interior lots

Pecan Glen - Southern Portion

**Pledger and Associates
Reue Land Surveyors**

1500 South Day Street
P.O. Box 1736 Brenham, Texas 77833
Tel: (979)836-8831 Fax: (979)836-5688

Surveyor	William W. Reue	Survey	See Plat	Computations	M.A.M.
R.P.L.S. No.	1070	City		Drafting	1070
Date	7/12/01	Addition		Job No.	14424
County	Washington	Field Crew		L.H. Drawing	3 of 4

