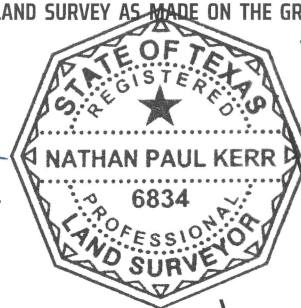


SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

Nathan Paul Kerr
 NATHAN PAUL KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6834




7/26/2021

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRENHAM ONLINE ZONING MAP REFERENCED ON JUNE 25, 2021 THIS TRACT IS ZONED R-1 AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

- FRONT SETBACK - 25'
- SIDE SETBACK (INTERIOR) - 10'
- REAR SETBACK - 25'


SCALE: 1" = 20'

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00002675393960 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

LEGEND:

MRWCT = MAP RECORDS OF WASHINGTON COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

() = RECORD INFORMATION

-  WATER METER
-  UTILITY POLE
-  A/C UNIT
-  GAS METER
-  ELECTRIC SERVICE

AERIAL ELECTRIC LINES

WOOD FENCE


CHAIN LINK FENCE

BRICK

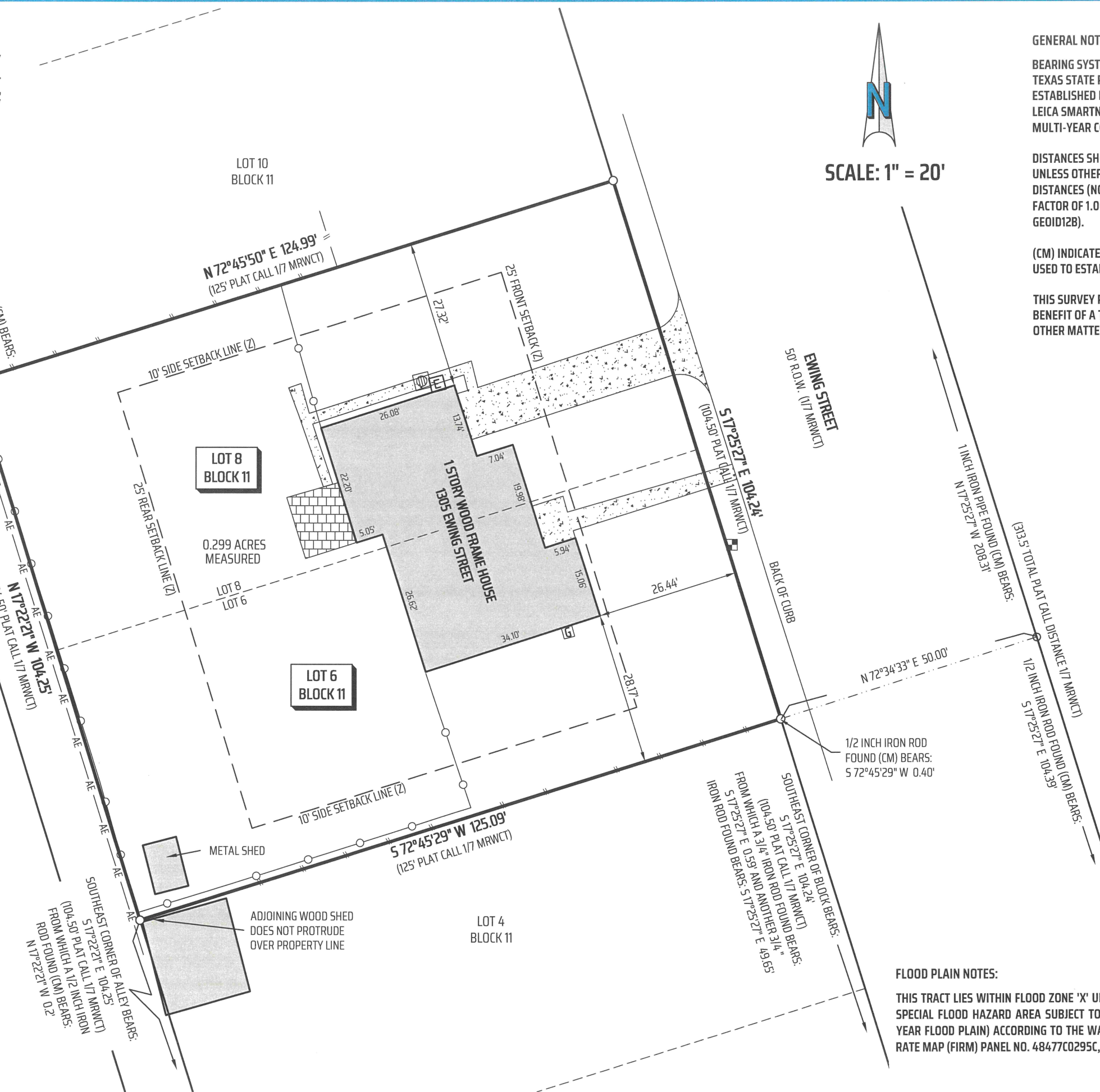
CONCRETE

 1/2 INCH IRON ROD WITH BLUE CAP STAMPED "KERR SURVEYING" SET

TSPS STANDARD LAND SURVEY PLAT
 OF
LOTS 6 AND 8, BLOCK 11
WASHINGTON TERRACE
 VOLUME 1, PAGE 7 MRWCT
 ARRABELLA HARRINGTON LEAGUE, A-55
 BRENHAM, WASHINGTON COUNTY, TEXAS


 SCALE: 1 INCH = 20 FEET
 SURVEY DATE: 06-24-2021 | PLAT DATE: 07-26-2021
 JOB NUMBER: 21-442 | CAD NAME: 21-442
 POINT FILE: 21-442 (job)
 DRAWN BY: NLBW CHECKED BY: NPK
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"



FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WASHINGTON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48477C0295C, EFFECTIVE DATE: 08-16-2011.