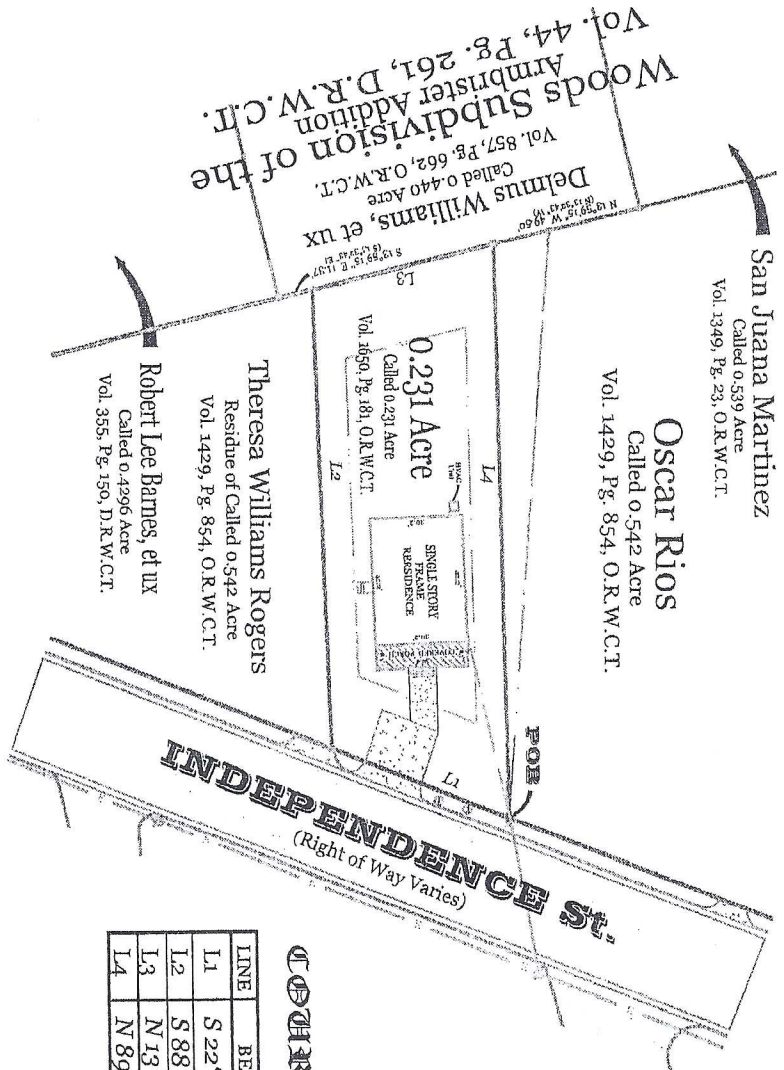


**BOUNDARY & IMPROVEMENT
SURVEY PLAT
OF
0.231 Acre
IN THE
CITY OF BRENHAM
A. HARRINGTON SURVEY, A-55
WASHINGTON COUNTY, TEXAS**

LEGEND

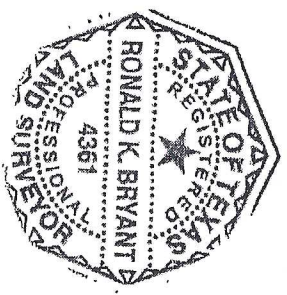
- OLD SPIKE FOUND
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 2" IRON PIPE FOUND
- OLD RR TIE POST FOUND
- WATER METER
- OVERHEAD POWER LINES
- POWER POLE
- GUY WIRE
- BARBED WIRE FENCE
- BOARD FENCE
- ASPHALT
- CONCRETE
- () DEED CALL



BOUNDARY & IMPROVEMENT SURVEY PLAT

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 22°00'00" W	62.77'	S 22°00'00" W	62.77'
L2	S 88°09'29" W	151.31'	S 88°09'29" W	151.31'
L3	N 13°59'15" W	61.68'	N 13°59'15" W	61.68'
L4	N 89°01'45" E	189.68'	N 89°01'45" E	189.68'

- 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.E. NO. WA-19-232, ISSUED JULY 23, 2019.
 3. THIS SURVEY IS MADE FROM THE ORIGINAL SURVEY RECORDS 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, EMBODIMENTS, CONDITIONS, RESTRICTIONS, AND ANY AND ALL ADJUTANT RECORDS THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL, NO SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
 5. FOR REFERENCE REFER TO METERS AND BOUNDS DESCRIPTION PREPARED BY CASWELL, INC., INDEPENDENT MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FOR WASHINGTON COUNTY, TEXAS. THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X, AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 184770202C, EFFECTIVE DATE: AUGUST 16, 2011.
 6. THIS SURVEY IS SUBJECT TO THE SURVEYOR'S LIABILITY INSURANCE POLICY.



I HEREBY STATE THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING AND THE PROFESSIONAL LAND SURVEYOR ACT, AND THAT NO UNLAWFUL OR UNETHICAL PRACTICES WERE ENGAGED IN, EXCEPT AS SHOWN THEREON.

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

7-26-2019

A-SURVEY, INC.
THE MASTERS OF MEASUREMENT™
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4ASURVEY@GMAIL.COM
T.B.P.L.S. FIRM REG. IJC. NO. 10076700
PROJECT NO.: 192006AR

TITLE CO.: BOTTS TITLE COMPANY	GF No.: WA-19-232
MORTGAGE Co.: UNITED WHOLESALB MORTGAGE	
PURCHASER: JAMES NEWBERRY	
ADDRESS: 913 INDEPENDENCE ST., CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS	

METES AND BOUNDS
DESCRIPTION
OF
0.231 ACRE
CITY OF BRENHAM
A. HARRINGTON SURVEY, ABSTRACT 55
WASHINGTON COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 0.231 acre of land, more or less, in the A. Harrington Survey, Abstract 55, Washington County, Texas, same being all that certain called 0.231 acre parcel as described by instrument recorded in Volume 1650, Page 181 of the Official Records of Washington County, Texas, said 0.231 acre tract being more particularly described by metes and bounds, as follows, to wit:

BEGINNING at a 5/8 inch iron rod found for corner, same being the POINT OF BEGINNING and most northerly northeast corner of the tract herein described, same being the most southerly southeast corner of that certain called 0.542 acre parcel as described by instrument recorded in Volume 1429, Page 854 of the Official Records of Washington County, Texas, and same being in the northwesterly right-of-way line of Independence St. (Right-of-Way Varies);

THENCE, with said common line and said northwesterly right-of-way line of Independence St., South 22 degrees 00 minutes 00 seconds West, a distance of 62.77 feet (called South 22 degrees 00 minutes 00 seconds West, 62.77 feet) (Basis of Bearings) to a 2 inch iron pipe found for corner, same being the most northerly northeast corner of that certain called 0.542 acre parcel as described by instrument recorded in Volume 1429, Page 854 of the Official Records of Washington County, Texas, and same being the most southerly southeast corner of the tract herein described;

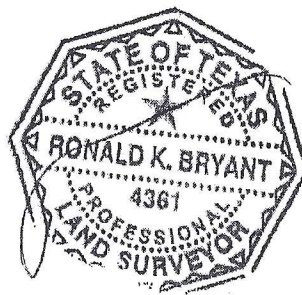
THENCE, departing said northwesterly right-of-way line of Independence St. and with said common line, South 88 degrees 09 minutes 29 seconds West, a distance of 151.31 feet (called South 88 degrees 09 minutes 29 seconds West, 151.31 feet) to an old spike found for corner, same being the most northerly northwest corner of the residue of said called 0.542 acre parcel, same being in the northeasterly line of that certain called 0.440 acre parcel as described by instrument recorded in Volume 857, Page 662 of the Official Records of Washington County, Texas, and same being the most southerly southwest corner of the tract herein described;

THENCE, with said common line, North 13 degrees 59 minutes 15 seconds West, a distance of 61.68 feet (called North 13 degrees 59 minutes 15 seconds West, 61.68 feet) to an old railroad tie post found for corner, same being in the northeasterly line of said called 0.440 acre parcel, same being the most northerly northwest corner of the aforementioned Lot No. 2, and same being the most northerly northwest corner of the tract herein described;

THENCE, with said common line, North 89 degrees 01 minute 45 seconds East, a distance of 189.68 feet (called North 89 degrees 01 minute 45 seconds East, 189.68 feet) to the POINT OF BEGINNING of the tract herein described and containing 0.231 acre of land, more or less. For Reference Refer to Boundary and Improvement Survey Plat, Prepared by A-Survey, Inc., July 26, 2019.

PROJECT NO. 19200A
JULY 26, 2019

:COMPILED BY:



19 N. Miller Bellville, Texas 77418

1-979-865-8111 1-800-427-8783

T.B.P.L.S. Firm Reg./Lic. No. 10076700