

GROSS INTERNAL AREA
FLOOR 1: 2402 sq. ft.
EXCLUDED AREAS: GARAGE: 523 sq. ft, STORAGE: 64 sq. ft, PORCH: 258 sq. ft,
PATIO: 372 sq. ft
TOTAL: 2402 sq. ft

MEASUREMENTS ARE CALCULATED BY CHICKASA TECHNOLOGY. DESIGNED INTERIOR. RELIABLE BUT NOT GUARANTEED.



DEANS IMAGING
 Aerial - Ground - 3D

SURVEY LEGEND

	SURVEY PROPERTY LINE
	CONCRETE FENCE
	WOOD FENCE
	IRON ROD
	ORANGE PLASTIC CAP
	RIGHT-OF-WAY EASEMENT
	UTILITY EASEMENT
	DRAINAGE BUILDING LINE
	RESIDENTIAL BUILDING LINE
	5/8" IRON ROD
	1/2" IRON ROD
	MARKED CARLOMAGNO - RPLS 1562" SET

- COVERED COME**
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Survey Note:
 1) The bearing books of this survey is based off of monumentation found within Androde Subdivision as recorded in Plat Cabinet #6 No. 6978-896A.
 2) Drawing Scale is 1"=60'
 3) Technician: S.Pearcey, Field Crew: R.Rivert
 4) Sold lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 464770285C, Dated: August 16, 2011.

I, Dante Carromagno, Registered Professional Land Surveyor No. 1562, do hereby certify that I have prepared this plat under my direct supervision and that there are no encroachments or other matters otherwise shown.

Dante Carromagno
 Registered Professional
 Land Surveyor, Number 1562

PLAT OF SURVEY

LOT No.: FOUR (4)

SUBDIVISION: ANDRADE SUBDIVISION, 6978-896A

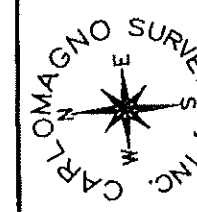
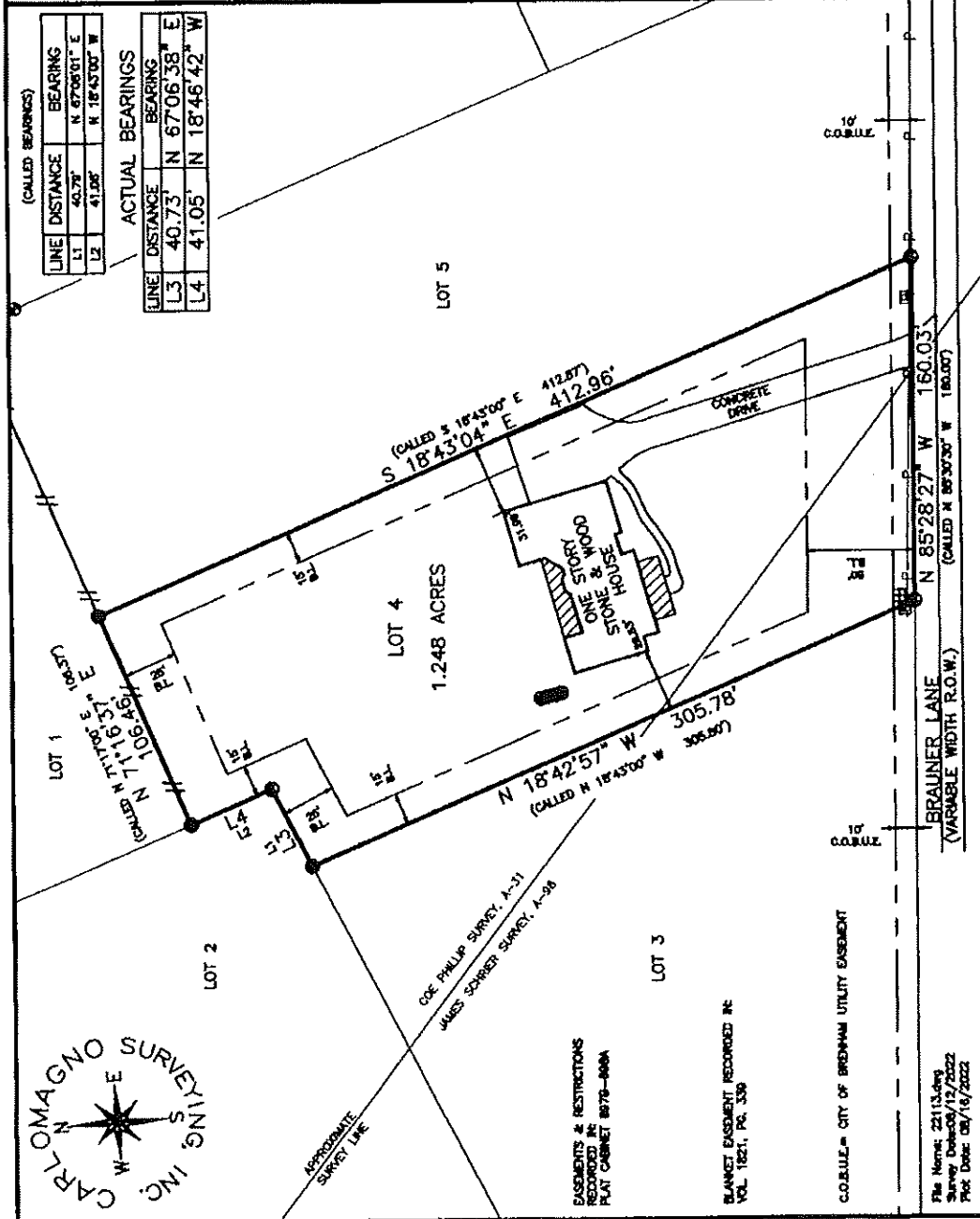
STREET ADDRESS: 4087 BRAUNER LANE COUNTY: WASHINGTON

CITY: BRENNHAM

SURRENDERED FOR: JUAN ANDRADE MONARES, JR. & ARLEN MONARES

TITLE CO: WASHINGTON COUNTY ABSTRACT OF WCA2201394

Carromagno Surveying, Inc.
 2551 Booneville Road, Unit 140, Bryan, Texas 77808
 PHONE: (979)775-2873 FAX: (979)775-4787
 Firm No.: 1003346-00 www.CarromagnoSurveying.com



APPROXIMATE SURVEY LINE

COE PHILLIP SURVEY, A-31
 JAMES SPANBER SURVEY, A-98

EASEMENTS & RESTRICTIONS
 RECORDED IN:
 PLAT CABINET 8978-896A

BLANKET EASEMENT RECORDED IN:
 VOL. 1821, PG. 330

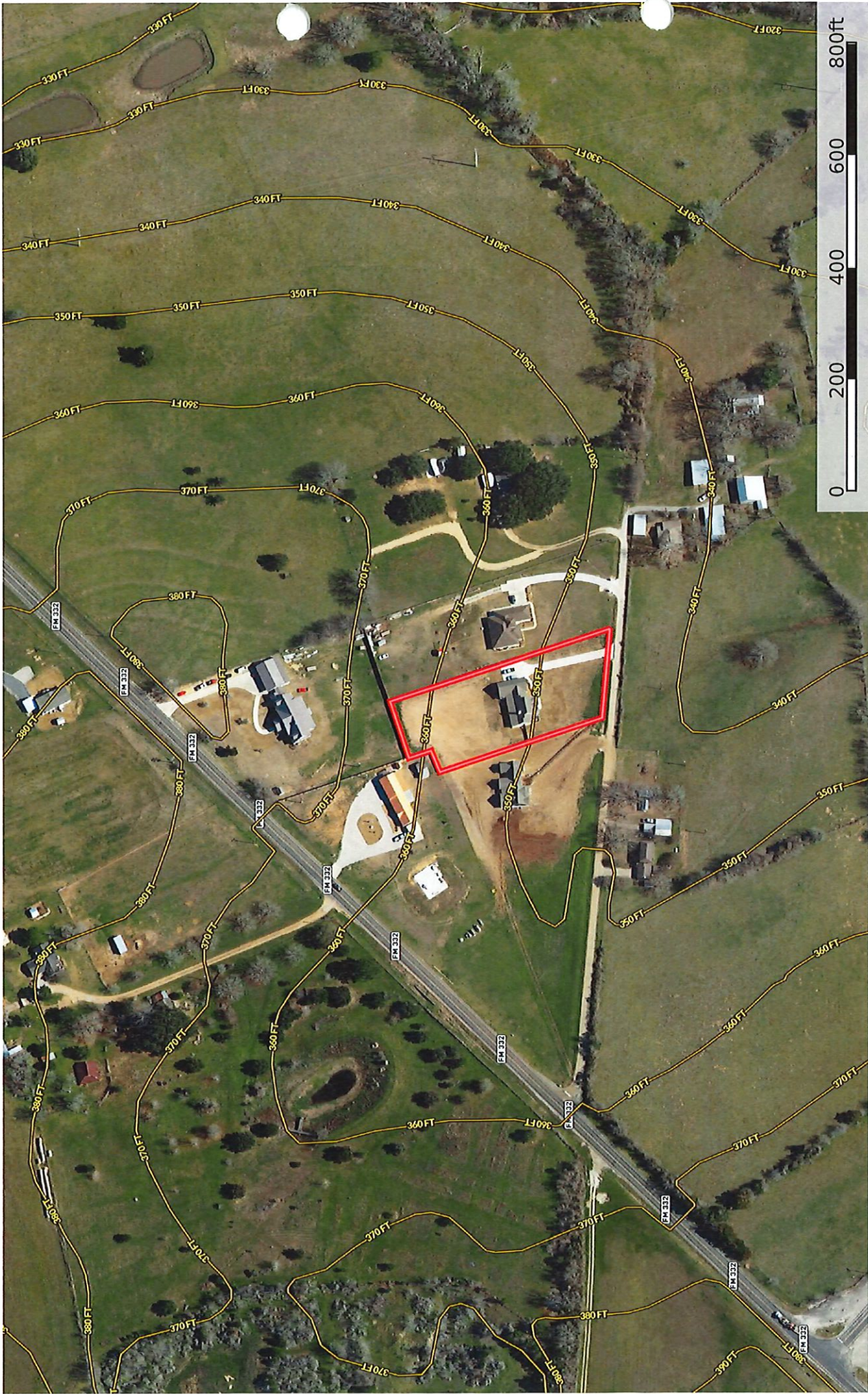
C.O.B.U.L.E. = CITY OF BRENNHAM UTILITY EASEMENT

File Name: 23113.dwg
 Survey Date: 08/12/2022
 Plot Date: 08/16/2022



 Boundary

Texas, AC +/-



Boundary

Lindi Camaron Team
P: 9794514645

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

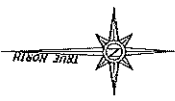
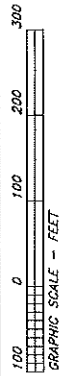
601 Medical Court



The information contained herein was obtained from sources deemed to be reliable. Lindi Camaron Team does not warrant or guarantee as to the completeness or accuracy thereof.



Boundary



SCALE: 1" = 100'

PHILIP COE SURVEY, A-31
WASHINGTON COUNTY, TEXAS

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS. OBSERVED LATITUDE: 30°07'20.34" N - LONGITUDE: 98°25'56.12" W (NAD83-04).
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 4847702256C, EFFECTIVE DATE AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS.
3. SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, AND BUILDING LINES APPLICABLE TO THE CITY OF BRENHAM, TEXAS, OR AS APPLICABLE.
4. SUBJECT TO BUILDING SETBACK LINES AND YARD REQUIREMENTS APPLICABLE TO THE CITY AND USE AS SET FORTH IN THE CITY OF BRENHAM ZONING ORDINANCE.
5. © DENOTES A 5/8" IRON ROD SET WITH 1/8" CAP STAMPED "HODDE & HODDE LAND SURVEYING UNLESS OTHERWISE NOTED ON THE PLAN.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BRENHAM ABSTRACT #180533, RECORDS OF WASHINGTON COUNTY, TEXAS, FILED MARCH 12, 2016 @ 6:50 AM.
7. (CORRECT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS RECORDS BUILDING LINE RECORDS OF WASHINGTON COUNTY, TEXAS C.O.B.U.E. DENOTES CITY OF BRENHAM UTILITY EASEMENT.

CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WASHINGTON

I, **JOHN E. HODDE**, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5187 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND SUBDIVISION OF 8.841 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE SURVEYOR HAS OBSERVED THE SUBDIVISION RECORDS OF THE CITY OF BRENHAM, TEXAS. THE FIELD WORK WAS COMPLETED ON JUNE 21, 2018.

DATED THIS THE 29TH DAY OF JUNE, 2018, A.D.

John E. Hodde
JOHN E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5187
613 E. BLUE BELL ROAD
BRENHAM, TEXAS 77833
(979)-856-5661
TEXAS FIRM REGISTRATION NO. 10016800

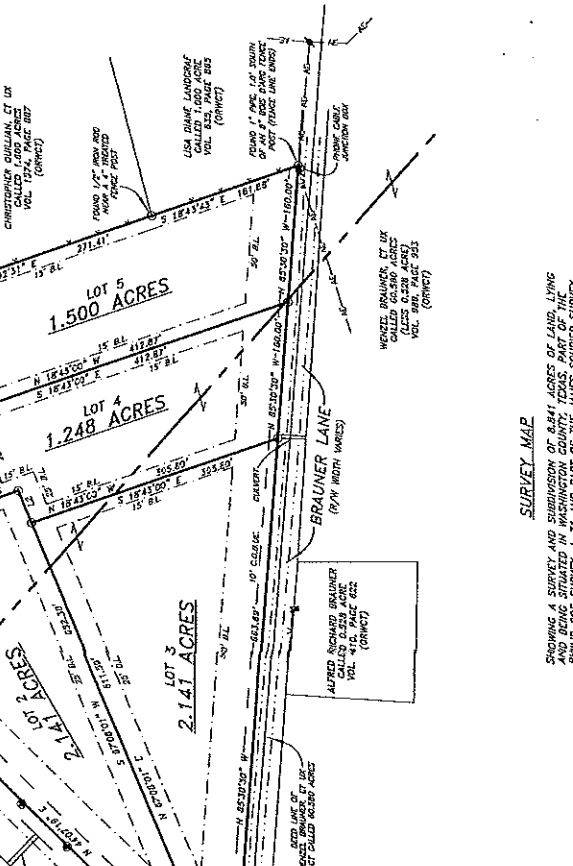


FINAL PLAT OF ANDRADE SUBDIVISION
CITY OF BRENHAM (ETJ), WASHINGTON COUNTY, TEXAS
CONSISTING OF 5 RESIDENTIAL LOTS CONTAINING 8.841 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
1	N 44°16'00" W	16.80'
2	N 87°48'00" E	49.70'
3	N 17°42'00" W	41.00'
4	N 11°12'00" W	18.21'
5	N 89°52'00" E	22.80'

JAMES SCHRIER
SURVEY, A-98
WASHINGTON COUNTY, TEXAS



SURVEY MAP
SHOWING A SURVEY AND SUBDIVISION OF 8.841 ACRES OF LAND, LING AND A PART OF THE WASHINGTON COUNTY, TEXAS PART OF THE PHILIP COE SURVEY, A-31 AND PART OF THE JAMES SCHRIER SURVEY, A-98, BEING A RESURVEY OF THE SAME LAND DESCRIBED AS B.M. 4-98, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, DATED DECEMBER 13, 2017, AS RECORDED IN VOLUME 1511, PAGE 18A, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

LEGEND

- ELECTRIC LINE
- WATER MAIN
- WATER VALVE
- WATER CISTERN
- FENCED AREA
- CORNER OF PARCEL
- ADJACENT ELECTRIC LINE
- FENCED LINE
- WATER LINE

H. O. NO. 2799 (REVISED 03/25/18) (AMENDED) (REV. 10/20/07) (REV. 07/21/08)
Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying
613 E. Blue Bell Road, Brenham, Texas 77833
979-856-5661, 979-836-5883 (Fax)
www.hoddesurveying.com

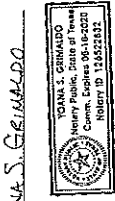
OWNER ACKNOWLEDGMENT
 I, Arturo Andrade Zepeda, THE OWNER OF THE LAND DESCRIBED HEREON AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE SAID PLAT SHOWN HEREON, THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN ON SAID PLAT.

Arturo Andrade Zepeda
 ARTURO ANDRADE ZEPEDA

NOTARY PUBLIC ACKNOWLEDGMENT

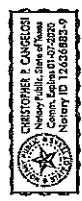
THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 29TH DAY OF AUGUST, 2018,
 BY ARTURO ANDRADE ZEPEDA

Yohana S. Griswold
 NOTARY PUBLIC, COUNTY OF TEXAS



LIENHOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT
 WE, CITIZENS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED AS 8.84 ACRES IN VOLUME 1611, PAGE 184, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID LIEN BEING ENLARGED BY INSTRUMENT OF RECORD IN VOLUME 1611, PAGE 184, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, DO HEREBY ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTAND THE SAID PLAT AND WE HEREBY CONSENT THAT WE WILL NOT ASSIGN THE SAID LIEN TO ANY PART THEREOF.

BY: [Signature]
Carly Fleckner
 (PRINTED NAME & TITLE)
 President

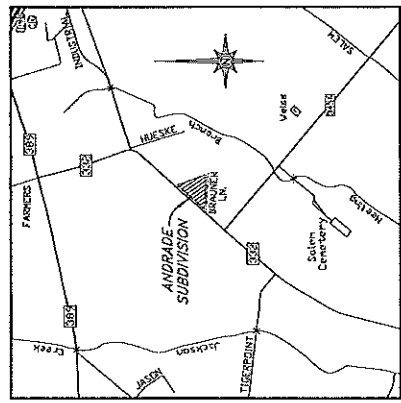


BY Carly Fleckner
 NOTARY PUBLIC, STATE OF TEXAS
 NOTARY'S NAME (PRINTED): CHRISTOPHER P. CANGELOSI
 NOTARY'S COMMISSION EXPIRES: 7-7-2020

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF AUGUST, 2018.

BY Christopher P. Cangelosi
 NOTARY PUBLIC, STATE OF TEXAS



PLANNING AND ZONING COMM. APPROVAL

APPROVED THIS 25th DAY OF July 2018 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

Nancy Jones
 CHAIRMAN
[Signature]
 SECRETARY

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 I, BETH BOTHEWELL, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON August 30, 2018, AT 8:20 O'CLOCK A. M. AND DULY RECORDED BY August 30, 2018, AT 8:20 O'CLOCK A. M. IN CABINET 6915 + 698A OF RECORD OF Plat FOR SAID COUNTY; WITNESS MY HAND AND SEAL OF OFFICE, AT BRENHAM, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Beth Botwell, deputy
 CLERK, COUNTY COURT
 WASHINGTON COUNTY, TEXAS

REG. NO. 2250 (A000002722/06/00/0001) EXP. 06/30/2020
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

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 CONSISTING OF 5 RESIDENTIAL LOTS CONTAINING 8.841 ACRES

SHEET 2
OF 2