30 0 30 60 90

GRAPHIC SCALE – FEET

COUNTRY PLACE NORTHWEST SUBDIVISION

PLAT CABINET FILE SLIDE NO.'S 208B, 209A AND 209B
PLAT RECORDS OF WASHINGTON COUNTY, TEXAS

SCALE: 1" = 30'

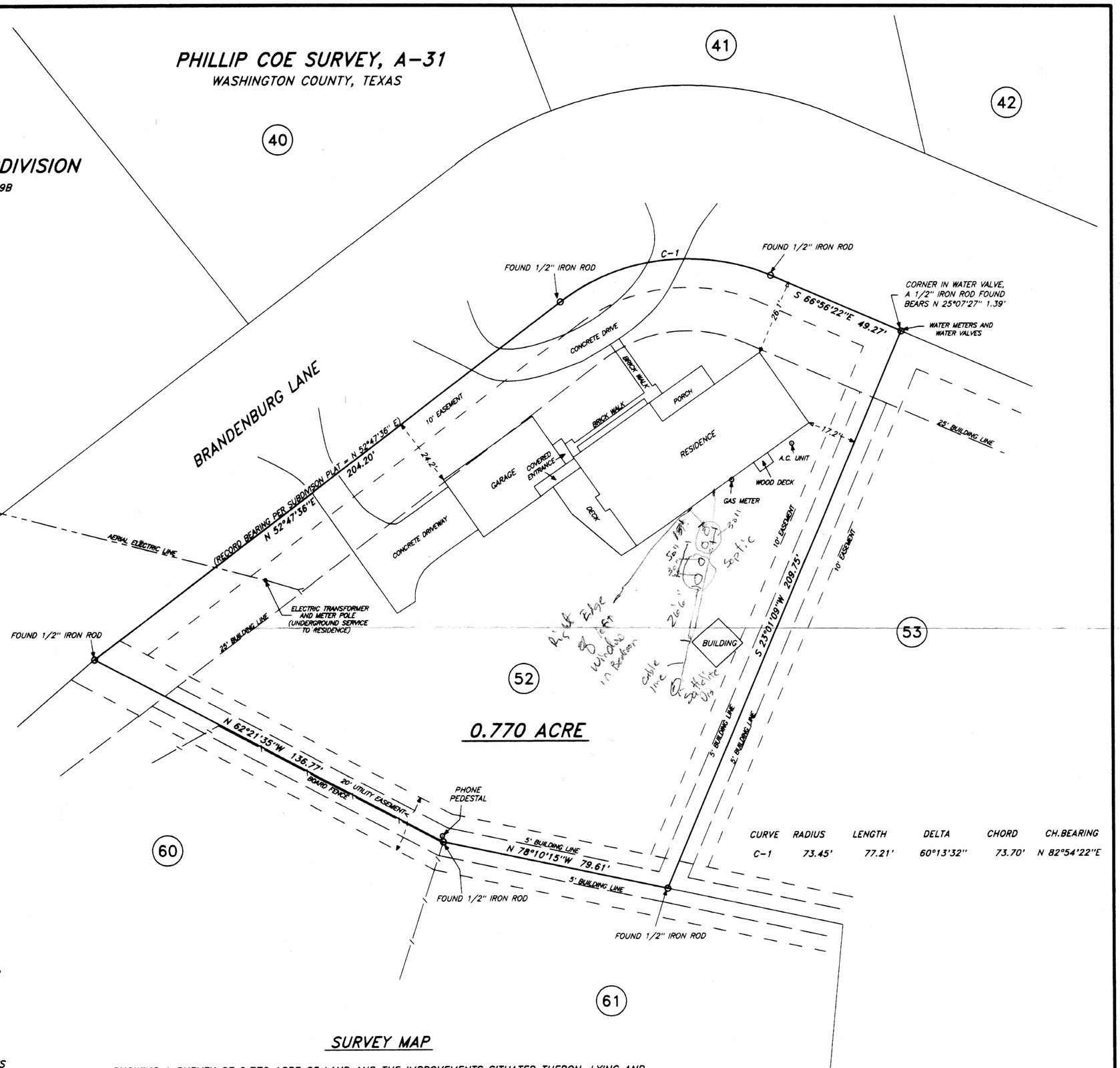
PROPOSED BORROWERS: SIDNEY DAVID WEINMAN AND WIFE, MARY G. WEINMAN

PROPERTY ADDRESS: 3005 BRANDENBURG LANE
BRENHAM, TEXAS 77833

NOTES:

THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH STONE ABSTRACT COMPANY (TICOR TITLE INSURANCE COMPANY) TITLE COMMITMENT GF NO. OR FILE NO. 01-018, DATED EFFECTIVE MARCH 5, 2001. TITLE COMMITMENT GF. NO. OR FILE NO. 01-018 LIST THE FOLLOWING EASEMENTS:

1. SUCH EASEMENTS AND/OR BUILDING LINES AS SHOWN ON PLAT AND/OR SET FORTH IN PLAT CABINET NOS. 208B, 209A, AND 209B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, AND IN VOLUME 457, PAGE 407, VOLUME 477, PAGE 404, VOLUME 407, PAGE 605, AND IN VOLUME 507, PAGE 589, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
2. DEDICATION OF AN UNOBSTRUCED AERIAL EASEMENT, 5 FEET WIDE, FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO ALL EASEMENTS AND STREETS, AS REFLECTED ON THE RECORDED SURVEY PLAT.
3. A 10 FOOT UTILITY ESEMENT ON EACH SIDE OF ALL PROPERTY LINES, ALSO ADDITIONAL EASEMENT FOR GUY/ANCHOR WHERE NECESSARY, AS SET FORTH IN EASEMENT TO BLUEBONNET ELECTRIC COOPERATIVE, INC., DATED JANUARY 12, 1984, AS RECORDED IN VOLUME 464, PAGE 214, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND AS REFLECTED ON THE RECORDED SUBDIVISION PLAT.
4. SUBJECT TO EASEMENTS, BUILDING LINES, COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO COUNTRY PLACE NORTHWEST SUBDIVISION.



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	73.45'	77.21'	60°13'32"	73.70'	N 82°54'22"E

"SPECIAL CERTIFICATION"

THE STATE OF TEXAS

COUNTY OF WASHINGTON

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE GUARANTY COMPANIES:

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 0.770 ACRE OF LAND AND THE IMPROVEMENTS SITUATED THEREON IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION AND THAT THE PROPERTY LEGALLY DESCRIBED HEREON HAS NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN OR STATED HEREON, AND EXCEPT AS SAME MAY EXIST ON OR UNDER THE GROUND THAT WAS NOT VISIBLE OR LOCATABLE UNDER NORMAL SURVEYING PROCEDURES, AND THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY EXISTING OR RECORDED EASEMENTS THAT WE MAY NOT BE AWARE OF THAT MAY BE OF RECORD THAT MAY NOT BE SHOWN ON THIS MAP, ALSO SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS STATED OR SHOWN HEREON.

DATED THIS THE 30TH DAY OF MARCH, 2001, A.D.

STATE OF TEXAS REGISTERED JON E. HODDE 5197 PROFESSIONAL LAND SURVEYOR

JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST HORTON STREET
BRENHAM, TEXAS 77833
(979)-836-5681

W. O. NO. 4252
(4252PLAT-LY1)
(WEIN4252.CRD)

SURVEY MAP

SHOWING A SURVEY OF 0.770 ACRE OF LAND AND THE IMPROVEMENTS SITUATED THERON, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE PHILLIP COE SURVEY, A-31, BEING LOT 52 OF COUNTRY PLACE NORTHWEST SUBDIVISION, A MAP OR PLAT OF SAID SUBDIVISION BEING OF RECORD IN PLAT CABINET FILE SLIDE NO.'S 208B, 209A, AND 209B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, OR BEING THE SAME LAND CONVEYED IN THE DEED FROM RICHARD C. VANSTON, ET UX, TO WELDON E. CHOLLETT, ET UX, DATED MAY 17, 1995, AS RECORDED IN VOLUME 782, PAGE 842, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

NOTE:

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, F.I.A., COMMUNITY PANEL NO. 481188 0006A, EFFECTIVE DATE MAY 24, 1977, WASHINGTON COUNTY, TEXAS.