cm = control monument
pp = power (utility) pole
ac = air conditioner unit
wh = well house
cd = concrete drive
gd = gravel drive
BL = building line
U/E = utility easement
OHE = overhead electric/utility line
g = guy wire anchor

A portion of the tract shown hereon does lie within the Special Flood Hazard Area according to the DHUD/FIA Flood Hazard Boundary Map for Washington County, Texas, Community–Panel No. 481188 0008 A, effective date May 24, 1977.
The special flood hazard boundary is approximately shown hereon per said map.

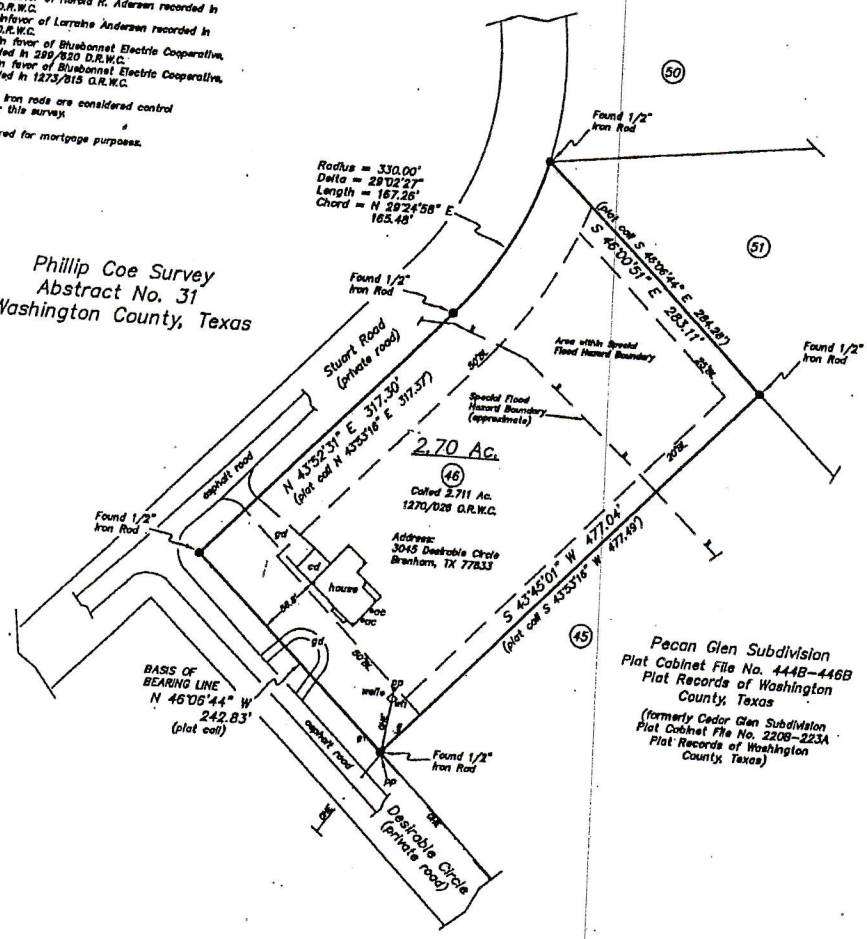
The subject tract shown hereon may be subject to the easement in favor of Bluebonnet Electric Cooperative, Inc. recorded in Volume 973, Page 928 of the Official Records of Washington County, Texas (15' each side of the centerline of the electric distribution line or system).

The tract shown hereon may be subject to the following easements:
1) Easement in favor of Harold R. Aderson recorded in 435/394 D.R.W.C.
2) Easement infavor of Lorraine Anderson recorded in 439/579 D.R.W.C.
3) Easement in favor of Bluebonnet Electric Cooperative, Inc., recorded in 299/920 D.R.W.C.
4) Easement in favor of Bluebonnet Electric Cooperative, Inc., recorded in 1273/815 O.R.W.C.

All found 1/2" iron rods are considered control monuments for this survey.

This plat prepared for mortgage purposes.

Scale 1" = 100'



MORTGAGEE: BANK OF BRENHAM, N.A.
MORTGAGOR: DANIEL L. BULLER
TAMARA L. BULLER

An improvement survey of Lot 46 of Pecan Glen Subdivision (a subdivision recorded in Plat Cabinet File No. 444B, 445A–B, and 446A–B of the Plat Records of Washington County, Texas) (formerly referred to as Cedar Glen Subdivision, as recorded in Plat Cabinet File No. 220B–223A of the Plat Records of Washington County, Texas), situated in Washington County, Texas, being out of the Phillip Coe Survey, Abstract No. 31, and being the same lot or tract described in a deed from Mike McLennan, et ux to Daniel L. Buller and Tamara L. Buller, dated February 6, 2008, and recorded in Volume 1270, Page 026 of the Official Records of Washington County, Texas.

To: Daniel L. Buller and Tamara L. Buller, Bank of Brenham, N.A., and Washington County Abstract Company, GF No. S080829.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on September 4, 2008, 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.

Michael J. Blakey
Registered Professional Land Surveyor No. 5935

W.O.#281381

Daniel L. Buller, et ux

Blakey Land Surveying

RPLS 4052 RPLS 5935

4850 Wilhelm Lane
Burton, Texas 77835

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