

em = electrical meter
 sm = water meter
 w = wood fence
 wst = electric post
 BE = existing line
 UE = utility easement
 tbbx = electric transformer box
 cd = concrete drive
 st = sidewalk
 p = porch
 oc = air conditioner well
 gm = gas meter
 sp = light pole

Scale 1" = 30'

The subject tract/lot shown herein does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 4847700319C, effective date August 15, 2011.

The following setback lines and/or utility easements shown herein per the recorded plat of Springcreek Village Subdivision (Plot Cabinet File No. 472B, P.R.W.C.) (Replat of a Portion of Springcreek Village Subdivision recorded in Plot Cabinet File No. 542A, P.R.W.C.) and the Easements and Restrictions of Springcreek Village Subdivision (recorded in 1180/200, D.R.W.C.).

The tract shown herein may be subject to the following items:
 1) Easement granted to Texas Power & Light Company, recorded in 104/84 D.R.W.C. & 122/113 D.R.W.C.
 2) Easement recorded in 102/441 D.R.W.C.
 3) Easement granted to the City of Brenham, recorded in 373/47 D.R.W.C.
 4) Easement granted to Clandonnet Electric Corporation, Inc., recorded in 1110/730 D.R.W.C.

Springcreek Village Subdivision
 Plot Cabinet File No. 472B
 Plat Records of Washington County, Texas
 (Replat of a Portion of Springcreek Village Subdivision)
 Plot Cabinet File No. 542A
 Plat Records of Washington County, Texas

Hixie Subdivision
 Plot Cabinet File No. 828B
 Plat Records of Washington County, Texas

Area of Subject Tract:
0.208 Ac.
 Address of Subject Tract:
 2805 Weeping Willow Circle
 Brenham, Texas 77833

MORTGAGEE: CITIZENS STATE BANK, N.A., ISAQA/ATIMA
 MORTGAGOR: BLAKE CLODFELTER
 EMILY CLODFELTER

The Eberly Investments, LLC, Blake Clodfelter and Emily Clodfelter, Citizens State Bank, N.A., ISAQA/ATIMA, and Washington County Abstract Company, OF No. 190028.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on September 25, 2019, on the ground of the property legally described herein, and is correct, and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown herein, and said property has access to and from a dedicated roadway, except as shown herein.



Michael J. Blakey
 Registered Professional Land Surveyor No. 29225

W.D. 4201B-2025

Being an improvement survey of Lot 47 of Springcreek Village Subdivision (plat recorded in Plot Cabinet File No. 472B of the Plat Records of Washington County, Texas) (Replat of a Portion of Springcreek Village Subdivision recorded in Plot Cabinet File No. 542A of the Plat Records of Washington County, Texas), situated in Washington County, Texas, being out of the Isaac Lee Survey, Abstract No. 77, in the City of Brenham, and being the property described as Tract One in that deed dated September 27, 2017, from Country Community Spring Creek Village, L.P. to Eberly Investments, LLC, recorded in Volume 1602, Page 576, Official Records of Washington County, Texas.

Eberly Investments, LLC

Blakey Land Surveying

RPLS 4052 RPLS 6836

2222 Wilkins Avenue
 Houston, Texas 77056

(979) 299-2700