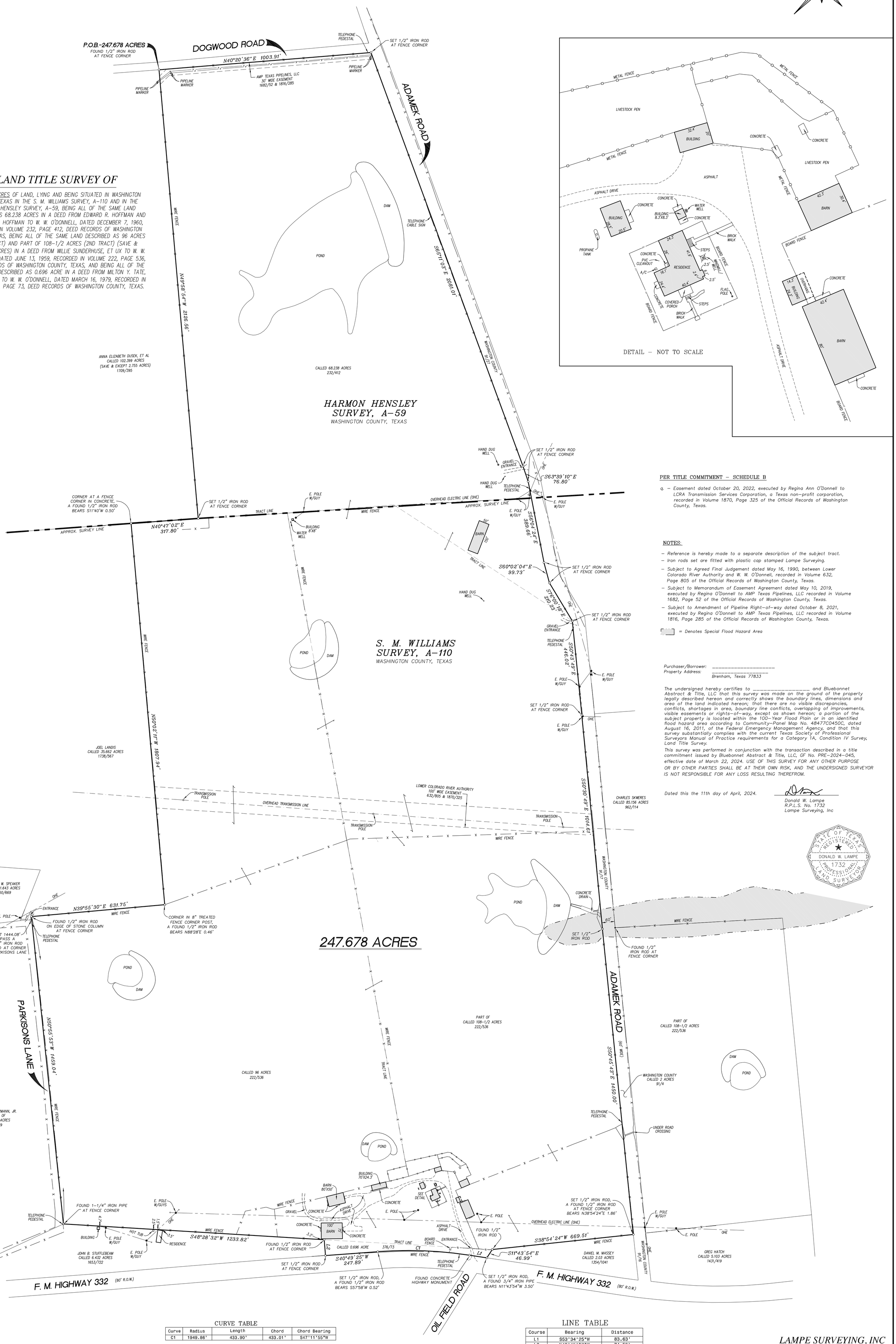
200 0 200 400 600

GRAPHIC SCALE – FEET

Bearings are based on the Texas Coordinate System of 1983–Central Zone as obtained by GPS observations.

LAND TITLE SURVEY OF

247.678 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS IN THE S. M. WILLIAMS SURVEY, A–110 AND IN THE HARMON HENSLEY SURVEY, A–59, BEING ALL OF THE SAME LAND DESCRIBED AS 68.238 ACRES IN A DEED FROM EDWARD R. HOFFMAN AND VIVAIN JULIA HOFFMAN TO W. W. O'DONNELL, DATED DECEMBER 7, 1960, RECORDED IN VOLUME 232, PAGE 412, DEED RECORDS OF WASHINGTON COUNTY, TEXAS, BEING ALL OF THE SAME LAND DESCRIBED AS 96 ACRES (1ST TRACT) AND PART OF 108–1/2 ACRES (2ND TRACT) (SAVE & EXCEPT 2 ACRES) IN A DEED FROM WILLIE SUNDERHUSE, ET UX TO W. W. O'DONNELL, DATED JUNE 13, 1959, RECORDED IN VOLUME 222, PAGE 536, DEED RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING ALL OF THE SAME LAND DESCRIBED AS 0.696 ACRE IN A DEED FROM MILTON Y. TATE, JR., TRUSTEE TO W. W. O'DONNELL, DATED MARCH 16, 1979, RECORDED IN VOLUME 376, PAGE 73, DEED RECORDS OF WASHINGTON COUNTY, TEXAS.



PER TITLE COMMITMENT – SCHEDULE B

q. – Easement dated October 20, 2022, executed by Regina Ann O'Donnell to LCRA Transmission Services Corporation, a Texas non–profit corporation, recorded in Volume 1870, Page 325 of the Official Records of Washington County, Texas.

NOTES:

- Reference is hereby made to a separate description of the subject tract.
- Iron rods set are fitted with plastic cap stamped Lampe Surveying.
- Subject to Agreed Final Judgement dated May 16, 1990, between Lower Colorado River Authority and W. W. O'Donnell, recorded in Volume 632, Page 805 of the Official Records of Washington County, Texas.
- Subject to Memorandum of Easement Agreement dated May 10, 2019, executed by Regina O'Donnell to AMP Texas Pipelines, LLC recorded in Volume 1682, Page 52 of the Official Records of Washington County, Texas.
- Subject to Amendment of Pipeline Right–of–way dated October 8, 2021, executed by Regina O'Donnell to AMP Texas Pipelines, LLC recorded in Volume 1816, Page 285 of the Official Records of Washington County, Texas.

= Denotes Special Flood Hazard Area

Purchaser/Borrower: _____

Property Address: _____
Brenham, Texas 77833

The undersigned hereby certifies to _____ and Bluebonnet Abstract & Title, LLC that this survey was made on the ground of the property legally described hereon and correctly shows the boundary lines, dimensions and area of the land indicated hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, visible easements or rights–of–way, except as shown hereon; a portion of the subject property is located within the 100–Year Flood Plain or in an identified flood hazard area according to Community–Panel Map No. 48477C0450C, dated August 16, 2011, of the Federal Emergency Management Agency, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition IV Survey, Land Title Survey.

This survey was performed in conjunction with the transaction described in a title commitment issued by Bluebonnet Abstract & Title, LLC, GF No. PRE–2024–045, effective date of March 22, 2024. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK, AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Dated this the 11th day of April, 2024.

Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc

STATE OF TEXAS REGISTERED DONALD W. LAMPE 1732 PROFESSIONAL LAND SURVEYOR

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bearing
C1	1949.86'	433.90'	433.01'	S47°11'55"W

LINE TABLE

Course	Bearing	Distance
L1	S53°34'25"W	83.63'
L2	N49°45'07"W	74.59'

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
1408 WEST MAIN STREET
P. O. BOX 2037
BRENHAM, TEXAS 77834
(979) 836–6677
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