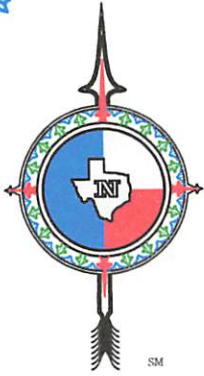


BOUNDARY & IMPROVEMENTS SURVEY PLAT OF 0.561 Acre

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

LEGEND

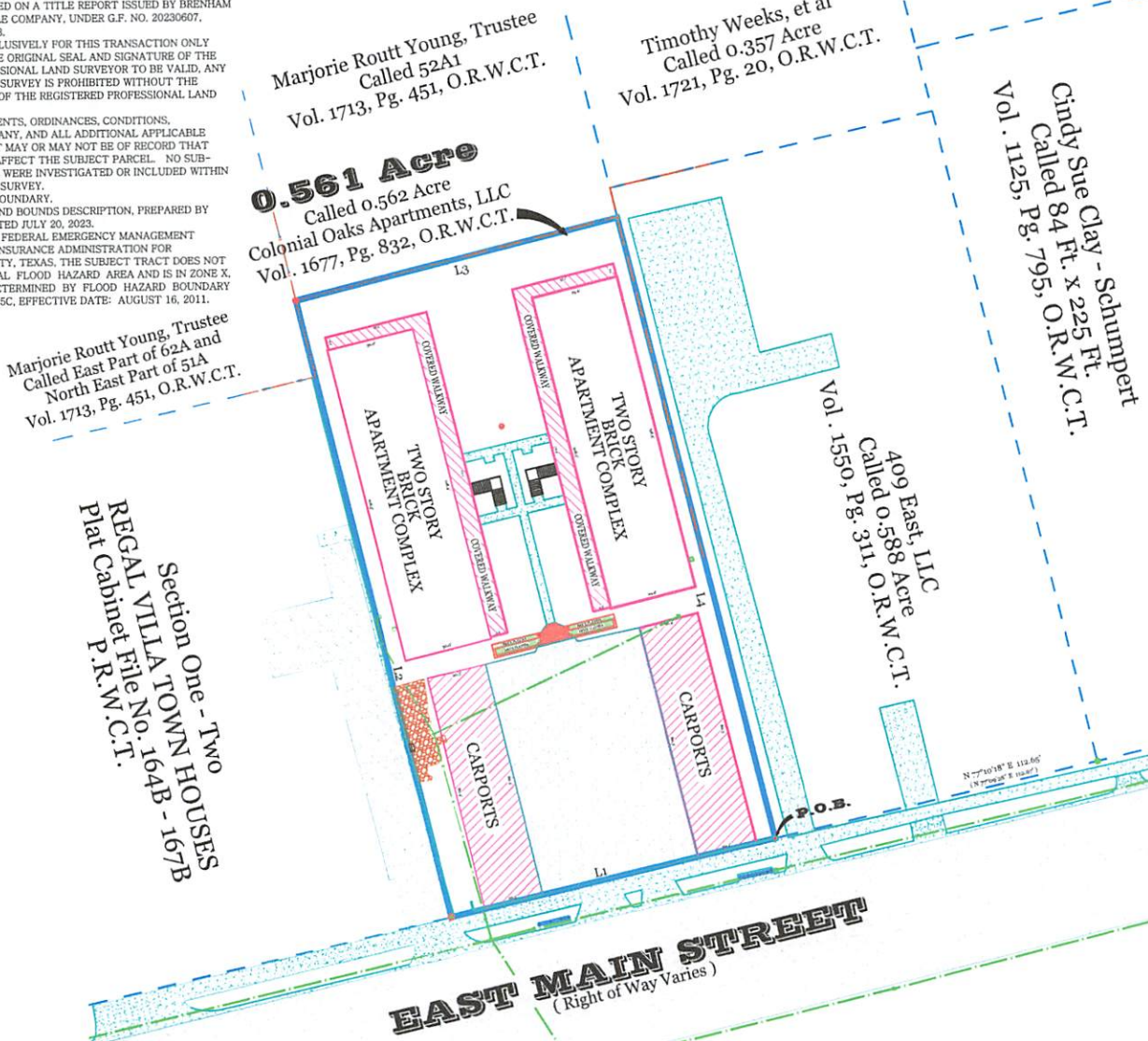
- TELEPHONE PEDESTAL
- POWER POLE
- OVERHEAD POWER LINE
- - - CHAIN LINK FENCE
- LIGHT POLE
- WATER METER
- CONCRETE
- ASPHALT
- 3" in CONCRETE FOUND
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 8" x 8" BLOCK FOUND
- () DEED CALL



SCALE: 1" = 20'
20 Feet 20 Feet

NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY BRENHAM ABSTRACT AND TITLE COMPANY, UNDER G.F. NO. 20230607, ISSUED JULY 14, 2023.
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. FENCES MEANDER BOUNDARY.
6. REFER TO METES AND BOUNDS DESCRIPTION, PREPARED BY A-SURVEY, INC. DATED JULY 20, 2023.
7. ACCORDING TO THE FEDERAL EMERGENCY 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. 48477C0295C, EFFECTIVE DATE: AUGUST 16, 2011.



COURSE & DISTANCE TABLE

LINE	FOUND		CALLED	
	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 77°00'00" W	113.20'	S 77°00'00" W <small>(Basis of Bearings)</small>	113.20'
L2	N 13°33'22" W	215.38'	N 13°21'00" W	216.01'
L3	N 76°08'39" E	112.83'	N 76°25'00" E	113.00'
L4	S 13°39'11" E	217.07'	S 13°23'00" E	217.15'



I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULT 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.

7-20-2023

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

A-SURVEY, Inc.
THE MASTERS OF MEASUREMENT™

19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY
4ASURVEY.COM
4ASURVEY@GMAIL.COM
T.B.P.E.L.S. FIRM REG. LIC. No. 10076700
PROJECT No.: 23184A

TITLE Co.: BRENHAM ABSTRACT & TITLE Co.	G.F. No. 20230607
MORTGAGE Co.: THIRD COAST BANK	
BORROWER: ARK OF FUND, LLC	
ADDRESS: 401 / 403 EAST MAIN STREET, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS	