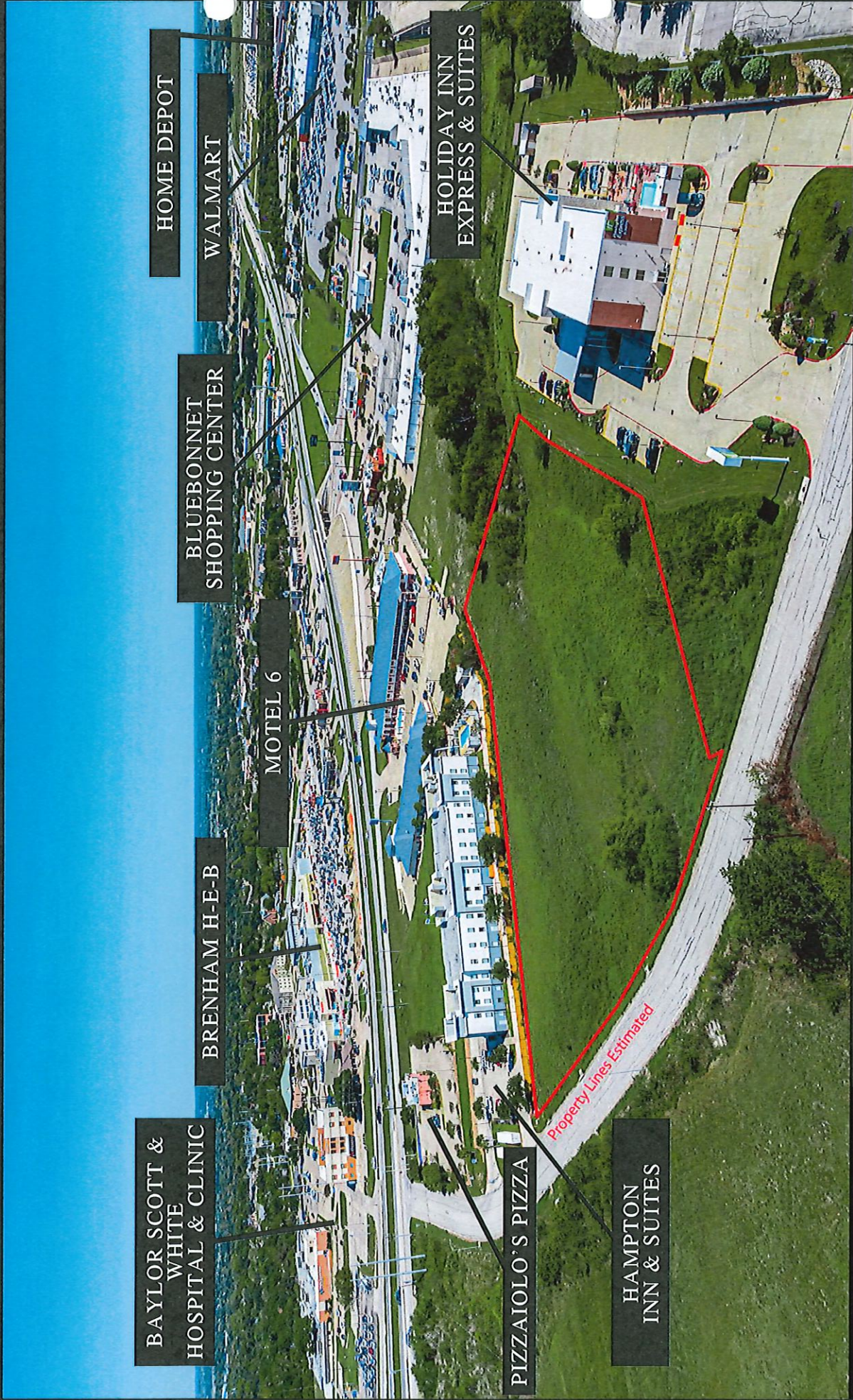


BUSINESS MAP

LOT 4 - SCHULTE BLVD
BRENHAM, TX



BAYLOR SCOTT &
WHITE
HOSPITAL & CLINIC

BRENHAM H-E-B

MOTEL 6

BLUEBONNET
SHOPPING CENTER

HOME DEPOT

WALMART

PIZZAIOLO'S PIZZA

HAMPTON
INN & SUITES

HOLIDAY INN
EXPRESS & SUITES

Property Lines Estimated



LINDI/CAMARON TEAM
SELLING THE GOOD LIFE



COLDWELL BANKER
PROPERTIES
UNLIMITED

BRENHAM RETAIL CENTER SUBD. AND TRACT 2-A, SHERMAN DOWNS ADDITION

JOHNNIE SCHULTE, JR. & CHARLES W. SCHULTE
CALLED 22.031 ACRES
VOL. 1037, PAGE 60 O.R.W.C.

CURVE TABLE

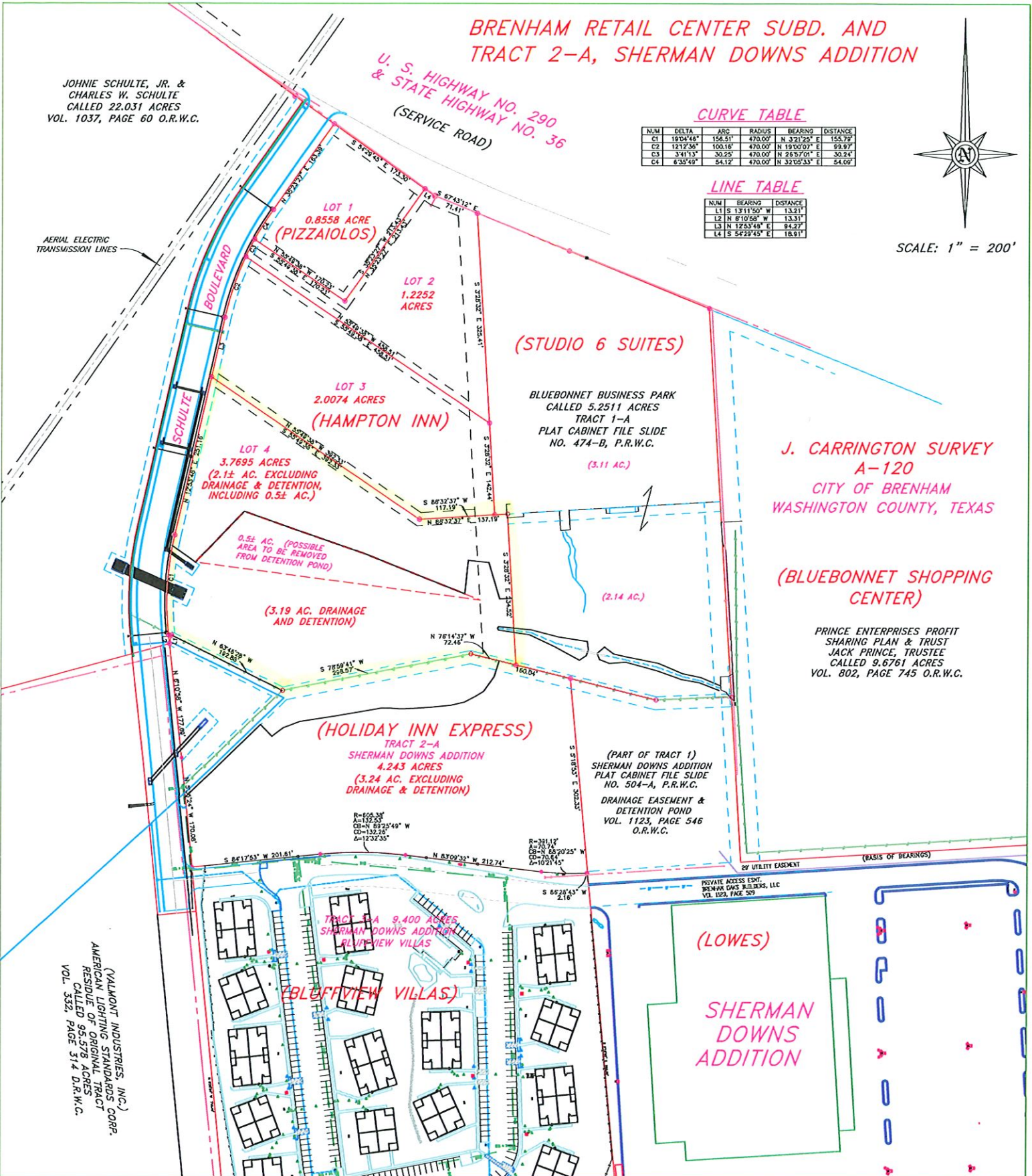
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	19°04'48"	156.51'	470.00'	N 371°25' E	155.79'
C2	12°12'58"	100.16'	470.00'	N 19°00'07" E	93.97'
C3	3°41'13"	30.25'	470.00'	N 26°57'01" E	30.24'
C4	6°35'49"	54.12'	470.00'	N 32°05'33" E	54.09'

LINE TABLE

NUM	BEARING	DISTANCE
L1	S 13°11'50" W	13.21'
L2	N 6°10'56" W	13.31'
L3	N 12°53'48" E	94.27'
L4	S 5°29'45" E	18.91'



SCALE: 1" = 200'



J. CARRINGTON SURVEY
A-120
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

(BLUEBONNET SHOPPING CENTER)

PRINCE ENTERPRISES PROFIT SHARING PLAN & TRUST
JACK PRINCE, TRUSTEE
CALLED 9.6761 ACRES
VOL. 802, PAGE 745 O.R.W.C.

(HOLIDAY INN EXPRESS)
TRACT 2-A
SHERMAN DOWNS ADDITION
4.243 ACRES
(3.24 AC. EXCLUDING DRAINAGE & DETENTION)

(PART OF TRACT 1)
SHERMAN DOWNS ADDITION
PLAT CABINET FILE SLIDE NO. 504-A, P.R.W.C.
DRAINAGE EASEMENT & DETENTION POND
VOL. 1125, PAGE 546 O.R.W.C.

(LOWES)
SHERMAN DOWNS ADDITION

TRACT 2-A 9.400 ACRES
SHERMAN DOWNS ADDITION
BLUFFVIEW VILLAS

(VALMONT INDUSTRIES, INC.) CORP.
AMERICAN LIGHTING STANDARDS
RESIDUE OF ORIGINAL TRACT
CALLED 95.578 ACRES
VOL. 352, PAGE 51 & D.R.W.C.

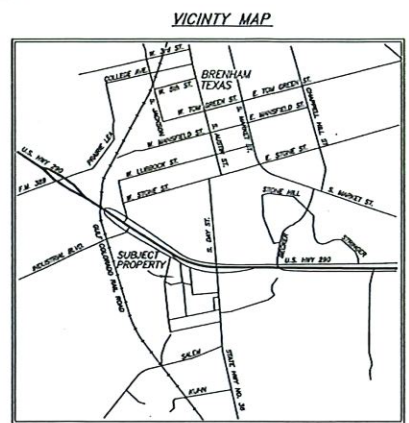
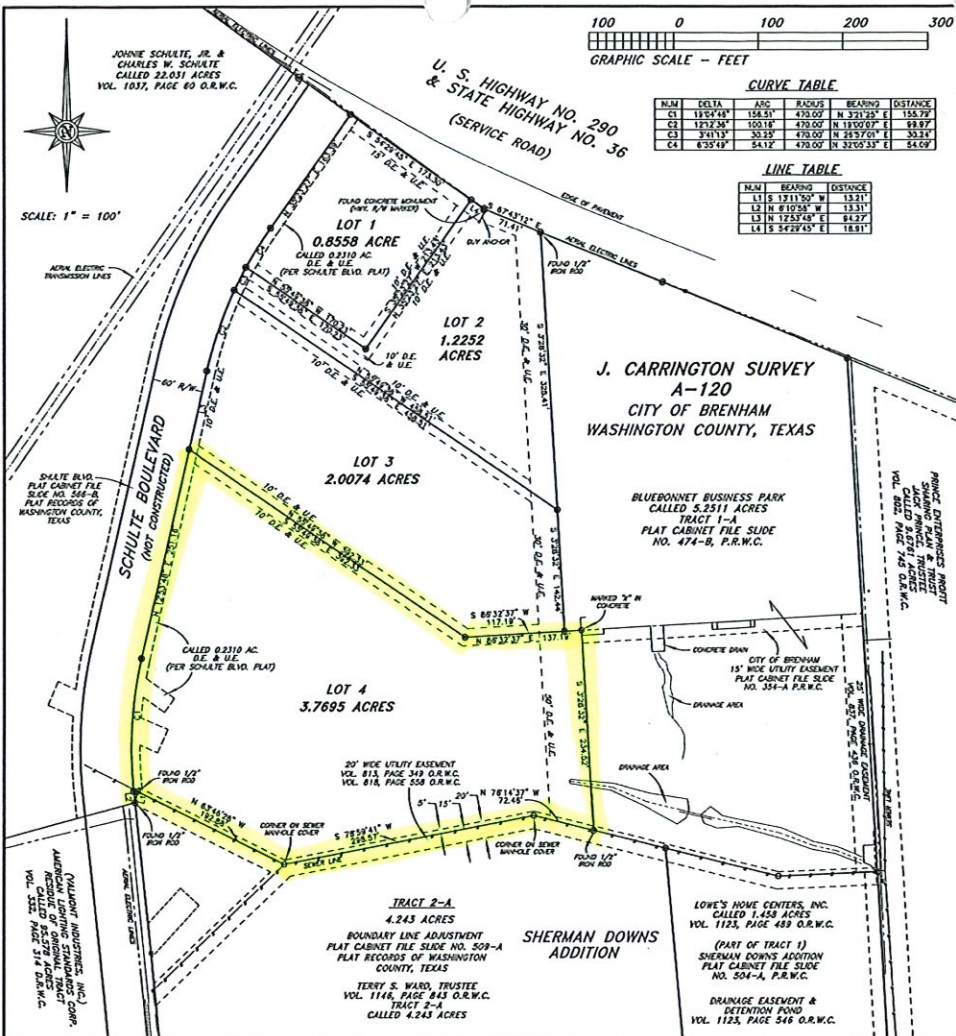
Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying
613 E. Blue Bell Road . Brenham, Texas 77833
979-836-5681 . 979-836-5683 (Fax)
www.hoddesurveying.com

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197

THE PURPOSE OF THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.



- NOTES:**
1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACT 1 OF SHERMAN DOWNS ADDITION, PLAT CABINET FILE SLIDE NO. 504-A, P.R.W.C., THE RECORD BEARING = N 8°50'00" E.
 2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD HAZARD BOUNDARY MAP AS COMPILED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY PANEL NUMBER 481188 0008 A, EFFECTIVE DATE MAY 24, 1976, WASHINGTON COUNTY, TEXAS.
 3. ELEVATIONS (IF ANY) SHOWN HEREON ARE RELATIVE TO NGVD 29 USING BENCHMARK RM-15, CONCRETE MONUMENT WITH BRASS DISK, ELEVATION = 332.14', AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480648 0002 B, CITY OF BRENHAM WASHINGTON COUNTY, TEXAS.
 4. SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS SHOWN OR STATED HEREON AND ANY OF RECORD WHICH MAY BE APPLICABLE.
 5. SUBJECT TO BUILDING SETBACK LINES AND YARD REQUIREMENTS ACCORDING TO ZONE AND USE AS SET FORTH IN THE CITY OF BRENHAM ZONING ORDINANCE.
 6. THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
 7. A CURRENT TITLE REPORT OR COMMITMENT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY, AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
 8. @ - DENOTES 5/8" IRON RODS TO BE SET WITH PLASTIC ID. CAPS STAMPED "HODDE & HODDE - RPLS NO. 5197" AT ALL CORNERS AND POINTS OF CURVATURE AND TANGENCY, UNLESS OTHERWISE NOTED, UPON COMPLETION OF THE CONSTRUCTION PHASE OF SCHULTE BOULEVARD.
 9. THE SUBJECT PROPERTY IS ZONED B2 COMMERCIAL RESEARCH AND TECHNOLOGY.
 10. SUBJECT TO AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO THE EASEMENTS SHOWN HEREON FOR BRENHAM RETAIL CENTER.

LEINHOLDERS ACKNOWLEDGMENT

CAPITAL ONE, NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST A PORTION (7.6226 AC.) OF THE PROPERTY DESCRIBED IN THE PLAT SHOWN HEREON, SAID LIEN BEING ENDORSER BY INSTRUMENT OF RECORD IN VOLUME 1250, ON PAGE 498 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN, AND HEREBY CONSENTS THAT THE PRESENT OWNER OF SAID LIEN HAS AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

Rebecca Ehlert
 CAPITAL ONE, NATIONAL ASSOCIATION
 NAME: *Rebecca Ehlert*
 TITLE: *Vice President*

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF *Washington*
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE *17th* DAY OF *August*, 2007, BY *Rebecca Ehlert*
Barbara Schulte
 NOTARY PUBLIC, STATE OF TEXAS

NOTARYS NAME (PRINTED): *BARBARA S. SCHULTE*
 NOTARYS COMMISSION EXPIRES: *MY COMAL EXP. OCTOBER 13, 2010*

OWNER ACKNOWLEDGMENT

DEMENT WARD, LP, THE OWNER OF THE LAND DESCRIBED HEREON AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY ACKNOWLEDGE THE CHANGES TO SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

Terry S. Ward G.P.
 TERRY S. WARD, GENERAL PARTNER

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF *Washington*
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE *18th* DAY OF *August*, 2007, BY *Terry S. Ward*
Kim Hodde
 NOTARY PUBLIC, STATE OF TEXAS

NOTARYS NAME (PRINTED): *KIM HODDE*
 NOTARYS COMMISSION EXPIRES: *SEPT. 14, 2009*

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

I, BETH ROTHERMEL, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON *August 21*, 2007, AT *8:40* O'CLOCK, *A.M.*, AND DULY RECORDED ON *August 21*, 2007, AT *8:40* O'CLOCK *A.M.* IN CABINET *567A* OF RECORD OF *Plats* FOR SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE, AT BRENHAM, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Ordy Stemann - Deputy
 CLERK, COUNTY COURT
 WASHINGTON COUNTY, TEXAS

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS *20th* DAY OF *August*, 2007 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

J. Cl. Dimes
 CHAIRMAN
Colin Kessie
 SECRETARY

CERTIFICATION

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF BRENHAM RETAIL CENTER, LOT 1 (0.8558 ACRES), LOT 2 (1.2252 ACRES), LOT 3 (2.0074 ACRES) AND LOT 4 (3.7695 ACRES) IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS 15TH DAY OF JUNE, 2007, A.D.
Jon E. Hodde
 JON E. HODDE
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5197
 HODDE & HODDE LAND SURVEYING, INC.
 613 EAST BLUE BELL ROAD
 BRENHAM, TEXAS 77833
 (979)-836-5681



SURVEY MAP

SHOWING A SURVEY AND SUBDIVISION OF 7.8579 ACRES OF LAND INTO FOUR LOTS, LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE J. CARRINGTON SURVEY, A-120, BEING PART OF THE SAME LAND DESCRIBED AS 7.8226 ACRES IN THE DEED FROM TERRY S. WARD, TRUSTEE TO DEMENT WARD, LP, DATED JUNE 28, 2007, AS RECORDED IN VOLUME 1249, PAGE 396, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING ALL OF THE SAME LAND CALLED 0.3929 ACRE (TRACT B) AS CONVEYED IN THE DEED FROM CHARLES W. SCHULTE AND JOHNNIE SCHULTE, JR. TO DEMENT WARD, LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, A/K/A DEMENT WARD, LP, DATED AUGUST 17, 2007, AS RECORDED IN DOCUMENT NO. 4605, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 0.3929 ACRE PARCEL BEING SHOWN ON A PLAT OF SCHULTE BOULEVARD RECORDED IN PLAT CABINET FILE SLIDE NO. 566-B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

Hodde & Hodde Land Surveying, Inc.
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 www.hoddesurveying.com

BRENHAM RETAIL CENTER
 A SUBDIVISION OF 7.8579 ACRES
 CONTAINING FOUR LOTS

**J. CARRINGTON SURVEY
 A-120
 CITY OF BRENHAM
 WASHINGTON COUNTY, TEXAS**

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 LAND SURVEYING, INC.
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TBD Schulte Blvd, Brenham
Texas, AC +/-



Lindi Camaron Team
P: 9794514645

<http://lindicamaronteam.buybrenham.com/>

601 Medical Court



The information contained herein was obtained from sources deemed to be reliable. Land id w Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Google

Boundary