

100 0 100 200 300

GRAPHIC SCALE - FEET



SCALE: 1" = 100'

**SANFORD WOODWARD
SURVEY A-112
WASHINGTON COUNTY, TEXAS**

GLENNIS M. TOLLUNAY AND
SPOUSE, ZEKI ALI TOLLUNAY
CALLED 27.29 ACRES
VOL. 1469, PAGE 997
(ORWCT)

JAMES A. ANTKOWIAK
CALLED 1.000 ACRE
VOL. 1102, PAGE 568
(ORWCT)

JAMES A. ANTKOWIAK
CALLED 0.1527 ACRE
VOL. 1299, PAGE 301
(ORWCT)

PLACE OF BEGINNING
FOUND 1/2" IRON ROD
WITH ID. CAP (RPLS 2183)
AT AN 8" TREATED FENCE
CORNER POST

HERMAN L. GARDNER III
AND AMY R. GARDNER
CALLED 3.000 ACRES
(TRACT 4A)
VOL. 1459, PAGE 376
(ORWCT)

HERMAN L. GARDNER III
AND AMY R. GARDNER
CALLED 5.000 ACRES
VOL. 1456, PAGE 464
(ORWCT)

AT 289.21' PASS A
5/8" IRON ROD
FOUND NEAR A 7"
CEDAR FENCE POST

HERMAN L. GARDNER III
AND AMY R. GARDNER
CALLED 2.000 ACRES
(TRACT 4B)
VOL. 1459, PAGE 376
(ORWCT)

FOUND 5/8" IRON
ROD AT A 7" CEDAR
FENCE POST

SET 5/8" IRON ROD
WITH ID. CAP (HODDE &
HODDE LAND SURVEYING)
AT A 7" CEDAR FENCE
CORNER POST

30' WIDE ACCESS EASEMENT
HERMAN L. GARDNER, III
AND AMY R. GARDNER
VOL. 1496, PAGE 248
(ORWCT)

17.119 ACRES
INCLUDING A 0.033 ACRE
FENCE ENCROACHMENT AREA
AS SHOWN HEREON

PART OF
ROCKIES CREEK INVESTMENTS, LLC
CALLED 51.65 ACRES
VOL. 1738, PAGE 962
(ORWCT)

ROCKIES CREEK INVESTMENTS, LLC
RESIDUE OF ORIGINAL TRACT
CALLED 51.65 ACRES
VOL. 1738, PAGE 962
(ORWCT)

SURVEY MAP

SHOWING A SURVEY OF 17.119 ACRES OF LAND AND THE IMPROVEMENTS SITUATED THEREON, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE SANFORD WOODWARD SURVEY, A-112, BEING PART OF THE SAME LAND DESCRIBED AS 51.65 ACRES IN THE DEED FROM JAMES F. ARENS, BY AND THROUGH HIS ATTORNEY-IN-FACT ANN GARDNER ARENS, AND WIFE, ANN G. ARENS TO ROCKIES CREEK INVESTMENTS, LLC, DATED SEPTEMBER 10, 2020, AS RECORDED IN VOLUME 1738, PAGE 962, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

PROPOSED BORROWER: JOHN ERIC BUDGE AND
RHONDA ZOE BUDGE

LEGEND

- ⚡ ELECTRIC POLE
- GUY ANCHOR
- AE — AERIAL ELECTRIC LINES
- X — BARBED WIRE FENCE
- # — MESH WIRE FENCE
- // — BOARD FENCE
- - - - EDGE OF GRAVEL
- - - - - EDGE OF ASPHALT

LINE TABLE

NUM	BEARING	DISTANCE
L1	N 7°03'44" W	57.30'
L2	N 18°34'39" W	26.54'

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, CENTRAL ZONE 4203, US SURVEY FEET. DISTANCES SHOWN ARE GROUND DISTANCES. CONVERGENCE ANGLE AT N: 10,020.223.12 - E: 3,559,743.96 IS 2'-03"-27.37", COMBINED SCALE FACTOR IS 0.99999431, PER AN NGS OPUS SOLUTION.
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0475D, MAP REVISED MAY 16, 2019, WASHINGTON COUNTY, TEXAS.
3. THERE WAS A SEPARATE METES AND BOUNDS DESCRIPTION PREPARED IN CONJUNCTION WITH THIS SURVEY MAP.
4. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BRENHAM ABSTRACT & TITLE COMPANY (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY) TITLE COMMITMENT C.F. NO. 20201009, EFFECTIVE DATE OCTOBER 23, 2020, 8:00 AM, ISSUED OCTOBER 30, 2020, 10:25 AM.
5. SUBJECT TO EASEMENT DATED SEPTEMBER 18, 2014, EXECUTED BY ANN G. ARENS TO BLUEBONNET ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 1497, PAGE 104, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. (NOT PLOTTABLE)

6. SUBJECT TO EASEMENT DATED AUGUST 28, 2014, EXECUTED BY ANN GARDNER ARENS AND JAMES F. ARENS TO BLUEBONNET ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 1490, PAGE 933, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. (NOT PLOTTABLE)
7. SUBJECT TO EASEMENT DATED AUGUST 28, 2014, EXECUTED BY ANN GARDNER ARENS AND JAMES F. ARENS TO BLUEBONNET ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 1490, PAGE 955, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. (NOT PLOTTABLE)
8. SUBJECT TO EASEMENT DATED JUNE 25, 2014, EXECUTED BY JAMES F. ARENS TO BLUEBONNET ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 1490, PAGE 973, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. (NOT PLOTTABLE)
9. EASEMENT DATED DECEMBER 02, 1925, EXECUTED BY WM. SCHLECHTE, ET UX TO TEXAS PUBLIC UTILITIES COMPANY, AS RECORDED IN VOLUME 83, PAGE 436, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS LIES OUTSIDE OF THE BOUNDARIES OF THE SUBJECT TRACT AND IS NOT APPLICABLE.
10. (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 17.119 ACRES OF LAND AND THE IMPROVEMENTS SITUATED THEREON IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 11TH DAY OF NOVEMBER, 2020, A.D.



JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENHAM, TEXAS 77833
(979)-836-5681
TBPE&LS SURVEY FIRM REG. NO. 10018800

W. O. NO. 7758 (BURCH7758SPC.DWG/MVIEW) REF: BURCH7758SPC.SURVEY

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