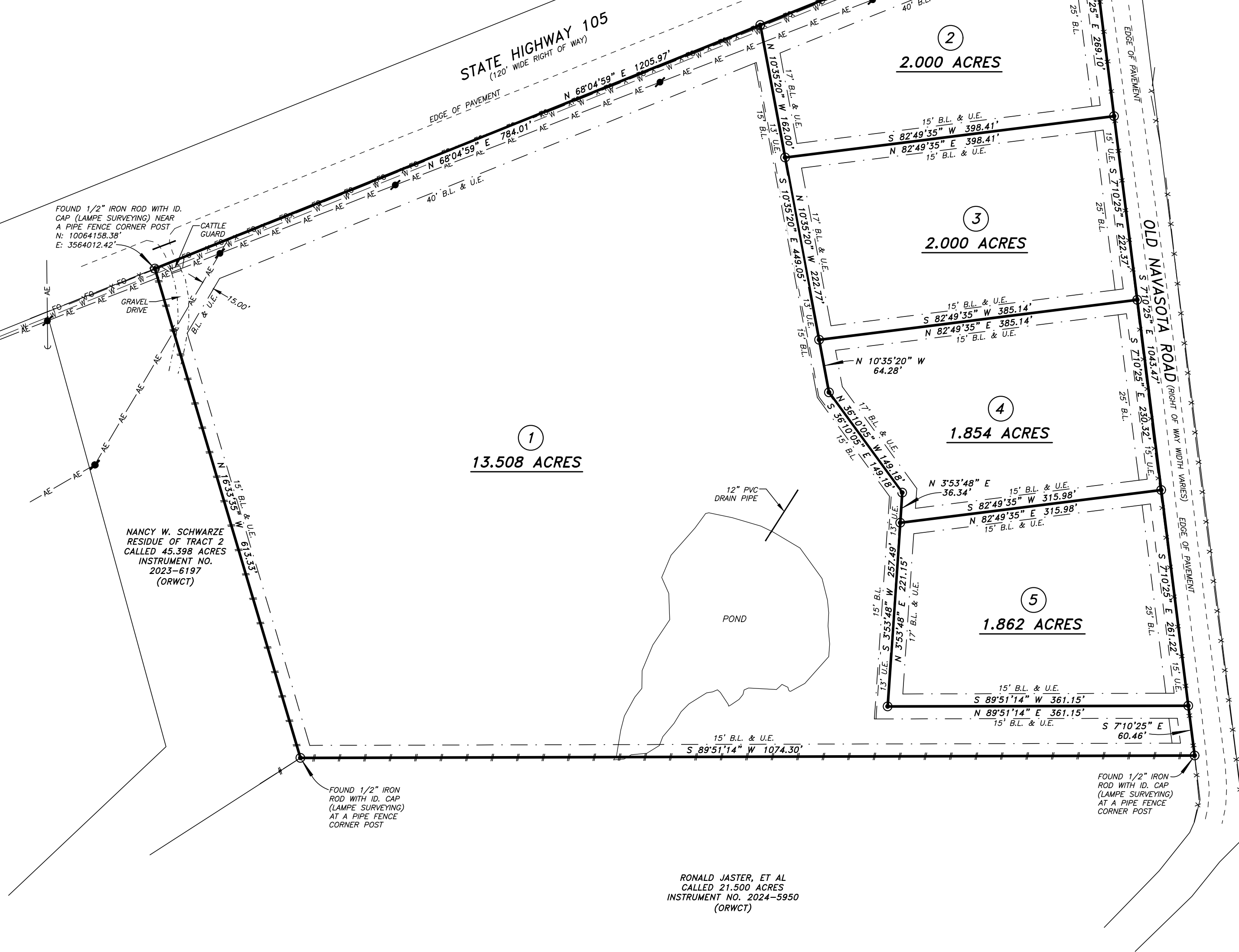


ISAAC JACKSON SURVEY
A-66
WASHINGTON COUNTY, TEXAS

SCALE: 1" = 100'



- LEGEND**
- ELECTRIC POLE
 - GUY ANCHOR
 - PHONE CABLE JUNC. BOX
 - WATER METER
 - AERIAL ELECTRIC LINES
 - BARBED WIRE FENCE
 - MESH WIRE FENCE
 - APPROXIMATE WATERLINE
 - APPROXIMATE FIBER OPTIC LINE
 - CULVERT
 - GUARD RAIL
 - APPROXIMATE FLOOD HAZARD BOUNDARY
 - APPROXIMATE FLOOD HAZARD AREA
 - CONTOUR LINE

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: MARCH 19, 2025

THE PURPOSE OF THIS DOCUMENT IS FOR
PRELIMINARY REVIEW ONLY.

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE.

RONALD JASTER, ET AL
CALLED 21.500 ACRES
INSTRUMENT NO. 2024-5950
(ORWCT)

W. O. NO. 8364 (BURCH 8364.DWG) REF: BURCH8364.LEICA

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

OAK CREEK SUBDIVISION
CONSISTING OF 5 RESIDENTIAL LOTS
CONTAINING 21.224 ACRES TOTAL

OWNER/DEVELOPER

ROCKIES CREEK
INVESTMENTS, LLC
P.O. BOX 2369
BRENNHAM, TEXAS 77833
PHN. 979-251-4506

**SHEET 1
OF 2**
(PRELIMINARY PLAT)

OWNER DEDICATION

THE STATE OF TEXAS

COUNTY OF WASHINGTON

WE, ROCKIES CREEK INVESTMENTS, LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF OAK CREEK SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID ROCKIES CREEK INVESTMENTS, LLC ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS OAK CREEK SUBDIVISION, LOCATED IN THE ISAAC JACKSON SURVEY, A-66, WASHINGTON COUNTY, TEXAS, AND ON BEHALF OF SAID ROCKIES CREEK INVESTMENTS, LLC, 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, ROCKIES CREEK INVESTMENTS, LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF OAK CREEK 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, ROCKIES CREEK INVESTMENTS, LLC, 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:

1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. 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 BRENHAM, WASHINGTON COUNTY, TEXAS,

THIS _____ DAY OF _____, 2025.

BY:_____
(SIGNATURE)

(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2025, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §

COUNTY OF WASHINGTON §

I, _____, 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 _____ DAY OF _____, 2_____, AT _____

O'CLOCK. _____.M., AND DULY RECORDED ON THE _____ DAY OF _____, 2_____, AT _____

_____ O'CLOCK. _____.M. IN CABINET _____ SHEET _____ 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.

CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS

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 OAK CREEK SUBDIVISION, SAID LIEN BEING EVIDENCED BY DEED OF TRUST DATED FEBRUARY 14, 2025, AS RECORDED IN INSTRUMENT NO. 2025-0790, 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)

(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2025, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

COMMISSIONERS' COURT ACKNOWLEDGMENT

APPROVED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY,

TEXAS, THIS _____ DAY OF _____, 2025.

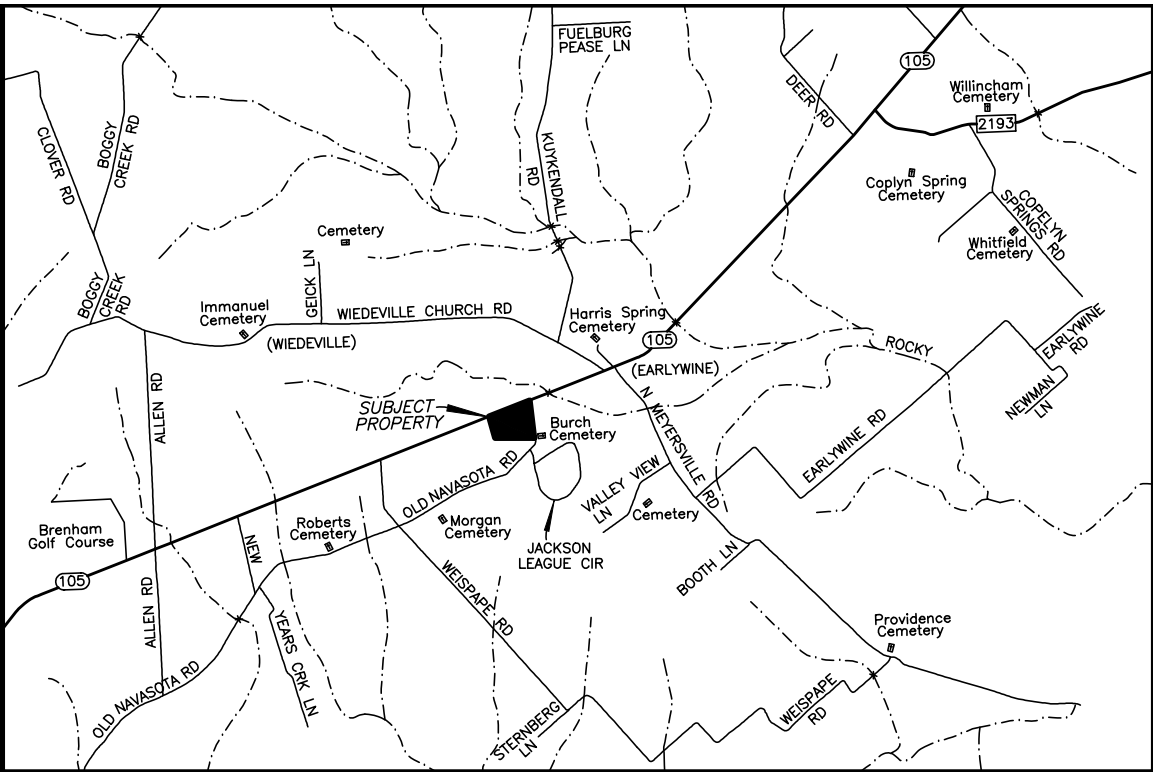
COUNTY JUDGE

COMMISSIONER, PRECINCT 1

COMMISSIONER, PRECINCT 3

COMMISSIONER, PRECINCT 2

COMMISSIONER, PRECINCT 4



VICINITY MAP

(SCALE: 1" = 1 MILE)

NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, CENTRAL ZONE 4203. DISTANCES SHOWN ARE GROUND DISTANCES, U.S. SURVEY FEET.
2. ☉ - DENOTES A 5/8" IRON ROD SET WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
3. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, DEPICTED BY SCALED MAP LOCATION AND GEOGRAPHIC PLOTTING ONLY, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0325D, MAP REVISED MAY 16, 2019, WASHINGTON COUNTY, TEXAS.
4. TRACT USAGE IS TO BE SINGLE FAMILY RESIDENTIAL, AGRICULTURAL AND WILDLIFE OPEN SPACE.
5. 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 AND THOSE DEFINED IN THE RESTRICTION AND COVENANT AGREEMENT RECORDED IN INSTRUMENT NO. 2024-5949, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
6. THIS SURVEY RELIED ON THE TITLE COMMITMENT PREPARED BY BRENHAM ABSTRACT & TITLE COMPANY (FIRST AMERICAN TITLE GUARANTY COMPANY) TITLE COMMITMENT GF NO. 20241217, EFFECTIVE DATE JANUARY 2, 2025, 8:00 AM, ISSUED FEBRUARY 5, 2025, 2:46 PM, FOR EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY.
7. 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.
8. WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS AND/OR PUBLIC WATER AND SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
9. THE SUBDIVISION SHOWN HEREON LIES OUTSIDE OF THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRENHAM, TEXAS.
10. 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.
11. CONTOURS SHOWN HEREON WERE DERIVED FROM LIDAR DATA AND PROVIDED BY OTHERS.
12. (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT

SURVEY MAP

SHOWING A SURVEY OF A SUBDIVISION OF 21.224 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE ISAAC JACKSON SURVEY, A-66, BEING A RESURVEY OF THE SAME LAND DESCRIBED AS 21.228 ACRES IN THE DEED FROM NANCY W. SCHWARZE AND ERNEST H. SCHWARZE TO ROCKIES CREEK INVESTMENTS, LLC, DATED FEBRUARY 14, 2025, AS RECORDED IN INSTRUMENT NO. 2025-0789, 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 TBPELS; AND THAT ALL EASEMENTS AS APPEAR OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WASHINGTON COUNTY, TEXAS, ARE DEPICTED OR NOTED 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 25TH DAY OF FEBRUARY, 2025, A.D.

(PRELIMINARY)

(SURVEYOR SIGNATURE)

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197

DATE: MARCH 19, 2025

THE PURPOSE OF THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

(TEXAS REGISTRATION NO.)

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
TBPELS SURVEY FIRM REG. NO. 10018800

W. O. NO. 8364 (BURCH 8364.DWG) REF: BURCH8364.LEICA

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SHEET 2

OF 2

(PRELIMINARY PLAT)