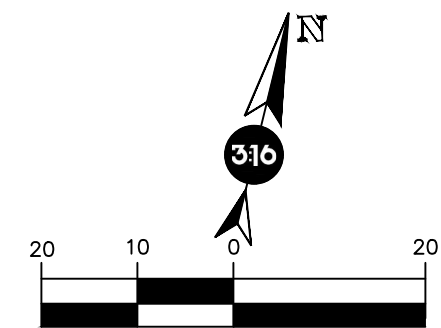


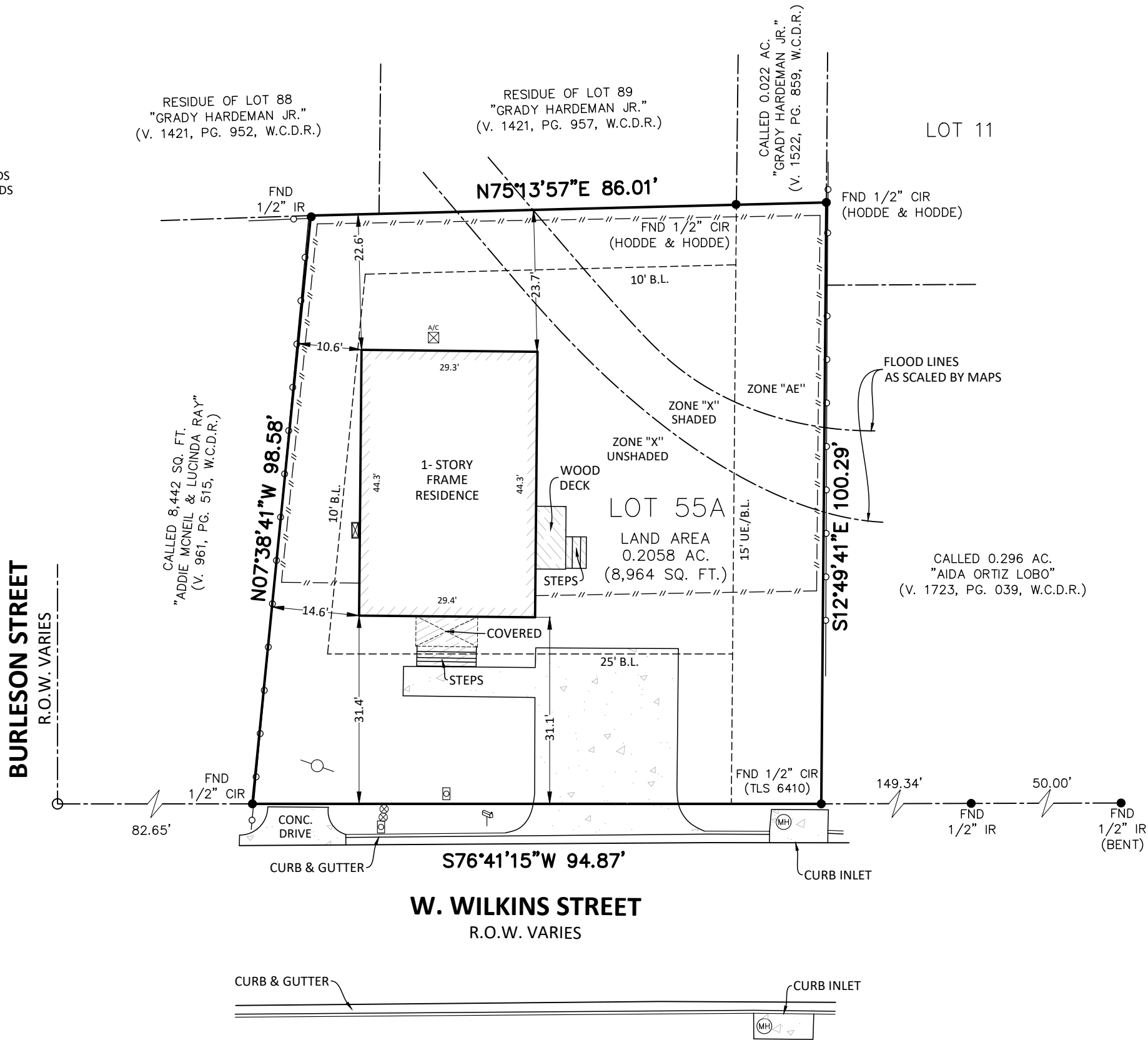


SCALE (IN FEET)
1 inch = 20 feet

LEGEND & ABBREVIATIONS

B.L.	BUILDING LINE
W.C.C.F.	WASHINGTON COUNTY CLERK FILE
W.C.M.R.	WASHINGTON COUNTY MAP RECORDS
W.C.D.R.	WASHINGTON COUNTY DEED RECORDS
CIR	CAPPED IRON ROD
FND	FOUND
PTP	PINCHED TOP PIPE
IP	IRON PIPE
IR	IRON ROD
316	316 LAND SURVEYING
L	LENGTH
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSED CURVE
P.T.	POINT OF TANGENCY
R	RADIUS
R.O.W.	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
U.E.	UTILITY EASEMENT
S.S.E.	SEWER SANITARY EASEMENT
W.L.E.	WATER LINE EASEMENT
SQ. FT.	SQUARE FEET
CONC.	CONCRETE
TBM	TEMPORARY BENCHMARK
PP	POWER POLE
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
CO	CLEAN OUT
LP	LIGHT POLE
PED	PEDESTAL
MH	MANHOLE
GM	GAS METER
UM	UTILITY MARKER
UB	UTILITY BOX
GP	BOLLARD
GW	GUY WIRE
FH	FIRE HYDRANT
	TREE
	INLET
	UNKNOWN VALVE
	SIGN
	ELECTRIC METER
	TANK
	CONCRETE
	POOL PUMP
	WALL
	GATE MOTOR
	FIRE DEPARTMENT CONNECTION
	METAL LID
	AIR CONDITIONER
	BACKFLOW PREVENTER
	FILTER
	SEPTIC RISER
	TELEPHONE MANHOLE
	BOUNDARY MONUMENT
X	= BARBED WIRE FENCE
//	= WOOD FENCE
—○—	= CHAINLINK FENCE
—□—	= METAL FENCE
—∨—	= TOP OF BANK
—P—	= OVERHEAD POWER LINES
—	SUBJECT BOUNDARY
---	= DITCH FLOW LINE

REVISIONS	
DATED:	REASON:
DATED:	REASON:
DATED:	REASON:



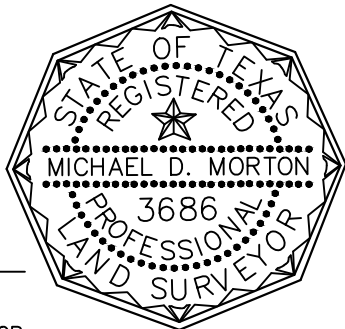
- NOTES:
1. ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT (CABINET FILE NO. 647A, W.C.P.R.).
 2. THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. SURVEYOR HAS NOT ABSTRACTED FOR OTHER EASEMENTS, BUILDING LINES OR OTHER MATTERS OF RECORD THAT MAY AFFECT THIS TRACT
 3. THIS TRACT OR LOT IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X UNSHADED, ZONE X SHADED & ZONE AE AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY PANEL NO. 48477C0295C – DATED 08–16–2011. THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY 316 LAND SURVEYING.
 5. THE FIELD WORK WAS COMPLETED ON AUGUST 25, 2026. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOW HEREON.
 6. AS PER THE EVIDENCE FOUND AT THIS TIME. WE RESERVE THE RIGHT TO AMEND OUR REPORT BASED ON NEW EVIDENCE THAT MAY ARISE.

SURVEYOR'S CERTIFICATION:

TO: JUMUN CONSTRUCTION, LLC.

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, STANDARD LAND SURVEY.

[Signature]



MICHAEL DAVID MORTON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3686
DATE: AUGUST 03, 2026



TBPELS FIRM REGISTRATION NO. 10194769
16528 PARK ROW BLVD, HOUSTON, TX 77084
OFFICE: 713-291-0766
INFO@316LANDSURVEYS.COM - WWW.316LANDSURVEYS.COM

STANDARD LAND SURVEY OF
LOT 55A OF REPLAT OF PART OF LOT 1,
ALL OF LOT 54, PART OF LOT 55,
PART OF THE NICKERSON TRACT,
AND A PART OF A 15 FEET WIDE DITCH
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN CABINET FILE NO. 647A OF THE
PLAT RECORDS OF WASHINGTON COUNTY, TEXAS

ADDRESS: 514 W WILKINS ST, BRENNHAM, TX 77833

DATED: 09-03-2026 FIELDLED BY: N.S.

DRAWN BY: A.A. CHECKED BY: A.A.

APPROVED BY: M.M. JOB NO: 26 - 0583