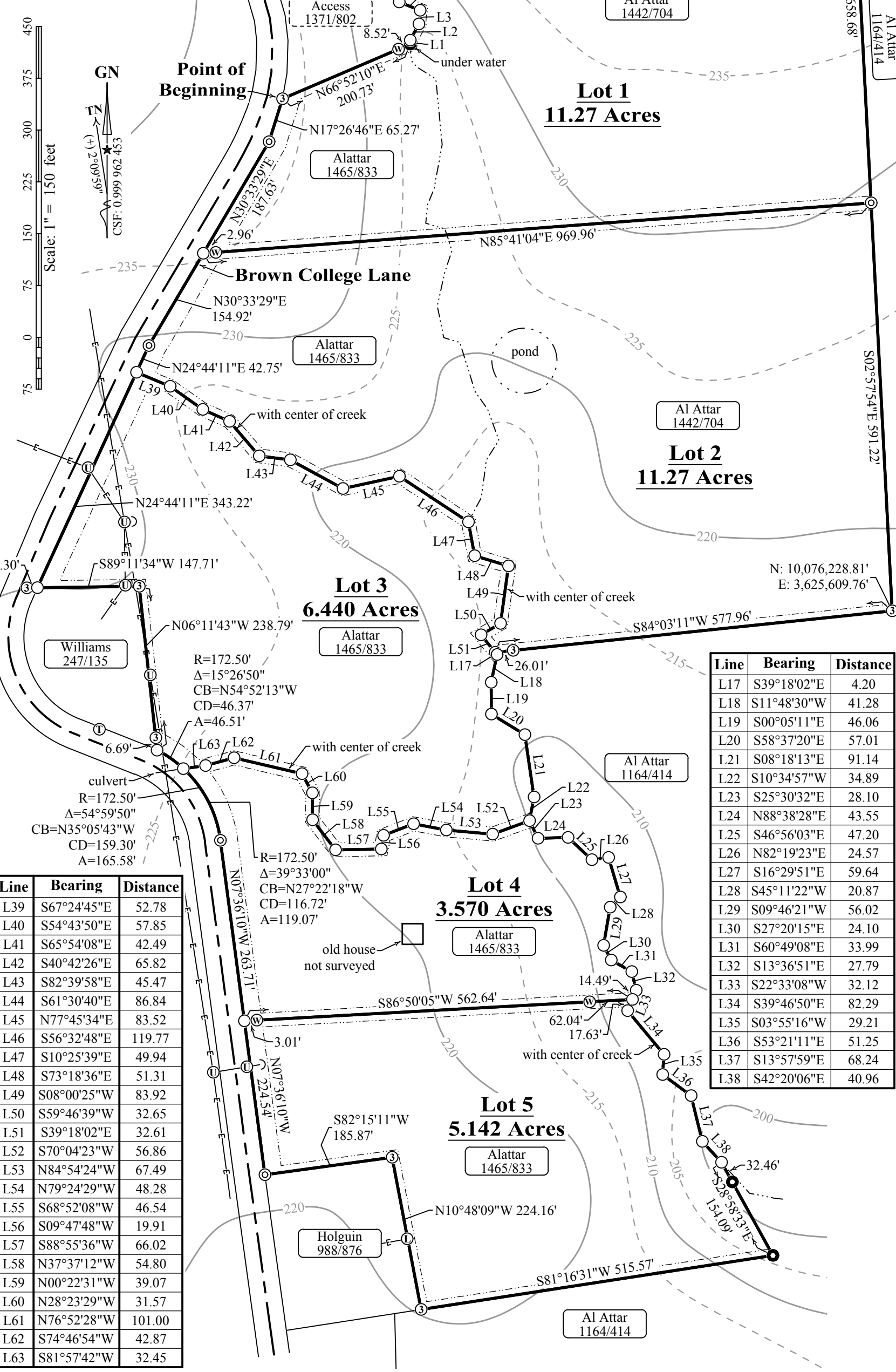


Line	Bearing	Distance
L1	N03°37'57"E	5.78
L2	N27°56'45"E	26.53
L3	N04°36'37"E	19.98
L4	N68°15'35"W	32.32
L5	N23°07'07"W	31.00
L6	N05°56'26"W	38.02
L7	N31°59'14"W	20.75
L8	N24°54'57"W	27.51
L9	S87°15'18"W	21.55
L10	N47°29'27"W	30.05
L11	N19°47'34"W	15.95
L12	N07°58'04"E	62.32
L13	N50°23'05"W	18.32
L14	N17°32'12"W	10.75
L15	N41°05'12"E	11.21
L16	N07°19'02"E	21.45



Line	Bearing	Distance
L39	S67°24'45"E	52.78
L40	S54°43'50"E	57.85
L41	S65°54'08"E	42.49
L42	S40°42'26"E	65.82
L43	S82°39'58"E	45.47
L44	S61°30'40"E	86.84
L45	N77°45'34"E	83.52
L46	S56°32'48"E	119.77
L47	S10°25'39"E	49.94
L48	S73°18'36"E	51.31
L49	S08°00'25"W	83.92
L50	S59°46'39"W	32.65
L51	S39°18'02"E	32.61
L52	S70°04'23"W	56.86
L53	N84°54'24"W	67.49
L54	N79°24'29"W	48.28
L55	S68°52'08"W	46.54
L56	S09°47'48"W	19.91
L57	S88°55'36"W	66.02
L58	N37°37'12"W	54.80
L59	N00°22'31"W	39.07
L60	N28°23'29"W	31.57
L61	N76°52'28"W	101.00
L62	S74°46'54"W	42.87
L63	S81°57'42"W	32.45

Line	Bearing	Distance
L17	S39°18'02"E	4.20
L18	S11°48'30"W	41.28
L19	S00°05'11"E	46.06
L20	S58°37'20"E	57.01
L21	S08°18'13"E	91.14
L22	S10°34'57"W	34.89
L23	S25°30'32"E	28.10
L24	N88°38'28"E	43.55
L25	S46°56'03"E	47.20
L26	N82°19'23"E	24.57
L27	S16°29'51"E	59.64
L28	S45°11'22"W	20.87
L29	S09°46'21"W	56.02
L30	S27°20'15"E	24.10
L31	S60°49'08"E	33.99
L32	S13°36'51"E	27.79
L33	S22°33'08"W	32.12
L34	S39°46'50"E	82.29
L35	S03°55'16"W	29.21
L36	S53°21'11"E	51.25
L37	S13°57'59"E	68.24
L38	S42°20'06"E	40.96

Legend

- Calculated point
- Found 3/4" iron pipe found (pinched)
- Found iron rod (under water)
- ③ Found 3/8" iron rod
- Capped 5/8" iron rod found (Hodde)
- Capped 5/8" iron rod set for corner
- Capped 5/8" iron rod set for witness
- Found large square iron stake
- ① Utility pole
- Guy wire
- ① Light pole
- ① Telephone pedestal
- WCDR Washington County Deed Records
- WCOPR Washington County Official Public Records
- Name/ID Vol/Pg Current deed, see Record Notes
- Name/ID Vol/Pg Historical deed, see Record Notes
- Name/ID Vol/Pg Easement deed, see Easement Notes
- Water course
- Building setback line
- Overhead electrical line

Field Notes Description

Field notes description of a 37.70 acre tract of land situated approximately 17.1 miles N72°E of Brenham, just north of Brown College, in Washington County, Texas; the same being: a portion of Abstract 46, William Gates, original grantee; all of that certain 17.926 acre tract of land conveyed to Farouk Al Attar by an instrument (1442/704) recorded in the Washington County Official Public Records (WCOPR); and, all of that certain 19.64 acre tract of land conveyed to Farouk Alattar by an instrument (1465/833 WCOPR); and, more particularly described by metes and bounds as follows:

The 37.70 acre tract begins at a 3/8 inch iron rod found on the east right-of-way of Brown College Lane (a County Road according to the Washington County Road Map, right-of-way varies) for the northwest corner of the said 19.64 acre Alattar tract and the most westerly, northwest corner hereof;

Thence, N66°52'10"E, 200.73 feet leaving Brown College Lane with the common line between the said 19.64 acre Alattar tract and that certain 1.594 acre tract of land conveyed to John E. Emmons et ux, Doreen L. by an instrument (1322/488 WCOPR, corrected by 1371/62 WCOPR) to an iron rod found (under water) in the middle of a creek on the west line of the said 17.926 acre Al Attar tract for the northeast corner of the said 19.64 acre Alattar tract, the same being an interior corner hereof, whence a capped 5/8 inch iron rod set for witness bears S66°52'10"W, 8.52 feet;

Thence, in a northerly direction, up the center of the said creek, with the common line between the said 17.926 acre Al Attar and 1.594 acre Emmons tract, as follows: **1)** N03°37'57"E, 5.78 feet; **2)** N27°56'45"E, 26.53 feet; **3)** N04°36'37"E, 19.98 feet; **4)** N68°15'35"W, 32.32 feet; **5)** N23°07'07"W, 31.00 feet; **6)** N05°56'26"W, 38.02 feet; **7)** N31°59'14"W, 20.75 feet; **8)** N24°45'57"W, 27.51 feet; **9)** S87°15'18"W, 21.55 feet; **10)** N47°29'27"W, 30.05 feet; **11)** N19°47'34"W, 15.95 feet; **12)** N07°58'04"E, 62.32 feet; **13)** N50°23'05"W, 18.32 feet; **14)** N17°32'12"W, 10.75 feet; **15)** N41°05'12"E, 11.21 feet; and, **16)** N07°19'02"E, 21.45 feet to a point for the northwest corner of the said 17.926 acre Al Attar tract, the same being the most northerly, northwest corner hereof, whence a large square iron stake found for witness bears S81°07'02"W, 17.28 feet;

Thence, N81°07'02"E, 392.52 feet with the common line between the said 17.926 acre Al Attar tract and those two certain one acre tracts of land conveyed to the said Emmons by instruments (1299/558 WCOPR & 1299/556 WCOPR) to a capped (Hodde) 5/8 inch iron rod found for the southeast corner of the same, the same being an angle point in the north line hereof;

Thence, N81°50'37"E, 351.26 feet with the common line between the said 17.926 acre Al Attar tract and that certain 3835.159 acre tract of land conveyed to Farouk Alattar, Trustee by an instrument (1164/414 WCOPR) to a 3/8 inch iron rod found for the northeast corner of the said 17.926 acre Al Attar tract and hereof;

Thence, S02°57'54"E, 1249.90 feet continuing with the common line between the said 17.926 acre Al Attar and 3835.159 acre Alattar tracts to a 3/8 inch iron rod found for the southeast of the said 17.926 Al Attar tract and hereof;

Thence, S84°03'11"W, 577.96 feet continuing with the common line between the said 17.926 acre Al Attar and 3835.159 acre Alattar tracts to a point in the center of the said creek on the east line of the said 19.64 acre Alattar tract for the southwest corner of the said 17.926 acre Al Attar tract, the same being an interior corner hereof, whence a 3/8 inch iron rod found for witness bears N84°03'11"E, 26.01 feet;

Thence, in a southerly direction, down the center of the said creek, with the common

line between the said 19.64 acre Alattar and 3835.159 acre Alattar tracts, as follows: **17)** S39°18'02"E, 4.20 feet; **18)** S11°48'30"W, 41.28 feet; **19)** S00°05'11"E, 46.06 feet; **20)** S58°37'20"E, 57.01 feet; **21)** S08°18'13"E, 91.14 feet; **22)** S10°34'57"W, 34.89 feet; **23)** S25°30'32"E, 28.10 feet; **24)** N88°38'28"E, 43.55 feet; **25)** S46°56'03"E, 47.20 feet; **26)** N82°19'23"E, 24.57 feet; **27)** S16°29'51"E, 59.64 feet; **28)** S45°11'22"W, 20.87 feet; **29)** S09°46'21"W, 56.02 feet; **30)** S27°20'15"E, 24.10 feet; **31)** S60°49'08"E, 33.99 feet; **32)** S13°36'51"E, 27.79 feet; **33)** S22°33'08"W, 32.12 feet; **34)** S39°46'50"E, 82.29 feet; **35)** S03°55'16"W, 29.21 feet; **36)** S53°21'11"E, 51.25 feet; **37)** S13°57'59"E, 68.24 feet; and, **38)** S42°20'06"E, 40.96 feet to an angle point in the most southerly, east line hereof, whence a 3/4 pinch iron pipe found for the southeast corner of the said 19.64 acre Alattar tract and hereof;

Thence, S28°58'33"E, 154.09 feet leaving the said creek, continuing with the common line between the said 19.64 acre Alattar and 3835.159 acre Alattar tracts, to a 3/4 inch pinched iron pipe found for the southeast corner of the said 19.64 acre Alattar tract and hereof;

Thence, S81°16'31"W, 515.57 feet continuing with the common line between the said 19.64 acre Alattar and 3835.159 acre Alattar tracts to a 3/8 inch iron rod found for the most southerly, southwest corner of the said 19.64 acre Alattar tract and hereof;

Thence, N10°48'09"W, 224.16 feet leaving the 3835.159 acre Alattar tract, with the common line between the said 19.64 acre Alattar tract and that certain 0.9866 acre tract of land conveyed to Victoriano S. Holguin by an instrument (988/876 WCOPR), to a 3/8 inch iron rod found for an interior corner hereof;

Thence, S82°15'11"W, 185.87 feet continuing with the common line between the said 19.64 acre Alattar and 0.9866 acre Holguin tracts to a capped 5/8 inch iron rod set on the east right-of-way line of Brown College Lane for a southwesterly corner of the said 19.64 acre Alattar tract and hereof;

Thence, N07°36'10"W, 488.25 feet with the said east right-of-way line (as dedicated this same date), the same being the west line of the said 19.64 acre Alattar tract, to a capped 5/8 inch iron rod set at the point of curvature (non-tangent) of a curve for an angle point in the west line hereof;

Thence, continuing with the said right-of-way line, the same being the east line of the said 19.64 acre Alattar tract, with the said curve, to the left, having a radius of 172.50 feet, a central angle of S4°59'50", a chord bearing N35°05'43"W, 159.30 feet, for an arc distance of 165.58 feet to a point for a southwesterly corner hereof, whence a 3/8 inch iron rod found for witness bears N06°11'43"W, 6.69 feet;

Thence, N06°11'43"W, 238.79 feet leaving Brown College Lane with the common line between the said 19.64 acre Alattar and Williams tracts to a point on the said east right-of-way line for a southwesterly corner of the said 19.64 acre Alattar tract and hereof, whence a 3/8 inch iron rod found for witness bears S89°11'34"W, 8.30 feet;

Thence, with the said east right-of-way line (as dedicated this same date), the same being the west line of the said 19.64 acre Alattar tract, as follows: **1)** N24°44'11"E, 385.97 feet to a capped 5/8 inch iron rod set for an angle point; **2)** N30°33'29"E, 342.55 feet to a capped 5/8 inch iron rod set for an angle point; and, **3)** N17°26'46"E, 65.27 feet **returning to the Point of Beginning**, and containing 37.70 acres of land.

College Creek Subdivision

Being a subdivision of a 37.70 acre tract of land situated approximately 17.1 miles N72°E of Brenham, just north of Brown College, in Washington County, Texas; the same being: a portion of Abstract 46, William Gates, original grantee; all of that certain 17.926 acre tract of land conveyed to Farouk Al Attar by an instrument (1442/704) recorded in the Washington County Official Public Records (WCOPR); and, all of that certain 19.64 acre tract of land conveyed to Farouk Alattar by an instrument (1465/833 WCOPR).



Owners' Dedication and Acknowledgment

State of Texas §
County of Harris §

We, Farouk Al Attar and Rima Al Attar, owners of the property subdivided on the foregoing map of the College Creek Subdivision, do hereby make subdivision of the said property, according to the lines, streets, lots, alleys, parks, building lines and easements shown hereon, and designate the said subdivision as the College Creek Subdivision in the William Gates Survey, Washington County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements shown hereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we have complied with or will comply with all regulations heretofore on file with the County and adopted by the Commissioners Court of Washington County.

There is also dedicated for utilities and unobstructed aerial easement five (5) feet wide for a plane twenty (20) feet above the ground upward, located adjacent to all easement shown hereon.

Further, we do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Washington County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structures.

Further, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property, and shall be enforceable, at the option of Washington County, by Washington County or any citizen thereof, by injunction as follows:

- The drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
- Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater.

Further, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon (or the placement of manufactured housing) and are hereby restricted accordingly, and that no restrictions will be filed separately.

Witness our hands this the _____ day of _____, 20____.

Farouk Al Attar _____ Rima Al Attar _____

State of Texas §
County of Harris §

This instrument was acknowledged before me on _____ day of _____, 20____, by Farouk Al Attar.

Notary Public, State of Texas

My commission expires: _____

State of Texas §
County of Harris §

This instrument was acknowledged before me on _____ day of _____, 20____, by Rima Al Attar.

Notary Public, State of Texas

My commission expires: _____

Surveyor's Acknowledgment

This is to certify that I, William P. Bernsen, a Registered Professional Land Surveyor in the State of Texas, Registration No. 5506, have platted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TBPLS; and that all easements as appear of record in the office of the Count Clerk of Washing County, Texas, are depicted hereon and that all lot corners, angle points, and points of curve are properly marked with iron rods of minimum 5/8 inch diameter and thirty (30) inches long, and that this plat correctly represents that survey made by me.

William P. Bernsen, RPLS 5506 _____ Date: _____

Commissioners Court Acknowledgment

Approved by the Commissioners Court of Washington County, Texas,

this the _____ day of _____, 20____.

County Judge _____

Commissioner, Precinct 1 _____

Commissioner, Precinct 2 _____

Commissioner, Precinct 3 _____

Commissioner, Precinct 4 _____

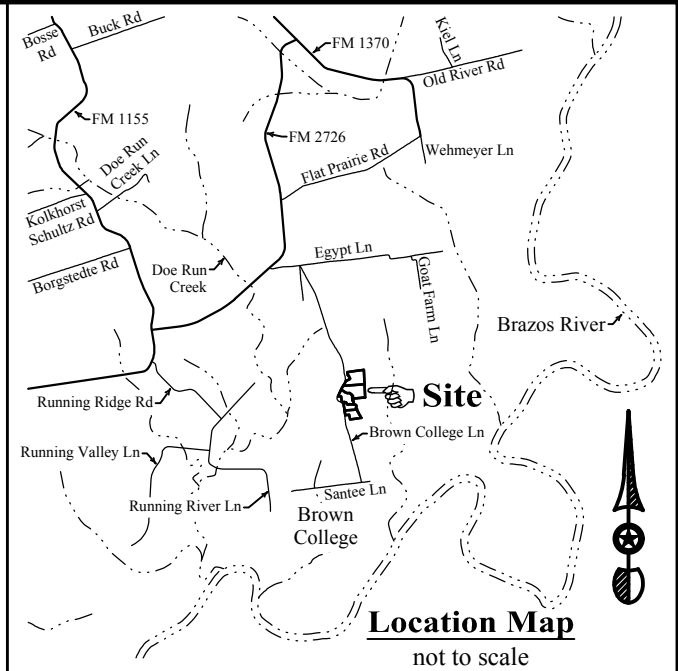
County Clerk's Acknowledgment

I, Beth A. Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on the _____ day of _____, 20____, at _____ o'clock ____ M., and duly recorded on the _____ day of _____, 20____, at _____ o'clock ____ M., in plat cabinet _____ sheet _____ of the Plat Records of Washington County, Texas. Witness my hand and seal of office, at Brenham, Washington County, Texas, the day and date last above written.

By: Deputy, for Beth A. Rothermel _____

Washington County Clerk _____

Final Plat of the



Record Notes

(85/257 WCDR, filed 1/31/1927) 1 acre; Jane Boyd;
(98/527 WCDR, filed 3/17/1930) 1 acre; Rosa Moore;
(247/135 WCDR, filed 5/18/1963) 1 acre; Tom Williams et ux, Janie;
(988/876 WCOPR, filed 5/8/2001) 0.9866 acre; Victoriano S. Holguin;
(1164/414 WCOPR, filed 6/6/2005) 3835.159 acres; Farouk Alattar, Trustee;
(1299/556 WCOPR, filed 1/15/2009) 1 acre; John E. Emmons et ux, Doreen L.;
(1299/558 WCOPR, filed 1/15/2009) 1 acre; John E. Emmons et ux, Doreen L.;
(1322/488 WCOPR, filed 9/24/2009) 1.594 acres; John E. Emmons et ux, Doreen L.; corrected by (1371/62);
(1371/62 WCOPR, filed 4/27/2011) 1.594 acres; John E. Emmons et ux, Doreen L.; corrects (1322/488);
(1442/704 WCOPR, filed 7/19/2013) 17.926 acres; Farouk Al Attar;
(1465/833 WCOPR, filed 4/1/2014) 19.64 acres; Farouk Alattar;

Easement Notes

According to the commitments for title insurance issued by Stewart Title Guarantee Company (File No. 130535, effective 5/10/2013 and issued 5/24/2013, and File No. 130715, effective 1/30/2014 and issued 2/12/2014), the subject tracts are subject to the following easements:
(249/287 WCDR, filed 9/17/1963) Indenture between Henry Milam and W. G. James granting James the "right, privilege and authority to impound floodwaters"; the easements is very specific but its location is no described sufficiently to definitively locate it; the easement is called to be "within the confines of the gully located within 50 feet of Henry Milam's Southeast property corner and which extends back on the Henry Milam's property a maximum of 5 feet deep in the confines of said gully which is located on the Henry Milam tract of land in the Wm. Gates Survey in Washington County, Texas"; there is no gully situated within fifty feet of the southeast corner of the subject tract; on the date of the easement, Milam owned the tract of land (which is not included within this subdivision) adjoining the subject tract on the south east side, and its southeast corner is clearly called to be in a gully [a water impoundment is clearly visible in a 2015 aerial photograph at the southeast corner of the easterly adjoining Milam deed];
(1371/802 WCOPR, filed 5/2/2011) easement and right-of-way upon, over and across "the entirety" of that certain 1.594 acre tract or parcel of land ("primarily located upon the gravel drive as is currently located") which is described in [1322/488] for the purpose of providing ingress and egress to an adjacent 17.926 acre tract of land [1442/704]; this easement is not situated on the subject tract but serves the same; Surveyor searched the Washington County Official Public Records online from 5/1/2013 to 4/28/2016 and found no additional easements.

Referenced easements, whether located on the subject tract or not, may grant blanket rights (such as ingress and egress, etc.) over the grantor's adjacent lands.

These tracts may be subject to oil, gas and mineral leases which may stipulate blanket rights over grantor's lands, such as the rights of ingress and egress, to build roads, to lay pipelines, etc. See those documents for details.

Surveyor did not perform a complete independent search of the public records for potential easements.

Survey Notes
*Please note that some of the survey markers shown hereon may be witness markers set or found near the property corner rather than corner markers set or found at the property corner.

The horizontal datum (basis of bearing [grid north] and coordinates) is the Texas State Plane Coordinate System of 1983, Central Zone and the distances shown hereon are grid distances. The contours are based on the North American Vertical Datum of 1988 (NAVD88) and were generated from the "National Elevation Dataset 2013" downloaded from TNRS.

The purpose of this plat is to subdivide the 37.70 acre parent tract into five lots (ranging from 3.570 acres to 11.27 acres) for residential purposes.

Brown College Lane is a County Road according to the County Road Map adopted by Washington County in accord with Chapter 258 of the Transportation Code. Its right-of-way varies in width based upon what is used and maintained (including ditches) by the County. According to this survey, the road is approximately 22.5 feet wide from the center of the pavement to the top of the ditch on the east side. It is the intent of the land owner to dedicate any land within Brown College Lane and situated west of the lines shown hereon.

The northwest corner of the subject tract is approximately one mile south of the intersection of Brown College Lane with Egypt Lane.

Due to rounding errors, incremental distances (and areas) may not add up to the aggregate distances (and areas).

The building setback lines are twenty-five feet in the front, ten feet on the side for the main residential building and five feet on the side for a garage or other out-building.

According to the FEMA Flood Insurance Rate Maps (48477C0350C & 48477C0375C) effective 8/16/2011, the subject tract appears to lie in Flood Zone "X"; "Areas determined to be outside the 0.2% annual chance floodplain" [500-year floodplain].

The state retains ownership to the bed of all perennial streams which are situated within Mexican land grants such as the Gates Abstract. It is not clear to the surveyor if the creeks shown hereon are perennial streams. If so, then the actual boundary line between the state-owned creek bed and the privately-owned uplands is the gradient boundary (may be approximated by the line of vegetation) in the bed of the creek. In addition, the bed of this creek (if considered to be perennial) may be subject to the provisions of the Small Bill of 1929 (VTCS Title 86 - Art 5414A1, modified in 1955). If the entire Gates Abstract is deficient in area, then adjoining private land owners may be entitled to an undivided interest (possibly 100%) in the bed of any perennial streams. As a practical matter, most original land grants are excessive in area. All prior deeds that surveyor is aware of have called for the center of the creek.

The owners' address is 1 Sugar Creek Center Blvd., Ste. 815, Sugar Land, TX 77478.

Task# 2016032401 * Doc# 2016050301 * Page 1 of 1 * OldWashingtonSouthBrazosCollegeCreek * Abst: Ws 46 * Ref #2004040501 * WPB

Absolute Land Surveying, Ltd, Securing Thy Inheritance, PO Box 33, Plum, Tx 78952, (979) 242-2826, Firm #10194099, AbsLandTx.com