

FIELD 1/2" FROM END AT
THE BACK OF A 6" INSERTED
FOOT GRADE POST

JUSTIN FLADORSKI, 1
CALLED 11:20 AM
VOL. 882, PAGE 83
(FORMER)

NUM	BEARING	DISTANCE
L1	N 61° 36' W	10.00'
L2	N 17° 50' 12" W	33.58'
L3	S 33° 34' E	21.01'

LINE TABLE

6.673 ACRES

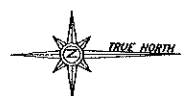
U. S. HIGHWAY NO. 290 E.

WILLIAM MUNSON
SURVEY, A-90
WASHINGTON COUNTY, TEXAS

ELIZABETH JANI RONEY
RESIDUE OF TRACT TWO
CALLED 3.615 ACRES
VOL. 1378, PAGE 951 (ORRECT)
(DESCRIBED IN VOLUME 317
PAGE 930. DRECT)

ELIZABETH JANE RIGNEY
RESIDUE OF TRACT ONE
CALLED J1.15 ACRES
VOL. 1578, PAGE 531 (ORRECT
(DESCRIBED IN VOLUME 196
PAGE 516, ORRECT)

NTI DROP DOWN ONE.
CALLED 5.665 ACRES.
VOL. 150B, PAGE 85
(CRWET)



NOTES:

2. THE COORDINATES SHOWN HEREIN ARE BELIEVED TO BE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT
 DATE/TIME: 20080807 N = LONGITUDE: 86°53'1.50" W (NCS-84).

[illegible][illegible][illegible]

SURVEY MAP

SURVEY MAP

SHOWING A SURVEY OF 6.673 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, BEING PART OF THE DAVID LAWRENCE SURVEY, A-75 AND THE WILLIAM WILSON SURVEY, A-90, BEING PART OF THE SAME LAND DESCRIBED AS 21.273 ACRES IN THE RECORDS OF WASHINGTON COUNTY, TEXAS, OF THE DAVID LAWRENCE SURVEY, A-75, DATED SEPTEMBER 12, 2007, AS RECORDED IN VOLUME 1237, PAGE 100, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF WYOMING
COUNTY OF WASHINGTON

I, JON E. HODGE, RESIDING PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 6.673 ACRES OF LAND, BEING THE SOUTHWEST CORNER OF SECTION 36, T4S, R10E, W1E, ADJACENT TO THE ADJUTANT GENERAL'S OFFICE, WAS MADE BY ME OR UNDER MY CLOSE PERSONAL DIRECTION AND SUPERVISION.

DATED THIS 6TH DAY OF FEBRUARY, 2015, A.D.

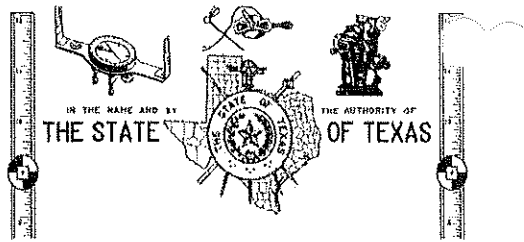
[Signature]



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TEXAS FIRM REGISTRATION NO. 10018800

W. O. No. 7362

THE STATE OF TEXAS

COUNTY OF WASHINGTON

SURVEYOR'S LEGAL DESCRIPTION

6.673 ACRES

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the David Lawrence Survey, A-75 and the William Munson Survey, A-90, being part of the same land described as 21.373 acres in the deed from Richard Collins Barnett and wife, Carol Schatz Barnett to Chappell Hill Retail Center, L.P., dated September 12, 2007, as recorded in Volume 1257, Page 1000, in the Official Records of Washington County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a concrete monument (highway right-of-way marker) found on a North right-of-way line of U.S. Highway No. 290 E. at an interior corner of same for the Southwest corner hereof and of said original tract called 21.373 acres;

THENCE along an East right-of-way line of said Highway for a West line hereof and of said original tract called 21.373 acres, N 6°17'36" W 10.00 feet to a concrete monument (highway right-of-way marker) found on a North right-of-way line of said U.S. Highway No. 290 E. at an exterior corner of same, being an interior angle point hereof and of said original tract called 21.373 acres and being the Southeast corner of the Justin Flasowski, et ux, tract called 11.826 acres as described in Volume 882, Page 692, in said Official Records of Washington County, Texas;

THENCE along West lines hereof and of said original 21.373 acres tract, in part, common with East lines of said Flasowski tract, in part, being along or near an existing fence, N 17°56'12" W 33.58 feet to a 1/2 inch iron rod found at the base of a 6 inch cedar fence corner post for an exterior angle point hereof and of said original tract called 21.373 acres, common with an interior angle point of said Flasowski tract and N 9°29'45" W 759.83 feet to a 5/8 inch iron rod found with Id. cap (Hodde & Hodde Land Surveying) in fence line for the Northwest corner hereof, being the Southwest corner of the Jon Patrick Balciar tract called 14.700 acres, as described in Volume 1483, Page 435, in said Official Records of Washington County, Texas, also being on a West line of said original tract called 21.373 acres, common with an East line of said Flasowski tract;

HWY 290, CHAPPELL HILL, TEXAS

6.67 COMMERCIAL ACRES



SUBJECT PROPERTY

Chappell Hill Chamber of Commerce

St Stanislaus Catholic Church

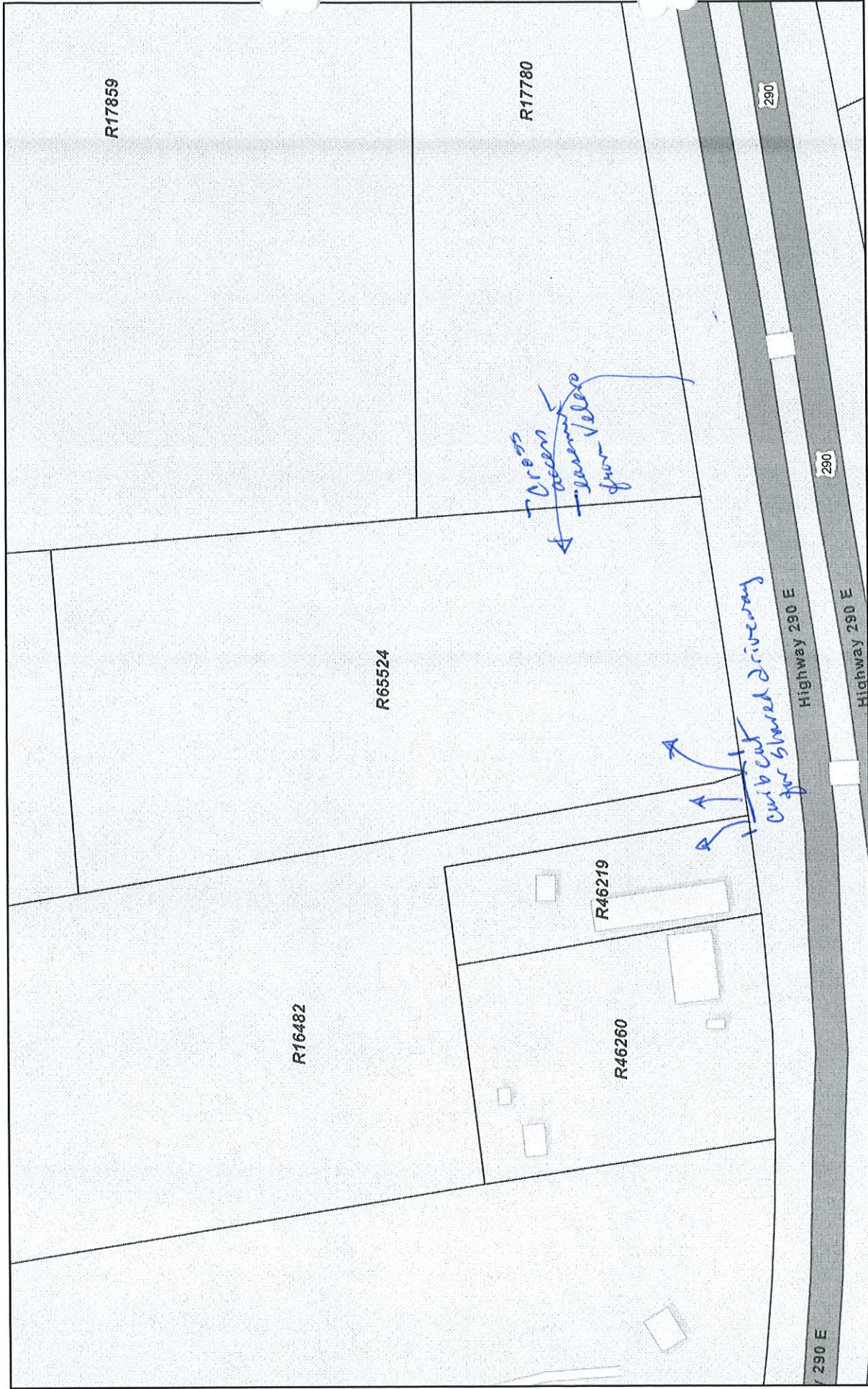
COLDWELL BANKER COMMERCIAL

Properties Unlimited

9 MILES - Brenham

Houston - 41 MILES

Washington CAD Web Map



4/19/2022, 2:30:50 PM

Parcels

1:2,257

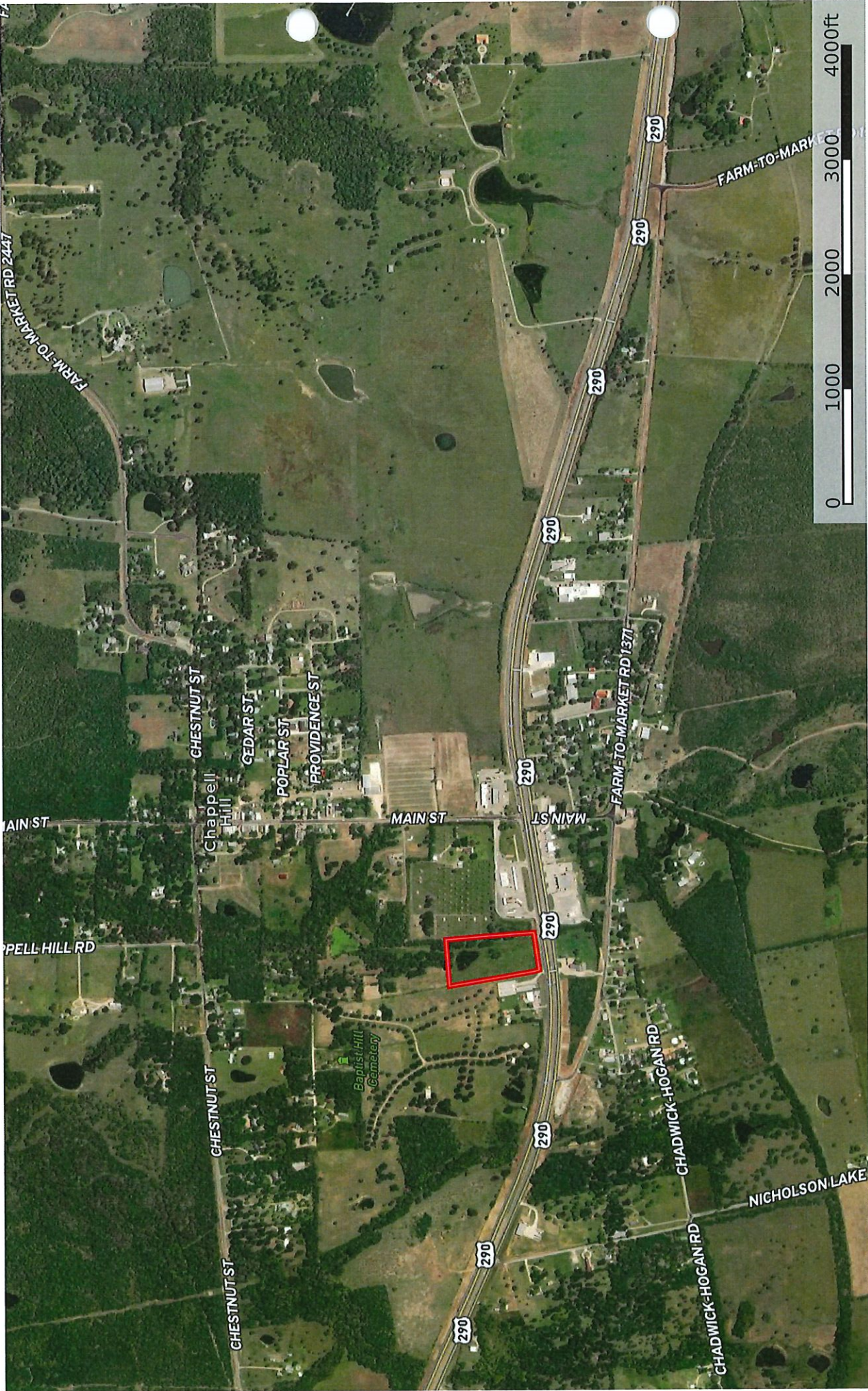
0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Washington County Appraisal District, BIS Consulting - Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

~6.6 Acres on Hwy 290, Chappell Hill
Texas, AC +/-



wood ridge
Texas, AC +/-



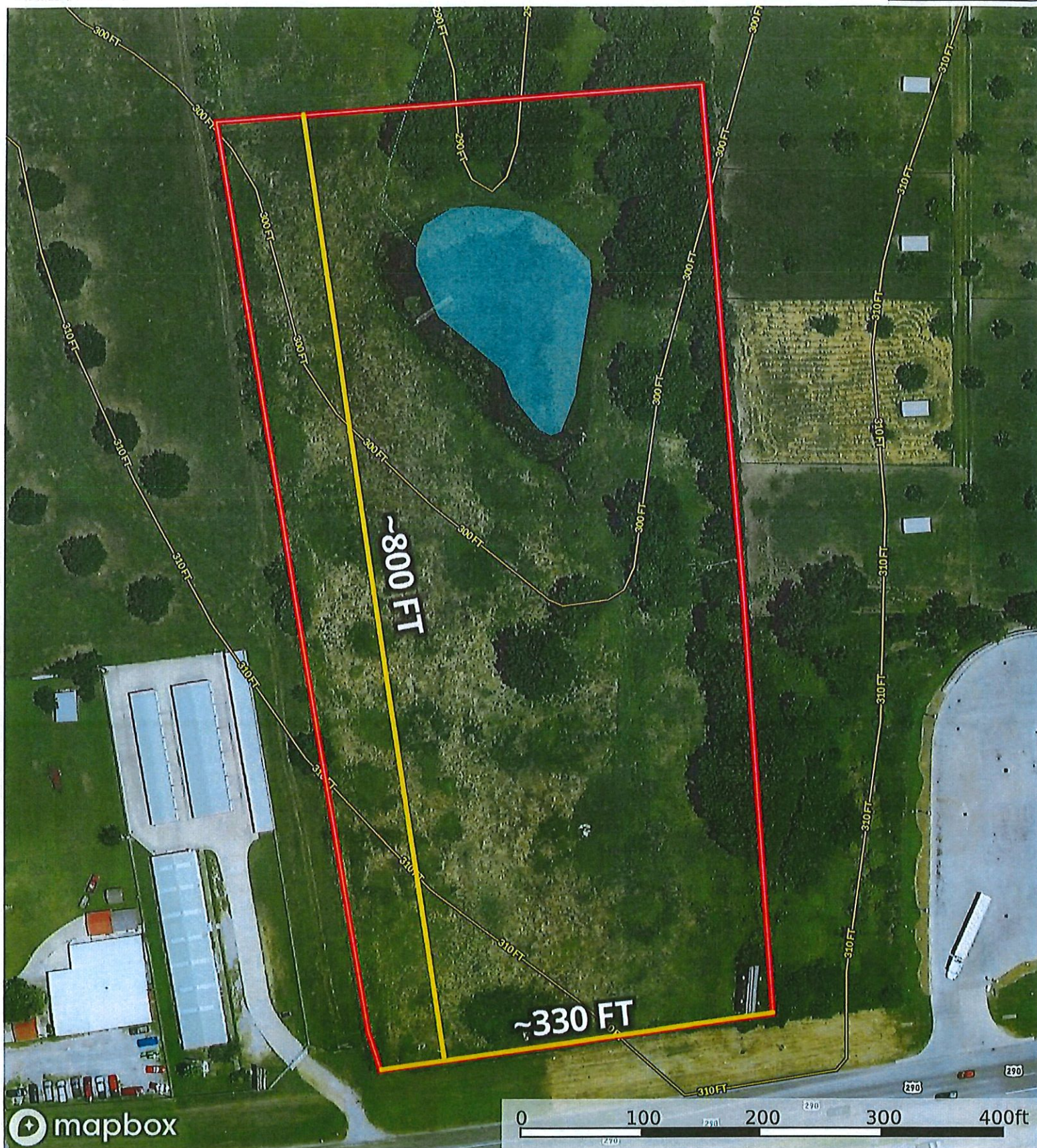
Boundary 100 Year Floodplain 500 Year Floodplain Floodway Special Unmapped/ Not Included

Triston Eckermann



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

~6.6 Acres on Hwy 290, Chappell
Texas, AC +/-



Distance Boundary Stream, Intermittent River/Creek Water Body

Lindi Camaron Team

P: 9794514645

<http://lindicamaronteam.buybrenham.com/>

601 Medical Court



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