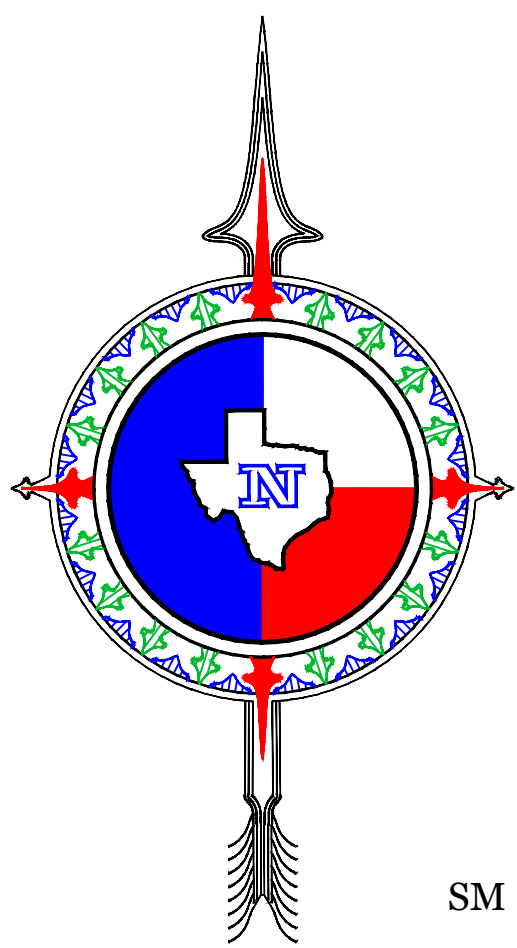


BOUNDARY & IMPROVEMENT SURVEY PLAT

OF LOT 3B

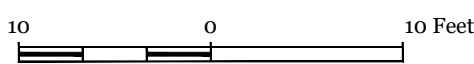
PECAN STREET SUBDIVISION REPLAT
PLAT CAB. No. 726A, P.R.W.C.T.

IN THE CITY OF BRENHAM
ARRABELLA HARRINGTON LEAGUE, A-55
WASHINGTON COUNTY, TEXAS



SM

SCALE: 1" = 10'

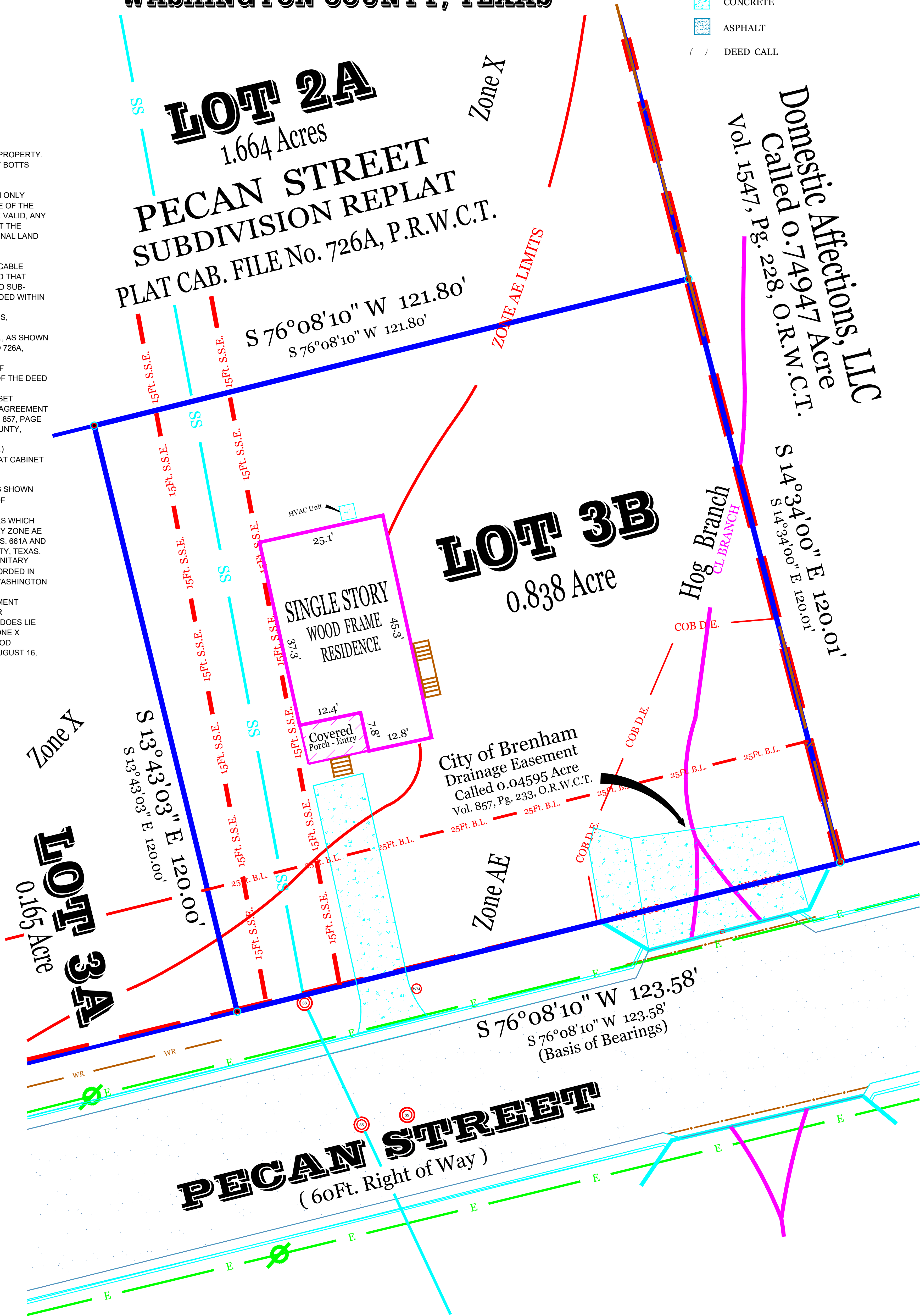


LEGEND

- 1/2" IRON ROD FOUND
- ⊙ WATER METER
- ⊙ SANITARY SEWER
- E—E— OVERHEAD POWER LINE
- ⊙ POWER POLE
- ⊠ CHISELED SQUARE IN TOP C. L. OF NORTHWEST HEADWALL ON PECAN ST. SITE T.B.M. = 292.07' (NAVD - 88)
- X-X- BARBED & WIRE FENCE
- ▨ CONCRETE
- ▨ ASPHALT
- () DEED CALL

NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY BOTTS TITLE COMPANY, UNDER G. F. NO. WA-20-391, ISSUED SEPTEMBER 16, 2020.
3. THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID. ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
4. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
5. SUBJECT TO THOSE CERTAIN COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, BUILDING LINES AND RESTRICTIONS APPLICABLE TO PECAN STREET SUBD., AS SHOWN ON PLAT RECORDED IN PLAT CABINET NOS. 661A AND 726A, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
6. SUBJECT TO THAT CERTAIN EASEMENT TO THE CITY OF BRENHAM AS RECORDED IN VOLUME 164, PAGE 545 OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
7. SUBJECT TO THAT CERTAIN DRAINAGE EASEMENT AS SET FORTH IN COMPROMISE SETTLEMENT AND RELEASE AGREEMENT TO THE CITY OF BRENHAM AS RECORDED IN VOLUME 857, PAGE 233 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. (SHOWN).
8. SUBJECT TO THAT CERTAIN TWENTY-FIVE FOOT (25 FT.) BUILDING LINE AS SHOWN ON PLAT RECORDED IN PLAT CABINET FILE NOS. 661A AND 726A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
9. SUBJECT TO THAT TEN FOOT (10 FT.) BUILDING LINE AS SHOWN ON PLAT CABINET NO. 661A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
10. SUBJECT TO ANY RIGHTS, CLAIMS OR OTHER MATTERS WHICH MAY EXIST OR ARISE BY VIRTUE OF FLOOD BOUNDARY ZONE AE AS SHOWN ON PLAT RECORDED IN PLAT CABINET NOS. 661A AND 726A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
11. SUBJECT TO THAT CERTAIN FIFTEEN FOOT (15 FT.) SANITARY SEWER UTILITY EASEMENT AS SHOWN ON PLAT RECORDED IN PLAT CABINET NO. 726A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
12. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FOR WASHINGTON COUNTY, TEXAS, THE SUBJECT TRACT DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AND ZONE AE AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48477C0295C, DATED AUGUST 16, 2011.



I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN AND/OR NOTED HEREON.

DIGITAL PDF COPY OF THE FINAL BOUNDARY & IMPROVEMENT SURVEY FOR EXHIBIT PURPOSES ONLY NOT FOR RECORDATION PURPOSES

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4361

A-SURVEY, INC.
"THE MASTERS OF MEASUREMENT"

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4ASURVEY@GMAIL.COM
4ASURVEY.COM
T.B.P.L.S. FIRM REG. LIC. No. 10076700
PROJECT No.: 20216A

TITLE Co.: BOTTS TITLE Co.	GF No.: WA-20-391
MORTGAGE Co.: GUARDIAN MORTGAGE, a Division of Sunflower Bank, N.A.	
BORROWERS: TYLER DAVIS and KARLIE DAVIS	
ADDRESS: 511 PECAN STREET, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS	