

STATE OF TEXAS  
COUNTY OF WHARTON:

WE, LAYNE MUEGGE AND ASHLEY MUEGGE, BEING OFFICERS OF SHAPENN FARMS, INC., OWNER OF THE 16.718 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BRATCHERS BEND, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. WHARTON COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, THE SHAPENN FARMS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY LAYNE MUEGGE, ITS PRESIDENT, HEREUNTO AUTHORIZED, ATTESTED BY ASHLEY MUEGGE, ITS VICE PRESIDENT, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SHAPENN FARMS, INC.

BY: \_\_\_\_\_  
LAYNE MUEGGE, PRESIDENT

ATTESTED BY: \_\_\_\_\_  
ASHLEY MUEGGE, VICE PRESIDENT

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAYNE MUEGGE, PRESIDENT, AND ASHLEY MUEGGE, VICE PRESIDENT, OF SHAPENN FARMS, INC., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

THE ABOVE AND FOREGOING PLAT WAS APPROVED BY THE COMMISSIONERS' COURT OF WHARTON COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

PRECINCT 1, COUNTY COMMISSIONER \_\_\_\_\_

PRECINCT 2, COUNTY COMMISSIONER \_\_\_\_\_

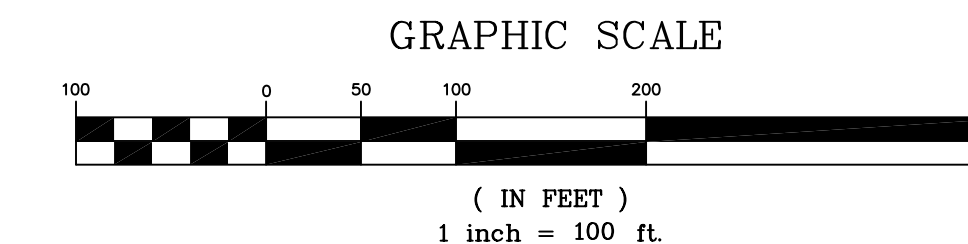
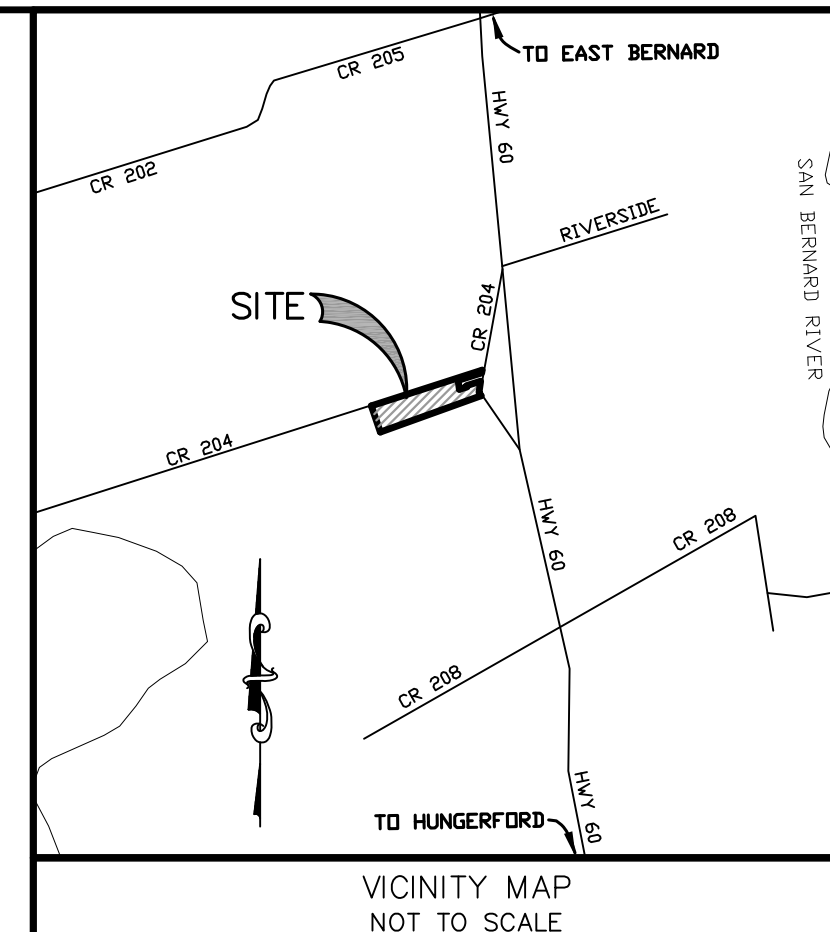
PRECINCT 3, COUNTY COMMISSIONER \_\_\_\_\_

PRECINCT 4, COUNTY COMMISSIONER \_\_\_\_\_

COUNTY JUDGE \_\_\_\_\_

ACREAGE  
WOODROW R. HANCOCK JR. AND  
LILLIAN P. HANCOCK, HUSBAND AND WIFE  
CALLED 22.540 ACRES  
(VOL. 721, PG. 404; W.C.D.R.)

LEGEND:  
B.L. - BUILDING LINE  
E.S.M.T. - EASEMENT  
E.T.J. - EXTRA TERRITORIAL JURISDICTION  
F.N.D. - FOUND  
F.T. - FEET  
NO. - NUMBER  
PG. - PAGE  
R.O.W. - RIGHT OF WAY  
VOL. - VOLUME  
W.C.D.R. - WHARTON COUNTY DEED RECORDS  
W.C.P.R. - WHARTON COUNTY PLAT RECORDS



I, BARBARA SVATEK, COUNTY CLERK OF WHARTON COUNTY, TEXAS, DO HEREBY CERTIFY THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS, PLAT CABINET NO. \_\_\_\_\_, SLIDE NO. \_\_\_\_\_ OF WHARTON COUNTY, TEXAS.

BY: \_\_\_\_\_  
COUNTY CLERK

THOMAS SLAUGHTER SURVEY  
ABSTRACT NO. 59

THIS 1.674 ACRES IS HEREBY  
DEDICATED IN FEE TO R.O.W. PURPOSES  
FOR COUNTY ROAD 204

ACREAGE  
SHIRLEY A. GABLER BURNS, et al  
CALLED 19.138 ACRES  
(VOL. 811, PG. 195; W.C.D.R.)

ACREAGE  
SHIRLEY A. GABLER BURNS, et al  
CALLED 43.230 ACRES  
(VOL. 811, PG. 195; W.C.D.R.)

ACREAGE  
FRANK J. HLAVINKA JR.  
"TRACT 1"  
CALLED 100.78 ACRES  
(VOL. 1001, PG. 354; W.C.D.R.)

ACREAGE  
FRANK JOE HLAVINKA JR. AND  
REBEA ANNE HLAVINKA HLAVINKA  
CALLED 28.017 ACRES  
(VOL. 689, PG. 87; W.C.D.R.)

COUNTY ROAD 204  
(70' R.O.W.)  
(VOL. 216, PG. 169; W.C.D.R.)

ACREAGE  
SHAPENN FARMS, INC.  
28.718 ACRES  
(VOL. 1080, PG. 99; W.C.D.R.)

LINE	BEARING	DISTANCE
L1	S 06°31'37" W	41.97'
L2	S 09°47'31" E	140.00'
L3	N 70°59'21" E	125.00'
L4	N 19°00'39" W	19.74'
L5	N 70°59'21" E	230.52'
L6	S 06°31'37" W	178.31'
L7	S 33°09'29" E	61.05'

J. W. MOORE 3/4 LEAGUE  
ABSTRACT NO. 44

I, GREGORY A. SCHMIDT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET. (SEE NOTE 4)



GREGORY A. SCHMIDT, R.P.L.S.  
TEXAS REGISTRATION NO. 4355

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_:

WE, NEWFIRST NATIONAL BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS BRATCHERS BEND, SAID LIEN BEING EVIDENCED BY VOLUME 1080, PAGE 103 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT 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  
ROSS RUSSELL, PRESIDENT

ATTEST: \_\_\_\_\_  
SIGNATURE  
PRINT NAME & TITLE

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSS RUSSELL, PRESIDENT,

AND \_\_\_\_\_, OF NEWFIRST NATIONAL BANK, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID BANKING ASSOCIATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY

- NOTES:
- 1.) BEARINGS SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM GPS OBSERVATIONS USING NGS C.O.R.S..
  - 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR WHARTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48481-C-0200 F, EFFECTIVELY DATED DECEMBER 21, 2017, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - 3.) THIS PROPERTY IS NOT LOCATED WITHIN ANY CITY LIMITS OR ANY CITY'S E.T.J.
  - 4.) \* - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.

# BRATCHERS BEND

A SUBDIVISION OF A 16.718  
ACRE TRACT OF LAND  
IN THE J.W. MOORE 3/4 LEAGUE,  
ABSTRACT NO. 44,  
WHARTON COUNTY, TEXAS

6 LOTS 1 BLOCK

~ OWNER ~

SHAPENN FARMS, INC.  
213 N. Richmond Road  
Wharton, TX 77488  
PHONE: 832.387.8525

~ SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY

12718 Century Drive  
Stafford, Texas 77477

PHONE: 281.491.2525 FAX: 281.491.2535  
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906  
www.team-civil.com

Job No. 1282-2

NOVEMBER 5, 2020

