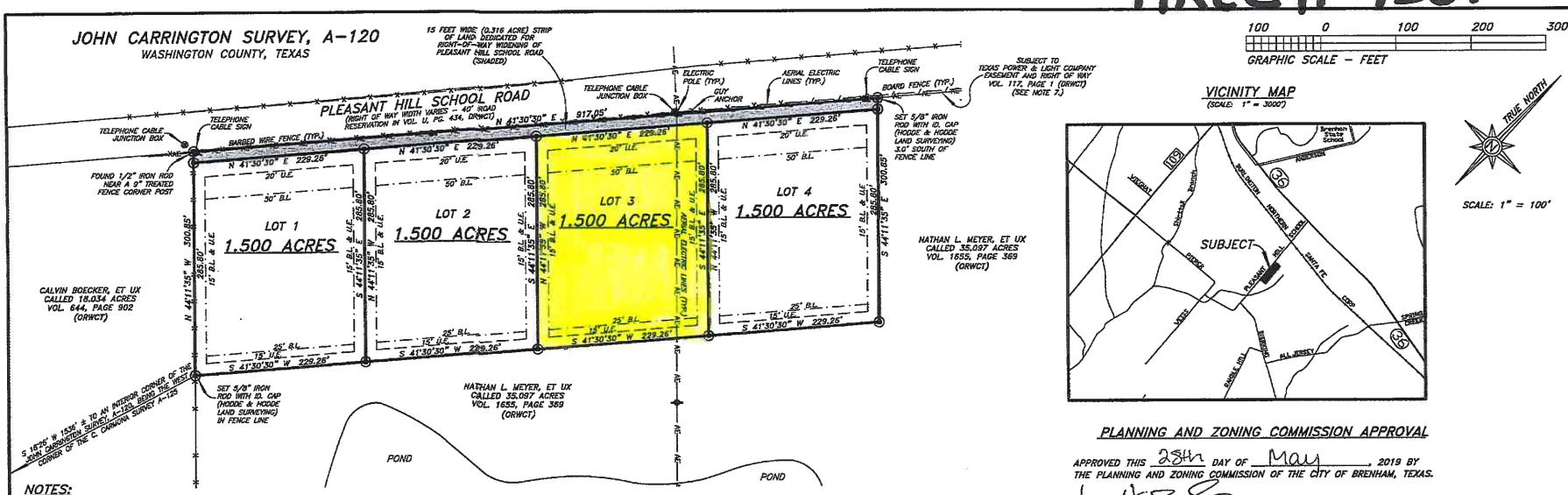
HREC #4251



VICINITY MAP

(SCALE: 1" = 3000')

SCALE: 1" = 100'

TRUE NORTH

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°06'42.99" N - LONGITUDE: 96°23'15.24" W (NGS-84).
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 48477C0450C, EFFECTIVE DATE AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS.
3. ⊙ - DENOTES A 5/8" IRON ROD SET WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
4. THE SUBDIVISION SHOWN HEREON LIES OUTSIDE OF THE CITY LIMITS OF BRENHAM, TEXAS; HOWEVER, SAID SUBDIVISION IS LOCATED INSIDE THE CITY OF BRENHAM'S EXTRATERRITORIAL JURISDICTION (ETJ).
5. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO THE EASEMENTS SHOWN HEREON.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WASHINGTON COUNTY ABSTRACT COMPANY (STEWART TITLE GUARANTY COMPANY) TITLE COMMITMENT G.F. NO. OR FILE NO. 181021, EFFECTIVE DATE OCTOBER 16, 2018 AT 8:00 AM, ISSUED NOVEMBER 1, 2018 AT 8:51 AM.
7. SUBJECT TO EASEMENT AND RIGHT OF WAY DATED NOVEMBER 19, 1936, EXECUTED BY WM. APPEL AND WIFE, LOUISE APPEL TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 117, PAGE 1 IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. [NOT PLOTTABLE, NOTED HEREON]
8. AS OF THE DATE OF PLATTING, THE CITY OF BRENHAM DOES NOT PROVIDE UTILITY SERVICES TO THE SUBDIVISION SHOWN HEREON. WATER WILL BE PROVIDED BY PRIVATE INDIVIDUAL WATER WELLS AND SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES. ELECTRIC UTILITIES ARE PROVIDED BY OTHERS.
9. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND A TITLE REPORT DATED EFFECTIVE OCTOBER 16, 2018.
10. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND A TITLE REPORT DATED EFFECTIVE OCTOBER 16, 2018.
11. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
12. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
13. THE BUILDING LINES SHOWN ON THIS PLAT SHALL BE IN ADDITION TO, AND SHALL NOT LIMIT OR REPLACE, ANY BUILDING LINES REQUIRED BY THE CITY OF BRENHAM CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.
14. CONTOURS SHOWN HEREON WERE DERIVED FROM LIDAR DATA AND PROVIDED BY OTHERS.
15. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS
(ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT

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 AND SUBDIVISION OF 6.316 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 9TH DAY OF MAY, 2019, A.D.

STATE OF TEXAS REGISTERED JON E. HODDE 5197 PROFESSIONAL LAND SURVEYOR

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
TEXAS FIRM REGISTRATION NO. 10018800

SURVEY MAP

SHOWING A SURVEY OF A SUBDIVISION OF 6.316 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE JOHN CARRINGTON SURVEY, A-120, BEING PART OF THE SAME LAND DESCRIBED AS 35.097 ACRES IN THE DEED FROM DONALD AHRENS AND SPOUSE, FLORENCE ROSE AHRENS TO NATHAN L. MEYER AND SPOUSE, PAIGE N. MEYER, DATED NOVEMBER 16, 2015, AS RECORDED IN VOLUME 1655, PAGE 369, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

OWNER ACKNOWLEDGMENT

WE, NATHAN L. MEYER AND PAIGE N. MEYER THE OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THE CHANGES TO SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

NATHAN L. MEYER

PAIGE N. MEYER

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF WASHINGTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 4TH DAY OF JUNE, 2019, BY NATHAN L. MEYER + PAIGE M. MEYER

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

YOANA S. GRIMALDO
Notary Public, State of Texas
Comm. Expires 05-16-2020
Notary ID 126522832

LIENHOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, FIRST UNITED BANK & TRUST COMPANY, THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED AS 35.097 ACRES IN THE DEED OF TRUST, DATED NOVEMBER 16, 2018, AS RECORDED IN VOLUME 1655, PAGE 375, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, DO HEREBY IN ALL THING SUBORDINATE TO SAID PLAT OF WASHINGTON COUNTY, TEXAS. SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: (SIGNATURE)

Michelle D. Viner, AVP
(PRINTED NAME & TITLE)

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS 28th DAY OF May, 2019 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN

SECRETARY

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF Texas

COUNTY OF Collin

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF August, 2019, BY Erin Knopp

Erin Knopp
NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

ERIN KNOPP
Notary Public, State of Texas
Comm. Expires 09-13-2022
Notary ID 131721957

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §

COUNTY OF WASHINGTON §

I, Bern Rothermel, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE 8th DAY OF August, 2019, AT 9:35 O'CLOCK A.M., AND DULY RECORDED ON THE 9th DAY OF August, 2019, AT 9:35 O'CLOCK A.M. IN CABINET _____ SHEET 117A OF RECORD IN 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.

Jeannette Nottrip, Deputy
CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS

W.O. NO. 7491 (MEYER7485.DWG/MYER) REF: MEYER7485.SURVEY

Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying
613 E. Blue Bell Road . Brenham, Texas 77833
979-836-5681 . 979-836-5683 (Fax)
www.hoddesurveying.com

FINAL PLAT OF THE FARM HOUSES OF PLEASANT HILL SUBDIVISION

CITY OF BRENHAM (ETJ), WASHINGTON COUNTY, TEXAS

CONSISTING OF 4 RESIDENTIAL LOTS CONTAINING 6.000 ACRES AND A 0.316 ACRE STRIP DEDICATED FOR ROAD RIGHT OF WAY WIDENING (6.316 ACRES TOTAL)

DATE: MAY 2019

OWNER/DEVELOPER

NATHAN MEYER
351 PLEASANT HILL SCHOOL ROAD
BRENHAM, TEXAS 77833
PHN. 830-261-1207

SHEET 1 OF 1