

**DAVID LAWRENCE SURVEY
A-75
WASHINGTON COUNTY, TEXAS**

GREGORY GENE JORDAN, ET UX
CALLED 30.000 ACRES
VOL. 1690, PAGE 367
(ORWCT)

SCALE: 1" = 100'

FOUND 5/8" IRON ROD WITH ID. CAP (PAYNE 6064) 1.6' NORTH OF FENCE LINE

FOUND 5/8" IRON ROD WITH ID. CAP (FRANK SURVEYING 5953) AT A 7" TREATED FENCE POST

FOUND 5/8" IRON ROD WITH ID. CAP (JONES & CARTER) IN FENCE LINE, A 3/8" IRON ROD FOUND BEARS S 42°29'39" E 0.64'

FOUND 5/8" IRON ROD AT A 6" TREATED FENCE POST

FOUND 5/8" IRON ROD 1.7' SOUTHEAST OF A 3" CEDAR FENCE POST

FOUND 5/8" IRON ROD IN FENCE LINE, A 3/8" IRON ROD FOUND BEARS S 40°43'18" E 0.69'

FOUND 1/2" IRON ROD WITH ID. CAP (RPLS 2183) IN FENCE LINE



ROBERT T. EFFINGER III TRUST
U/W/O ROBERT TEMPLE
EFFINGER JR.
CALLED 23.51 ACRES
VOL. 1611, PAGE 894
(ORWCT)

HULON BRADLEY WHATLEY, ET UX
CALLED 22.15 ACRES
VOL. 1726, PAGE 187

DAN PARKER FAMILY LIMITED PARTNERSHIP
CALLED 18.83 ACRES
VOL. 1728, PAGE 198
(ORWCT)

ROBERT F. NASH, ET UX
CALLED 27.799 ACRES
VOL. 1205, PAGE 490
(ORWCT)

SYLVIA ANN HINES
CALLED 7.824 ACRES
VOL. 503, PAGE 659
(ORWCT)

SUSAN PREWITT, ET AL
RESIDUE OF ORIGINAL TRACT
CALLED 52.29 ACRES
VOL. 1538, PAGE 53
(ORWCT)
(DESCRIBED IN VOL. 334,
PAGE 619, DRWCT)

LEGEND

- ELECTRIC POLE
- GUY ANCHOR
- AE AERIAL ELECTRIC LINES
- X BARBED WIRE FENCE
- // BOARD FENCE
- PLN GAS PIPELINE

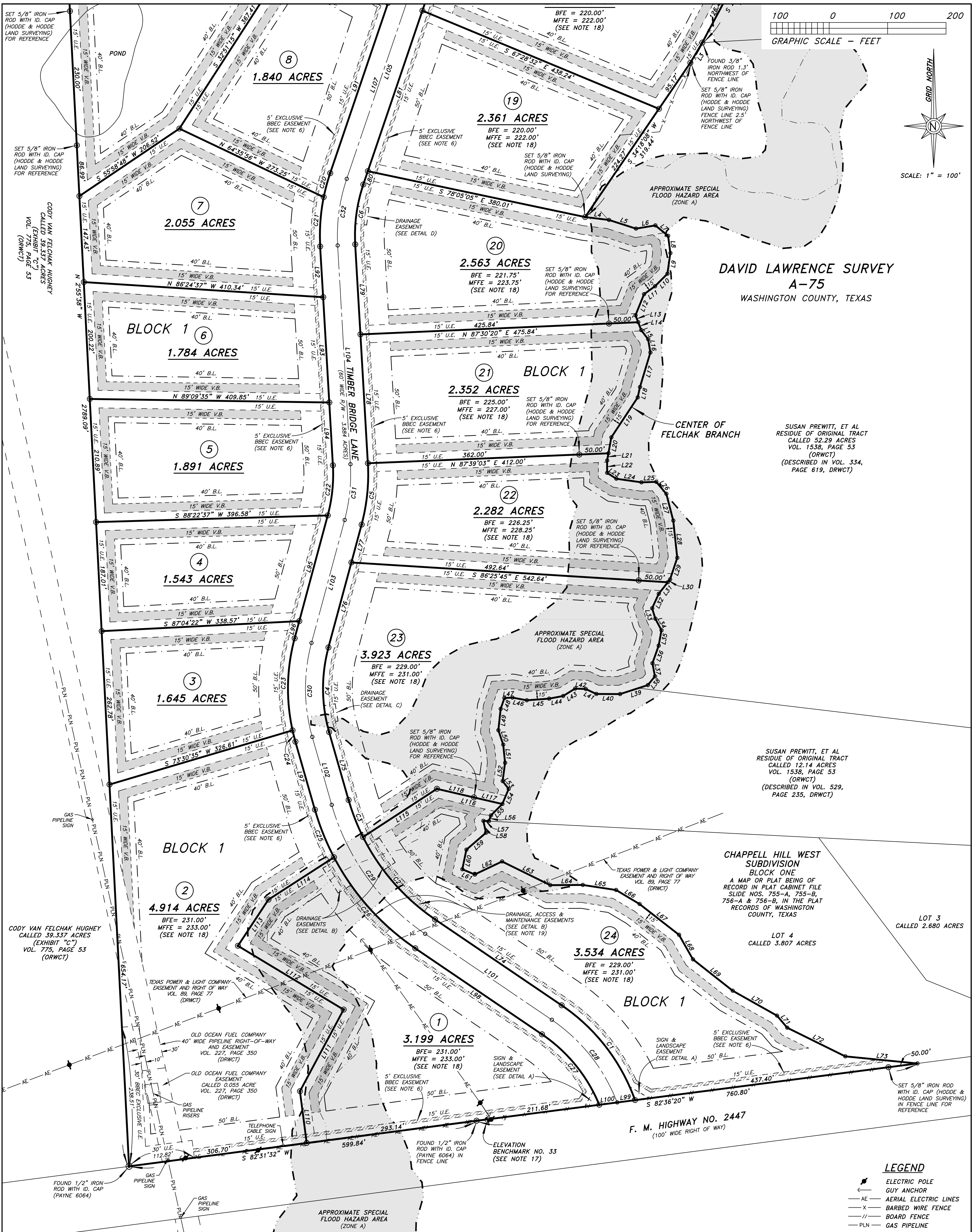
W. O. NO. 7957 (WARD7957.DWG/MVIEW) REF: WARD7957SPC.SURVEY

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

TIMBER BRIDGE SUBDIVISION
CONSISTING OF 24 RESIDENTIAL LOTS, 1 BLOCK,
TIMBER BRIDGE LANE (3.884 ACRES) AND TIMBER COVE LANE (0.813 ACRE)
CONTAINING 67.359 ACRES TOTAL

OWNER/DEVELOPER
TIMBER 67 BRIDGE LP
P.O. BOX 690627
HOUSTON, TEXAS 77269
PHN. 281-380-8080

**SHEET 1
OF 4
(FINAL PLAT)**



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SHEET 2
OF 4
 (FINAL PLAT)

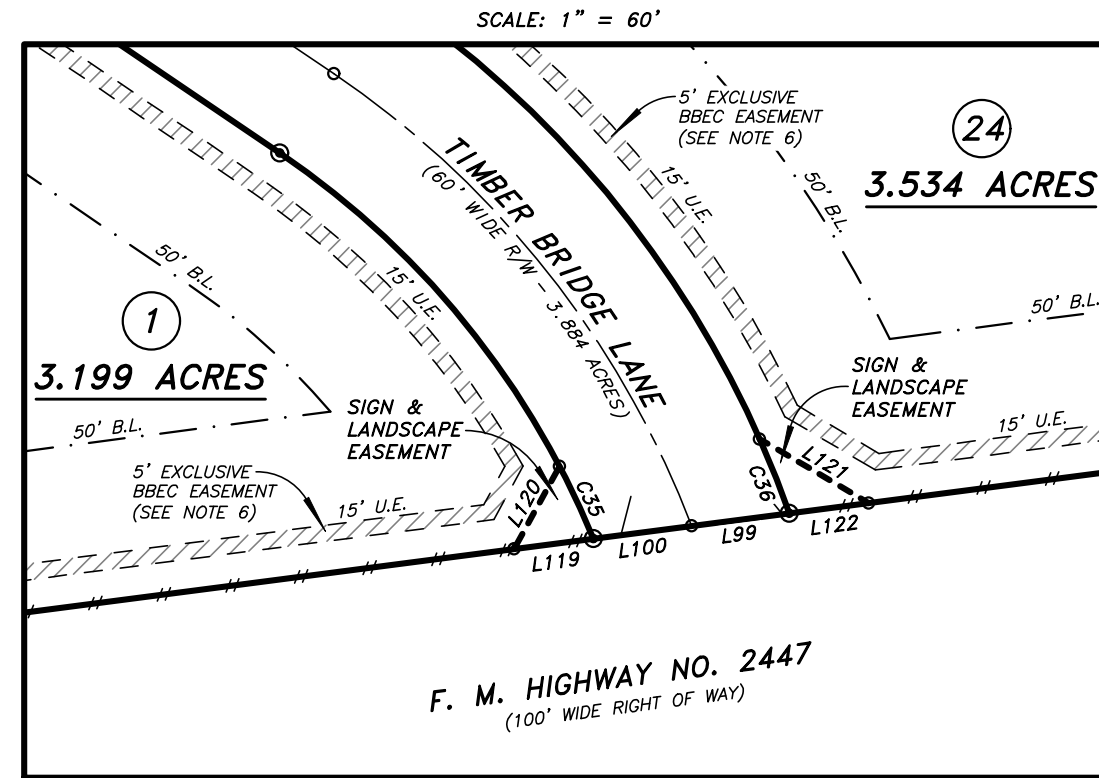
LINE TABLE

NUM	BEARING	DISTANCE
L1	N 85°24'54" E	57.14'
L2	N 85°25'57" E	28.70'
L3	S 30°48'08" W	40.28'
L4	S 83°11'52" E	41.24'
L5	S 72°05'33" E	48.46'
L6	N 80°30'28" E	33.58'
L7	S 50°55'07" E	28.24'
L8	S 7°23'37" E	29.85'
L9	S 7°58'48" W	35.72'
L10	S 44°54'25" W	30.28'
L11	S 54°07'44" W	23.04'
L12	S 22°09'17" W	39.08'
L13	S 21°30'58" E	12.77'
L14	S 21°30'58" E	14.37'
L15	S 36°51'02" E	19.55'
L16	S 9°41'38" E	23.00'
L17	S 16°45'45" W	61.91'
L18	S 12°07'29" W	18.03'
L19	S 33°25'59" W	81.98'
L20	S 10°18'59" W	27.75'
L21	S 10°18'59" W	12.53'
L22	S 0°00'58" W	21.13'
L23	S 57°28'50" W	18.69'
L24	S 81°57'59" E	43.42'
L25	N 88°14'43" E	25.33'
L26	S 40°18'41" E	26.83'
L27	S 14°27'51" E	47.29'
L28	S 6°02'51" E	64.17'
L29	S 18°24'15" W	38.86'
L30	S 38°19'57" W	6.22'
L31	S 38°19'57" W	25.04'
L32	S 24°23'57" W	27.26'
L33	S 16°40'42" E	18.74'
L34	S 27°53'39" E	22.44'
L35	S 10°22'08" W	26.65'
L36	S 19°15'54" W	32.09'
L37	S 11°00'42" E	22.63'
L38	S 39°06'56" W	19.43'
L39	S 72°03'46" W	49.92'
L40	N 89°42'38" W	40.55'
L41	N 64°58'23" W	20.06'
L42	N 87°40'02" W	18.31'
L43	S 58°05'21" W	24.05'
L44	S 79°28'16" W	24.49'
L45	S 85°50'02" W	38.26'
L46	N 79°30'41" W	25.10'
L47	S 86°19'55" W	13.70'
L48	S 18°52'58" W	19.53'
L49	S 6°17'38" W	36.65'
L50	S 18°51'19" E	26.09'
L51	S 5°42'36" E	31.36'
L52	S 7°33'32" W	31.49'
L53	S 37°49'21" E	16.92'
L54	S 22°49'37" W	28.16'
L55	S 45°04'14" W	27.75'
L56	S 18°48'10" W	10.22'
L57	N 87°07'32" W	9.46'
L58	S 12°11'10" E	20.77'
L59	S 49°07'36" W	44.31'
L60	S 11°43'01" W	34.17'
L61	S 67°20'46" E	23.02'
L62	N 64°42'27" E	51.67'
L63	S 63°54'17" E	91.95'
L64	N 89°38'28" E	55.69'
L65	S 81°21'08" E	57.60'
L66	S 59°09'47" E	46.69'
L67	S 51°59'59" E	85.69'
L68	S 29°39'47" E	48.38'
L69	S 51°46'27" E	86.51'
L70	S 60°35'00" E	86.94'
L71	S 40°23'06" E	27.25'
L72	S 63°46'31" E	110.73'

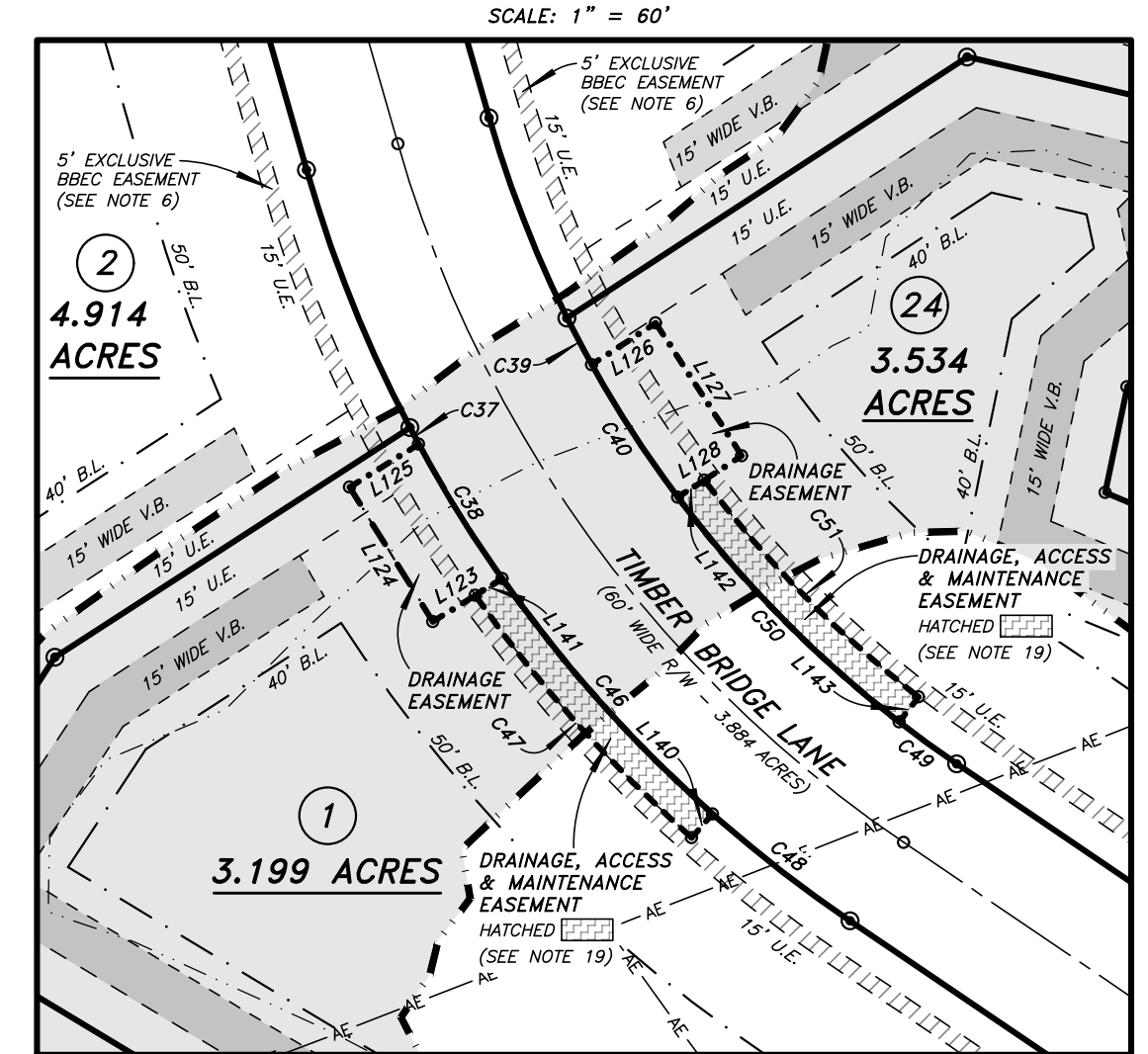
CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	36°12'11"	208.51'	330.00'	N 37°43'33" W	205.06'
C2	29°18'02"	189.21'	370.00'	N 41°10'37" W	187.16'
C3	10°32'05"	68.03'	370.00'	N 21°15'34" W	67.94'
C4	31°05'07"	146.49'	270.00'	N 2°26'58" W	144.70'
C5	18°25'19"	106.10'	330.00'	N 5°52'56" E	105.65'
C6	22°06'38"	104.19'	270.00'	N 7°43'35" E	103.55'
C7	12°15'43"	57.78'	270.00'	N 24°54'46" E	57.67'
C8	125°55'46"	131.87'	60.00'	N 28°04'44" E	106.89'
C9	141°48'25"	148.50'	60.00'	S 74°12'38" W	113.40'
C10	32°15'49"	33.79'	60.00'	S 12°49'28" E	33.34'
C11	12°15'43"	70.62'	330.00'	S 24°54'46" W	70.49'
C12	56°18'27"	265.34'	270.00'	N 33°22'14" W	254.79'
C13	62°04'58"	65.01'	60.00'	N 29°07'03" E	61.88'
C14	102°42'32"	107.56'	60.00'	N 53°16'42" E	93.72'
C15	108°43'11"	114.90'	60.00'	S 20°30'27" W	98.13'
C16	25°14'18"	26.43'	60.00'	S 46°58'18" E	26.22'
C17	19°16'18"	111.00'	330.00'	S 13°51'01" E	110.47'
C18	26°01'30"	149.89'	330.00'	S 36°29'55" E	148.61'
C19	12°00'48"	69.19'	330.00'	S 55°31'04" E	69.07'
C20	7°21'22"	42.37'	330.00'	S 15°06'13" W	42.34'
C21	14°45'16"	84.98'	330.00'	S 4°02'54" W	84.74'
C22	18°25'19"	86.81'	270.00'	S 5°52'56" W	86.44'
C23	27°36'08"	158.98'	330.00'	S 1°17'31" W	157.44'
C24	3°28'59"	20.06'	330.00'	S 14°15'02" E	20.06'
C25	11°42'23"	87.86'	430.00'	S 21°50'42" E	87.70'
C26	28°07'44"	211.10'	430.00'	S 41°45'46" E	208.99'
C27	33°25'39"	157.52'	270.00'	S 39°06'49" E	155.30'
C28	34°57'29"	183.04'	300.00'	N 38°20'54" W	180.21'
C29	39°50'07"	278.10'	400.00'	N 35°54'35" W	272.54'
C30	31°05'07"	162.76'	300.00'	N 0°26'58" W	160.77'
C31	18°25'19"	96.46'	300.00'	N 5°52'56" E	96.04'
C32	22°06'38"	115.77'	300.00'	N 7°43'35" E	115.05'
C33	12°15'43"	64.20'	300.00'	N 24°54'46" E	64.08'
C34	66°46'59"	349.67'	300.00'	N 28°07'59" W	330.21'
C35	5°18'30"	25.02'	270.00'	S 25°03'15" E	25.01'
C36	4°20'35"	25.01'	330.00'	N 21°47'45" W	25.01'
C37	0°47'13"	5.91'	430.00'	S 28°05'31" E	5.91'
C38	6°39'58"	50.03'	430.00'	S 31°49'06" E	50.00'
C39	2°34'11"	16.59'	370.00'	S 27°48'42" E	16.59'
C40	7°44'55"	50.04'	370.00'	N 32°58'16" W	50.00'
C41	3°24'56"	16.10'	270.00'	N 14°17'03" W	16.09'
C42	6°22'11"	30.02'	270.00'	N 9°23'30" W	30.00'
C43	7°35'21"	35.76'	270.00'	N 0°27'56" E	35.74'
C44	6°22'11"	30.02'	270.00'	N 7°26'42" E	30.00'
C45	8°09'06"	38.41'	270.00'	N 14°42'21" E	38.38'
C46	13°19'30"	100.00'	430.00'	N 41°48'50" E	99.78'
C47	13°24'03"	102.91'	440.00'	N 41°46'34" W	102.68'
C48	7°21'03"	55.17'	430.00'	S 52°09'07" E	55.13'
C49	3°29'47"	22.58'	370.00'	N 54°04'45" W	22.57'
C50	15°29'08"	100.00'	370.00'	N 44°35'17" W	99.70'
C51	15°22'40"	96.62'	360.00'	S 44°38'31" E	96.33'

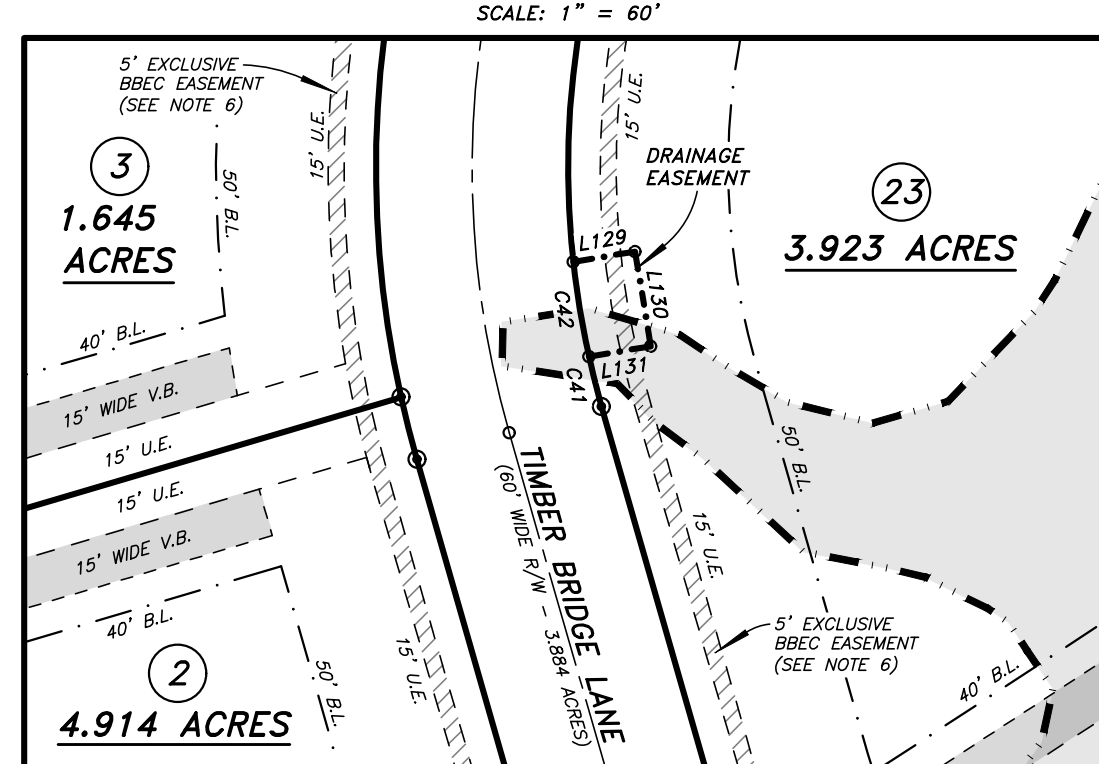
DETAIL A
SIGN & LANDSCAPE EASEMENTS



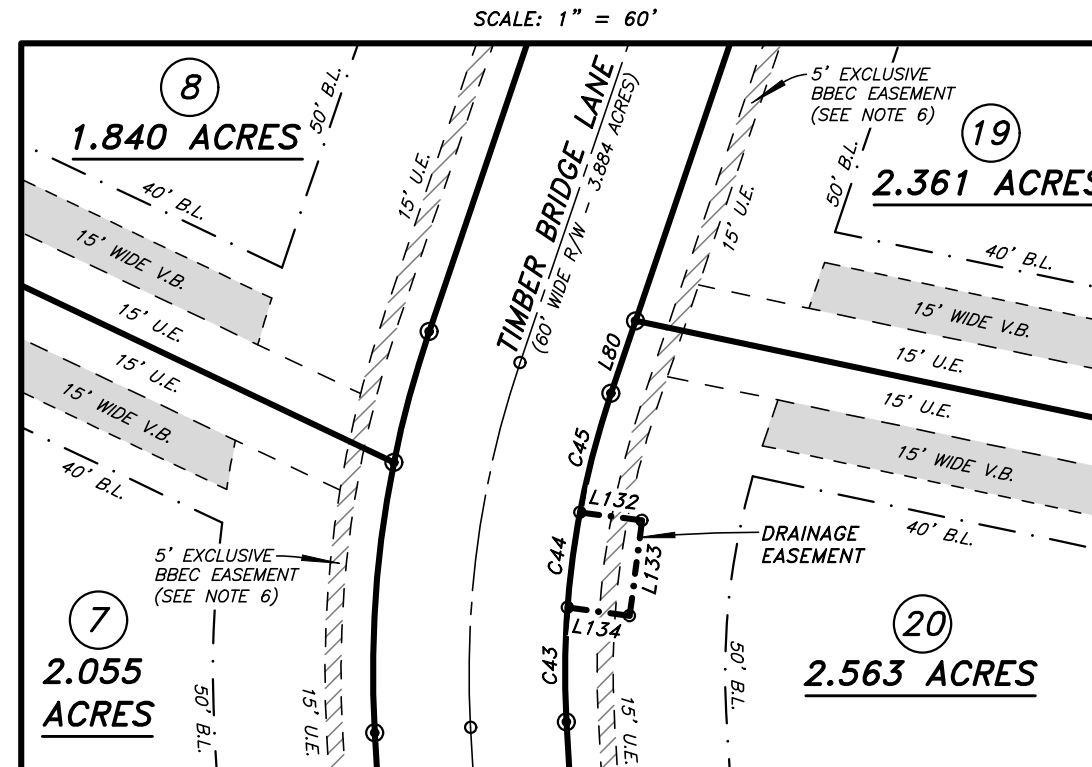
DETAIL B
DRAINAGE, ACCESS & MAINTENANCE EASEMENTS



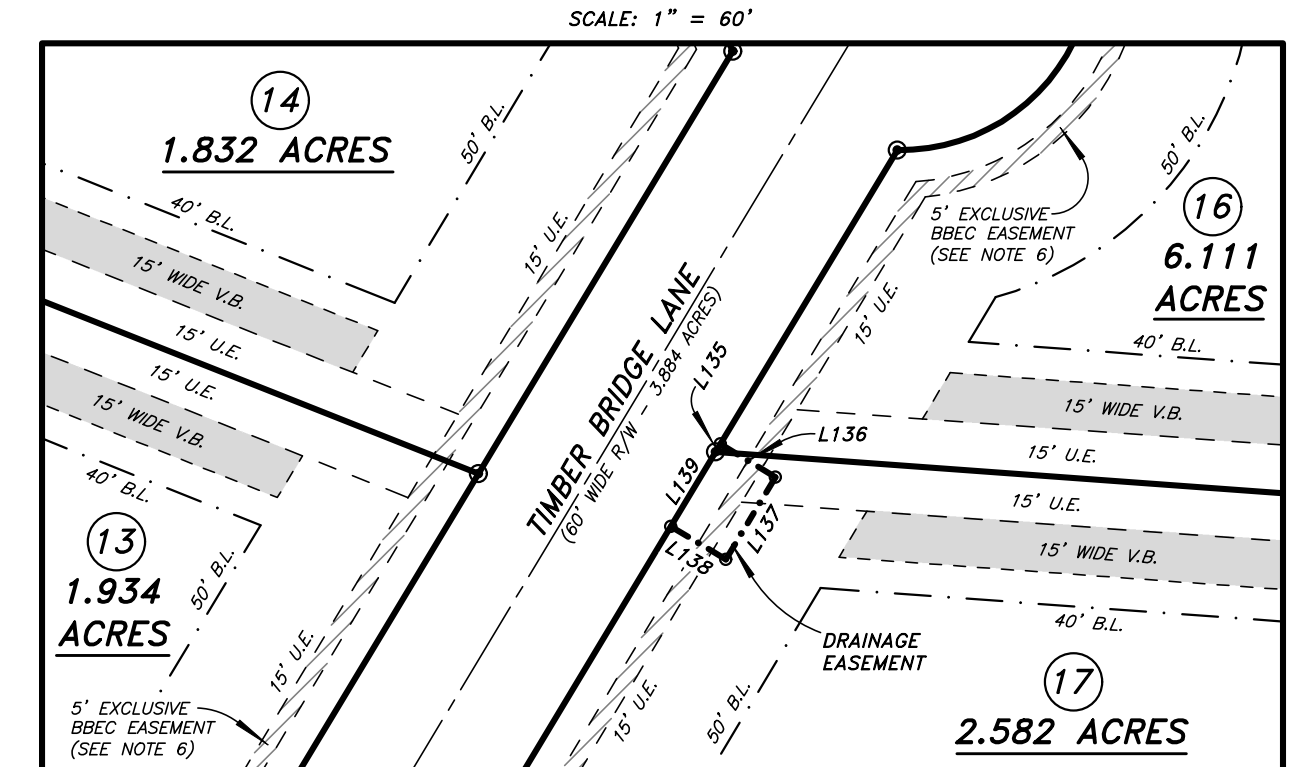
DETAIL C
DRAINAGE EASEMENT



DETAIL D
DRAINAGE EASEMENT



DETAIL E
DRAINAGE EASEMENT



W. O. NO. 7957 (WARD7957.DWG/ANVIEW) REF: WARD7957SPC.SURVEY

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CONTAINING 67.359 ACRES TOTAL

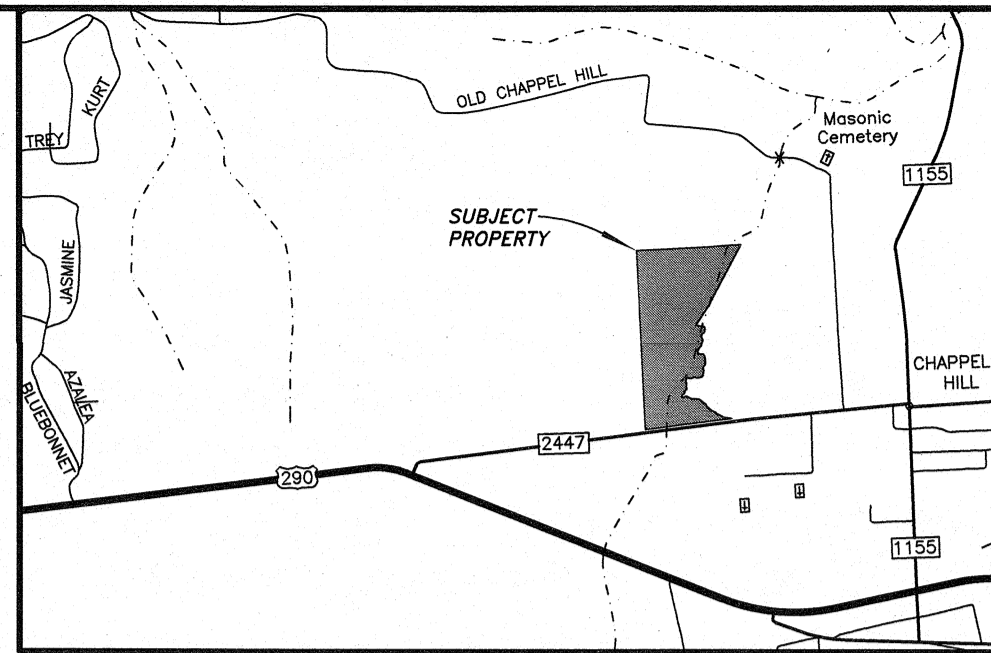
OWNER/DEVELOPER
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P.O. BOX 690627
HOUSTON, TEXAS 77269
PHN. 281-380-8080

SHEET 3
OF 4
(FINAL PLAT)

NOTES:

- THE BEARINGS AND COORDINATES 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: 10047079.83, E: 3584896.96 IS 2'-06"-00.51"; COMBINED SCALE FACTOR IS 0.99997946, PER AN NGS OPUS SOLUTION.
- ⊙ - DENOTES A SET 5/8" IRON ROD WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
- TRACT USAGE IS TO BE SINGLE FAMILY RESIDENTIAL, AGRICULTURAL AND WILDLIFE OPEN SPACE.
- THIS SUBDIVISION IS SUBJECT TO CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND BUILDING SET BACK LINES AS SHOWN HEREON AND/OR AS SET FORTH IN THE RESTRICTIONS PREPARED IN CONJUNCTION WITH THIS SUBDIVISION PLAT.
- 15 FEET WIDE VEGETATION BUFFER (15' WIDE V.B.) AREAS SHOWN (SHADED) HEREON SHALL REMAIN UNDISTURBED. REMOVAL OR TRIMMING OF TREES, BRUSH OR ANY OTHER VEGETATION WITHIN THESE AREAS IS PROHIBITED EXCEPT WHEN NECESSARY UTILITY CROSSINGS ARE REQUIRED.
- THERE IS A 5' UTILITY EASEMENT SHOWN (CROSS-HATCHED) HEREON FOR BLUEBONNET ELECTRIC COOPERATIVE INC.'S EXCLUSIVE USE LOCATED WITHIN AND ADJACENT TO THE 15' UTILITY EASEMENT.
- PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (ZONE A), SHOWN (SHADED) HEREON AS APPROXIMATE SPECIAL FLOOD HAZARD AREA (ZONE A), AND PART OF THE SUBJECT PROPERTY LIES WITHIN AREAS OF MINIMAL FLOOD HAZARD (ZONE X) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C03250, MAP REVISED MAY 16, 2019, WASHINGTON COUNTY, TEXAS.
- THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WASHINGTON COUNTY ABSTRACT COMPANY (TEXAN TITLE INSURANCE COMPANY) TITLE COMMITMENT GF NO. WCA2101073, EFFECTIVE DATE FEBRUARY 18, 2022, 8:00 AM, ISSUED FEBRUARY 21, 2022, 8:00 AM.
- SUBJECT TO RIGHT OF WAY AND EASEMENT DATED APRIL 20, 1960, EXECUTED BY SOPHIA FELCHAK, ET AL TO OLD OCEAN FUEL COMPANY, AS RECORDED IN VOLUME 227, PAGE 350, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND AS SHOWN OR NOTED HEREON.
- SUBJECT TO EASEMENT AND RIGHT OF WAY DATED JUNE 16, 1927, EXECUTED BY P. W. FELCHAK, ET UX TO TEXAS POWER & LIGHT COMPANY, AS RECORDED IN VOLUME 89, PAGE 77, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS AND AS SHOWN HEREON.
- SUBJECT TO EASEMENT DATED JULY 13, 2020, EXECUTED BY DAN PARKER TO BLUEBONNET ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 1733, PAGE 228, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

- SUBJECT TO EASEMENT DATED OCTOBER 8, 2020, EXECUTED BY DAN PARKER TO BLUEBONNET ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 1748, PAGE 762, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
- 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.
- WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS AND SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
- THE SUBDIVISION SHOWN HEREON LIES OUTSIDE OF THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRENNHAM, TEXAS.
- NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY WASHINGTON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.
- ELEVATION VALUES FOR THE ELEVATION BENCHMARKS AND BASE FLOOD ELEVATIONS (BFE) ARE RELATIVE TO NAVD88 (GEOID 18). EACH BENCHMARK IS A CONCRETE MONUMENT APPROXIMATELY 3 FEET DEEP AND 1 FOOT WIDE AND HAS A BRASS DISK SET IN THE TOP MARKED AS FOLLOWS:
B.M. NO. 33 ELEVATION = 237.8'
B.M. NO. 34 ELEVATION = 236.1'
THE BENCHMARKS ARE SHOWN ON THIS MAP AS (⊙). THE ELEVATION VALUE, B.M. NO. AND LOCATION WILL BE ON RECORD WITH THE WASHINGTON COUNTY FLOODPLAIN ADMINISTRATOR.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) FOR LOTS 1, 2, 23 AND 24 ARE TO BE TWO FEET (2') ABOVE BASE FLOOD ELEVATIONS (BFE) ESTABLISHED BY RABON A. METCALF, PE UTILIZING DETAILED METHODS AND THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) FOR LOTS 16, 17, 18, 19, 20, 21 AND 22 ARE TO BE 2 FEET (2') ABOVE BASE FLOOD ELEVATIONS (BFE) ESTABLISHED BY RABON A. METCALF, PE UTILIZING THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SIMPLIFIED METHOD. LOTS 1, 2, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 ARE PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. CONTACT THE WASHINGTON COUNTY FLOODPLAIN ADMINISTRATOR FOR FLOODPLAIN PERMIT REQUIREMENTS BEFORE BEGINNING ANY DEVELOPMENT OR CONSTRUCTION ON THESE LOTS.
- NO IMPROVEMENTS (FENCES, WALLS, MONUMENTS, SIGNAGE, ETC.) SHALL BE PERMITTED WITHIN THE DRAINAGE, ACCESS AND MAINTENANCE EASEMENTS.
- LOTS 1, 2 AND 24 SHALL NOT HAVE ACCESS TO F.M. HIGHWAY NO. 2447.
- (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
V.B. DENOTES VEGETATION BUFFER (SEE NOTE NO. 5)
B.BEC DENOTES BLUEBONNET ELECTRIC COOPERATIVE, INC.



VICINITY MAP
(SCALE: 1" = 3000')

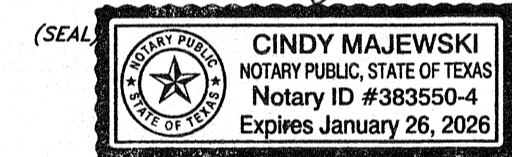
LIENHOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, CITIZENS STATE BANK, THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS TIMBER BRIDGE SUBDIVISION, SAID LIEN BEING EVIDENCED BY DEED OF TRUST DATED FEBRUARY 25, 2022, AS RECORDED IN VOLUME 1826, PAGE 76, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: [Signature]
(SIGNATURE)
Blake Schwarze Loan Officer
(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF Washington
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15 DAY OF July, 2022, BY Blake Schwarze
Cindy Majewski
NOTARY PUBLIC, STATE OF TEXAS



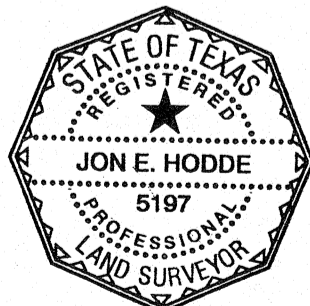
SURVEY MAP

SHOWING A SURVEY OF A SUBDIVISION OF 67.359 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE DAVID LAWRENCE SURVEY, A-75, BEING THE SAME LAND DESCRIBED AS 39.25 ACRES (TRACT 1) AND BEING PART OF THE SAME LAND DESCRIBED AS 37.69 ACRES (TRACT 2) IN THE DEED FROM DAN PARKER FAMILY LIMITED PARTNERSHIP TO TIMBER 67 BRIDGE LP, DATED FEBRUARY 28, 2022, AS RECORDED IN VOLUME 1826, PAGE 66, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON
THIS IS TO CERTIFY THAT I, JON E. HODDE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS REGISTRATION NO. 5197 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 COUNTY CLERK OF WASHINGTON COUNTY, TEXAS, ARE DEPICTED THEREON AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS OF 5/8 INCH DIAMETER AND TWENTY-FOUR (24) INCHES LONG, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

DATED THIS THE 13TH DAY OF JULY, 2022, A.D.



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

OWNER DEDICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

WE, TIMBER 67 BRIDGE LP, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF TIMBER BRIDGE SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID TIMBER 67 BRIDGE LP ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS TIMBER BRIDGE SUBDIVISION, LOCATED IN THE DAVID LAWRENCE SURVEY, A-75, WASHINGTON COUNTY, TEXAS, AND ON BEHALF OF SAID TIMBER 67 BRIDGE LP, 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 SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, TIMBER 67 BRIDGE LP, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF TIMBER BRIDGE SUBDIVISION, HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS.

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 ALL EASEMENTS SHOWN HEREON.

FURTHER, WE, TIMBER 67 BRIDGE LP, 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 THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING WASHINGTON COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE 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:

- THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS 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 AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

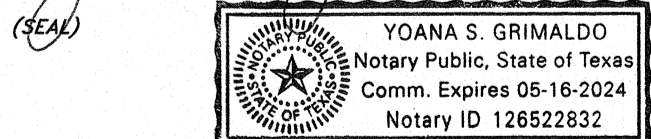
WITNESS MY HAND IN BRENNHAM, WASHINGTON COUNTY, TEXAS,

THIS 15TH DAY OF JULY, 2022.

BY: [Signature]
(SIGNATURE)
Terry Ward GP
(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15TH DAY OF JULY, 2022, BY TERRY WARD
[Signature]
NOTARY PUBLIC, STATE OF TEXAS



COMMISSIONERS' COURT ACKNOWLEDGMENT

APPROVED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY,
TEXAS, THIS 19 DAY OF July, 2022.

[Signature] COUNTY JUDGE
[Signature] COMMISSIONER, PRECINCT 1
[Signature] COMMISSIONER, PRECINCT 3
[Signature] COMMISSIONER, PRECINCT 2
[Signature] COMMISSIONER, PRECINCT 4

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §
I, Beth Rommel, 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 20TH DAY OF July, 2022 AT 8:35 O'CLOCK A.M., AND DULY RECORDED ON THE 20TH DAY OF July, 2022 AT 8:35 O'CLOCK A.M. IN CABINET - SHEET 184 B OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT BRENNHAM, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

[Signature]
CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS

W. O. NO. 7957 (WARD7957.DWG/MMEW) REF: WARD7957SPC.SURVEY

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

TIMBER BRIDGE SUBDIVISION
CONSISTING OF 24 RESIDENTIAL LOTS, 1 BLOCK,
TIMBER BRIDGE LANE (3.884 ACRES) AND TIMBER COVE LANE (0.813 ACRE)
CONTAINING 67.359 ACRES TOTAL

OWNER/DEVELOPER
TIMBER 67 BRIDGE LP
P.O. BOX 690627
HOUSTON, TEXAS 77269
PHN. 281-380-8080

SHEET 4
OF 4
(FINAL PLAT)