

OWNER'S ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

We, Dara Childs & Laura J. Childs and Maribel Aguilar-Valdivia & Omar Guadalupe Valdivia Gonzalez, the owners of the property subdivided in the above and foregoing map of the Replat of Tracts 8B and 9B, South Berlin Subdivision into Tract 8C and 9C, South Berlin Subdivision, do hereby make subdivision of said property, according to lines streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision Replat of the Replat of Tracts 8B and 9B, South Berlin Subdivision into Tract 8C and 9C, South Berlin Subdivision in the I. Jameison Survey, Abstract 67, Washington County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon 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 heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, Dara Childs & Laura J. Childs and Maribel Aguilar-Valdivia & Omar Guadalupe Valdivia Gonzalez, have complied with or will comply with all regulations heretofore on file with the county and adopted by the Commissioners Court of Washington County.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide for a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, we, 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 said subdivision, as easements for drainage purposes, giving Washington County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structure.

FURTHER, all of the property subdivided in the above and 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.) The drainage of septic tanks into road, street, alley 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 (or the placement of manufactured housing subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

WITNESS our hands in Brecken, Washington County, Texas, this 16 day of July, 2019.

[Signatures]
Dara Childs
Laura J. Childs
Maribel Aguilar-Valdivia
Omar Guadalupe Valdivia Gonzalez



[Signature]
Sarah J. Bryant
NOTARY NAME (PRINTED)
NOTARY COMMISSION EXPIRES

SURVEYOR CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

THIS IS TO CERTIFY THAT I, RONALD K. BRYANT, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 4361, HAVE RE-PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND MEETING ALL MINIMUM STANDARDS SET FORTH BY THE TITLS, 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 CURVATURE ARE PROPERLY MARKED WITH IRON RODS OF MINIMUM 5/8 IN. DIAMETER AND THIRTY (30) INCHES LONG, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY.



FLOOD HAZARD STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR WASHINGTON COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY, AND IS IN ZONE "C" AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 44737C00C, EFFECTIVE DATE AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS

7-19-2019
Ronald K. Bryant
Registered Professional Land Surveyor No. 4361

REPLAT

OF THE
REPLAT of TRACTS 8B and 9B
SOUTH BERLIN SUBDIVISION
PLAT CABINET FILE NO. 689B, P.R.W.C.T.

INTO
TRACT 8C and 9C
SOUTH BERLIN SUBDIVISION
I. JAMEISON SURVEY, A-67
WASHINGTON COUNTY, TEXAS

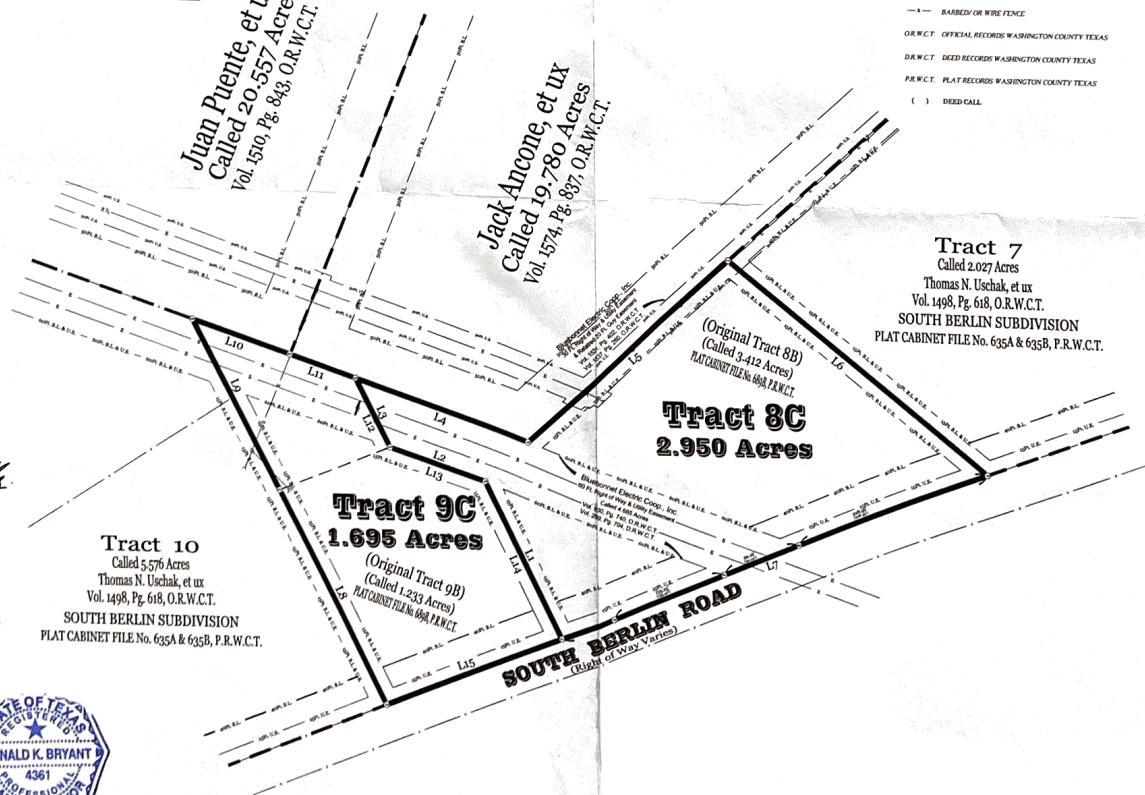
COURSE & DISTANCE TABLE

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 26°29'50" W	190.65	N 26°29'50" W	190.50
L2	N 70°57'07" W	113.55	N 70°49'40" W	113.40
L3	N 26°29'50" W	86.90	N 26°29'50" W	85.90
L4	S 70°47'28" E	208.10	S 70°49'28" E	206.18
L5	N 47°37'20" E	312.50	N 47°39'40" E	312.24
L6	S 61°13'00" E	368.89	S 61°12'46" E	368.84
L7	S 67°41'20" E	429.87	S 67°41'22" E	429.16
L8	N 26°40'09" W	265.48	N 26°29'50" W	265.58
L9	N 26°29'29" W	213.13	N 26°29'50" W	213.03
L10	S 70°52'49" E	114.70	S 70°49'28" E	114.63
L11	S 70°45'16" E	77.99	S 70°49'40" E	77.88
L12	S 26°29'50" E	86.90	S 26°29'50" E	86.90
L13	S 70°57'07" E	113.55	S 70°49'40" E	113.40
L14	S 26°29'50" E	190.65	S 26°29'50" E	190.50
L15	S 67°54'18" W	214.35	S 67°51'52" W	214.01

SCALE: 1" = 100'
100 Feet

Juan Puento, et ux
Called 20.557 Acres
Vol. 1510, Pg. 843, O.R.W.C.T.

Jack Ancone, et ux
Called 19.780 Acres
Vol. 1574, Pg. 837, O.R.W.C.T.

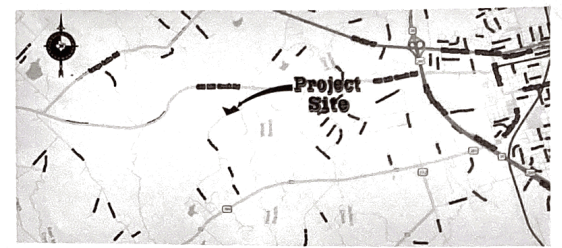


Tract 7
Called 2.027 Acres
Thomas N. Uschak, et ux
Vol. 1498, Pg. 618, O.R.W.C.T.
SOUTH BERLIN SUBDIVISION
PLAT CABINET FILE NO. 635A & 635B, P.R.W.C.T.

(Original Tract 8B)
Called 3.412 Acres
PLAT CABINET FILE NO. 689A, P.R.W.C.T.
Tract 8C
2.950 Acres

Tract 9C
1.695 Acres
(Original Tract 9B)
Called 1.233 Acres
PLAT CABINET FILE NO. 689A, P.R.W.C.T.

Tract 10
Called 5.576 Acres
Thomas N. Uschak, et ux
Vol. 1498, Pg. 618, O.R.W.C.T.
SOUTH BERLIN SUBDIVISION
PLAT CABINET FILE NO. 635A & 635B, P.R.W.C.T.



Vicinity Map

LEGEND

- 1/4" IRON ROD FOUND
- 5/8" IRON ROD SET
- 5/8" IRON ROD FOUND
- - - BUILDING LINE
- - - UTILITY EASEMENT
- - - POWER POLE
- - - OVERHEAD POWER LINE
- - - CITY WIRE
- - - BARBED OR WIRE FENCE
- OR W.C.T. OFFICIAL RECORDS WASHINGTON COUNTY TEXAS
- DR W.C.T. DEED RECORDS WASHINGTON COUNTY TEXAS
- PR W.C.T. PLAT RECORDS WASHINGTON COUNTY TEXAS
- () DEED CALL

COMMISSIONERS COURT ACKNOWLEDGMENT

APPROVED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS, THIS 6 DAY of August, 2019.

[Signatures]
COUNTY CLERK
COMMISSIONER, PRECINCT 1
COMMISSIONER, PRECINCT 2
COMMISSIONER, PRECINCT 3
COMMISSIONER, PRECINCT 4

COUNTY CLERK'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, BETH ROTHERMEL, COUNTY CLERK IN AND FOR WASHINGTON COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED IN MY OFFICE THE DAY OF JULY 2019, A.D. AT 2:07 P.M. IN BRECKEN, TEXAS, AND IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN ON PLAT RECORDED IN SLIDE NO. 116A IN THE PLAT RECORDS OF THE COUNTY COURT OF WASHINGTON COUNTY, AT OFFICE IN BRECKEN, TEXAS.

[Signature]
BETH ROTHERMEL
COUNTY CLERK
WASHINGTON COUNTY, TEXAS

GENERAL NOTES

1. THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE SUBJECT PROPERTY.
2. THIS REPLAT IS BASED ON A TITLE REPORT ISSUED BY WASHINGTON COUNTY ABSTRACT COMPANY, UNDER G.F. NO. 140822, ISSUED AUGUST 13, 2018, AND ADDITIONAL LIMITED ABSTRACTING CONDUCTED OF THE SUBJECT PROPERTY.
3. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
4. SUBJECT TO THOSE CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1498, PAGE 0436 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN PLAT CABINET NO. 635A - 635B, 681B AND 689B PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
5. SUBJECT TO THAT CERTAIN PARTIAL RELEASE OF LIEN FROM GIBRALTOR MORTGAGE SERVICES, ITS SUCCESSOR AND ASSIGNS AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 161, PAGE 730 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
6. SUBJECT TO THOSE CERTAIN EASEMENTS TO BLUEBONNET ELECTRIC COOPERATIVE, INC. AS RECORDED IN VOLUME 929, PAGE 399 AND OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND AS SHOWN ON PLAT CABINET NO. 635A - 635B, 681B AND 689B OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
7. SUBJECT TO THAT CERTAIN EASEMENT TO BLUEBONNET ELECTRIC COOPERATIVE, INC. AS RECORDED IN VOLUME 1599, PAGE 676 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
8. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO CENTRAL WASHINGTON COUNTY WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 669, PAGE 807 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
9. SUBJECT TO AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET (5') WIDE FROM A PLANE TWENTY FEET (20') ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO THE EASEMENTS AS SHOWN ON THE RECORDED PLAT OF SOUTH BERLIN SUBDIVISION.
10. SUBJECT TO AN EASEMENT FOR DRAINAGE PURPOSES, A STRIP OF LAND FIFTEEN FEET (15') WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SUBDIVISION AS NOTED ON THE RECORDED PLAT OF SOUTH BERLIN SUBDIVISION.
11. 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 COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

REPLAT PREPARED BY
A-SURVEY, INC.
THE MASTERS OF MEASUREMENT™

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PROJECT NO. 18236AR

OWNER'S

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