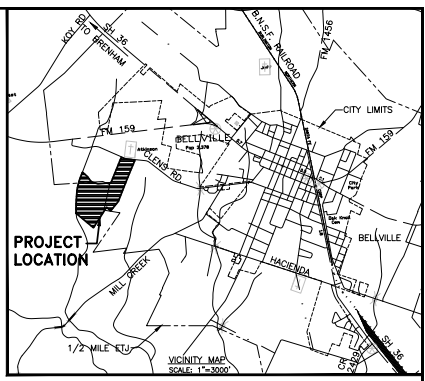


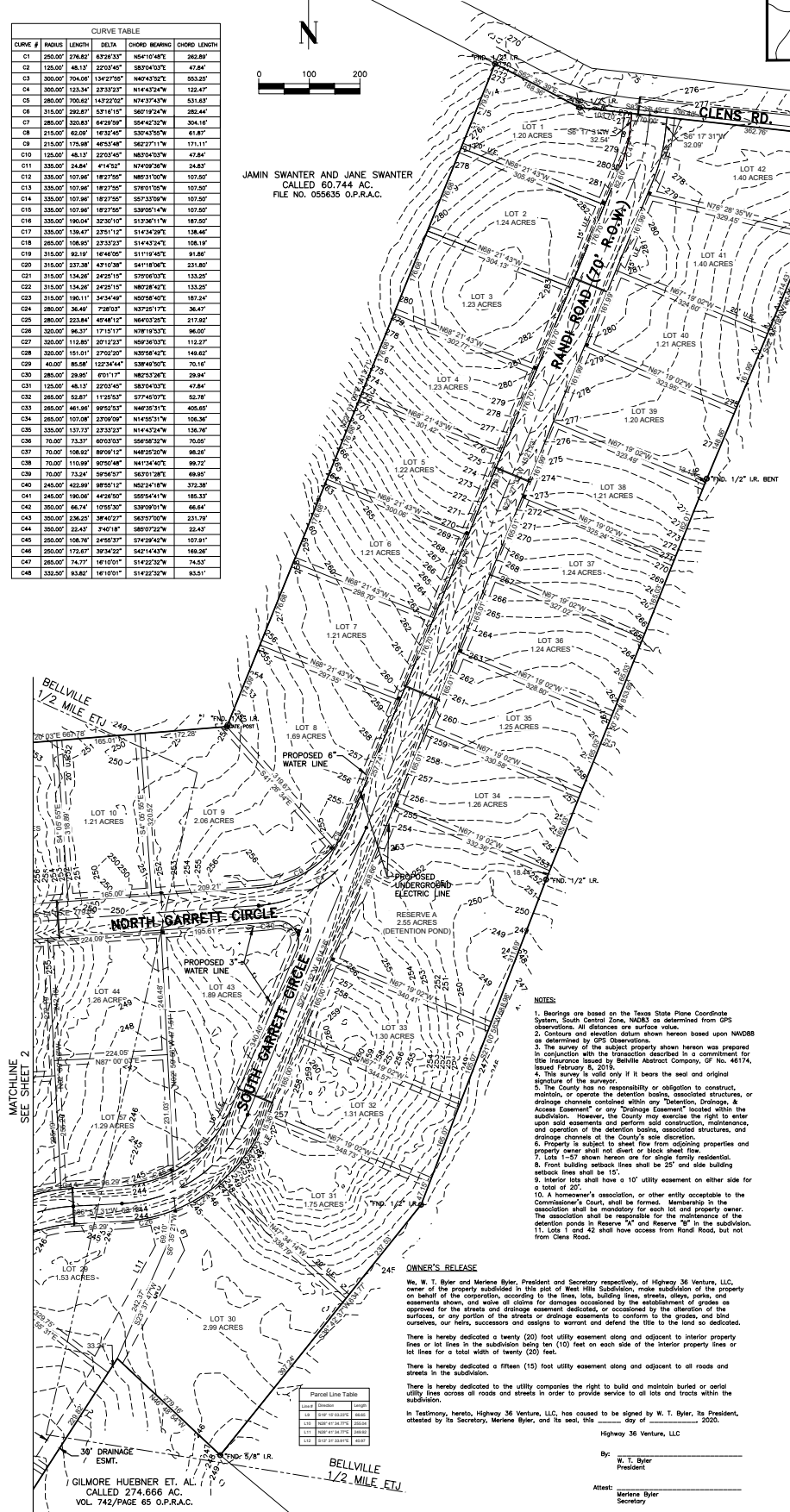
PROPERTY IS SUBJECT TO SHEET FLOW FROM ADJOINING PROPERTIES AND PROPERTY OWNER SHALL NOT DIVERT OR BLOCK SHEET FLOWS.



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	250.00'	276.82'	63°28'33"	N54°10'48"E	262.89'
C2	125.00'	48.13'	22°03'40"	S83°04'07"E	47.84'
C3	360.00'	704.08'	134°07'50"	N40°42'37"E	353.25'
C4	300.00'	153.34'	23°32'33"	N14°43'24"E	152.47'
C5	280.00'	700.62'	143°22'02"	N07°37'43"E	531.63'
C6	315.00'	292.87'	53°16'15"	S60°19'24"E	282.44'
C7	280.00'	320.83'	64°29'50"	S54°42'32"E	304.16'
C8	215.00'	42.00'	10°32'40"	S30°43'20"E	41.87'
C9	215.00'	175.98'	48°53'48"	S82°37'11"E	171.11'
C10	125.00'	48.13'	22°03'40"	N83°04'03"E	47.84'
C11	335.00'	24.84'	4°14'52"	N74°09'38"E	24.83'
C12	335.00'	107.96'	18°27'50"	N89°31'00"E	107.90'
C13	335.00'	107.96'	18°27'50"	S76°01'10"E	107.90'
C14	335.00'	107.96'	18°27'50"	S57°33'59"E	107.90'
C15	335.00'	107.96'	18°27'50"	S39°05'14"E	107.90'
C16	335.00'	190.04'	32°30'10"	S13°36'11"E	187.50'
C17	335.00'	138.47'	23°31'12"	S14°24'29"E	138.46'
C18	285.00'	128.89'	23°32'37"	S14°43'21"E	128.18'
C19	315.00'	92.19'	16°40'00"	S11°19'40"E	91.88'
C20	315.00'	237.38'	43°10'38"	S41°18'08"E	231.80'
C21	315.00'	134.26'	24°25'15"	S70°08'03"E	133.25'
C22	315.00'	134.26'	24°25'15"	N80°28'42"E	133.25'
C23	315.00'	126.11'	24°24'48"	N62°04'24"E	121.24'
C24	280.00'	36.49'	7°28'53"	N37°25'17"E	36.47'
C25	280.00'	223.84'	45°48'12"	N64°03'20"E	217.92'
C26	320.00'	96.37'	17°15'17"	N78°19'35"E	96.00'
C27	320.00'	112.85'	20°12'23"	N89°38'07"E	112.27'
C28	320.00'	112.85'	20°12'23"	S23°04'24"E	112.27'
C29	40.00'	85.98'	122°34'44"	S38°49'07"E	70.16'
C30	285.00'	29.85'	6°01'17"	N82°53'28"E	29.84'
C31	125.00'	48.13'	22°03'40"	S87°04'03"E	47.84'
C32	285.00'	52.87'	11°29'57"	S77°49'07"E	52.78'
C33	285.00'	44.96'	9°52'02"	N46°03'15"E	45.16'
C34	285.00'	107.08'	23°09'50"	N14°05'11"E	106.36'
C35	335.00'	131.73'	23°32'33"	N14°43'24"E	131.76'
C36	70.00'	73.37'	60°03'03"	S65°58'32"E	70.05'
C37	70.00'	106.85'	89°09'12"	N48°25'25"E	98.28'
C38	70.00'	110.99'	92°02'44"	N47°24'44"E	99.27'
C39	70.00'	73.24'	58°54'51"	S65°01'38"E	69.95'
C40	245.00'	422.99'	98°55'12"	N62°24'18"E	372.38'
C41	245.00'	190.06'	44°28'50"	S55°54'41"E	185.33'
C42	350.00'	44.74'	10°55'50"	S39°09'03"E	44.64'
C43	350.00'	226.25'	39°40'27"	S62°37'00"E	231.78'
C44	350.00'	22.43'	3°40'18"	S80°07'22"E	22.43'
C45	250.00'	108.76'	24°55'23"	S74°29'42"E	107.91'
C46	250.00'	172.87'	39°24'22"	S42°14'43"E	169.26'
C47	250.00'	74.77'	16°10'51"	S14°22'32"E	74.53'
C48	335.00'	93.82'	16°10'51"	S14°22'32"E	93.91'

JAMIN SWANTER AND JANE SWANTER
CALLED 60.744 AC.
FILE NO. 055635 O.P.R.A.C.

LYDA BOYER AND BRAD BOYER
CALLED 150.205 AC.
FILE NO. 180532 O.P.R.A.C.



FLOOD PLAIN CERTIFICATE
A portion of the subject property as shown on the above plat lies within the "Zone A" area determined to be within the 1% annual chance floodplain with the remaining portion of the subject property lying within the "Zone X" area determined to be outside the 0.2% annual chance floodplain, according to the Flood Insurance Rate Map of Austin County, Texas Map No. 480205081C, effective September 3, 2010.

FLOOD PLAIN CERTIFICATION
Structures built on lots in the designated Flood Plain must be elevated to the Base Flood Elevation. No building permit shall be issued for any structure unless the lots elevation (B.F.E.) Contact the Floodplain Administrator's Office for specific information.

CERTIFICATE OF COMMISSIONERS COURT
APPROVED by Commissioners Court of Austin County, Texas, this _____ day of _____, 2020.

County Judge

Commissioner, Precinct 1

Commissioner, Precinct 2

Commissioner, Precinct 3

Commissioner, Precinct 4

CERTIFICATE OF COUNTY CLERK
I, Carrie Greger, County Clerk of Austin County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____ day of _____, 2020 at _____ o'clock, and in Volume _____ Page _____ of the Map Records of Austin County for said county. Witness my hand and seal of office, at Austin County, Texas, the day and date last above written.

Carrie Greger, County Clerk
Austin County, Texas

Deputy

APPROVAL BY PLAT ROOM RECORDER
Date _____ Plat Book Recorder _____
County Clerk File No. _____
Plat County No. _____ Page No. _____

LEGAL DESCRIPTION
ALL THAT CERTAIN 115.409 acre tract or parcel of land lying and being situated in the B. Babbitt Survey, Abstract 13, Austin County, Texas, being all of that certain parcel of land as more fully described in the plat of the Highway 36 Venture, LLC by instrument recorded in File #1499905 of the Official Public Records of Austin County.

ON-SITE SANITARY WASTE CERTIFICATION
This plat is generally in compliance with the Austin County Private Sewage Regulations and other T.C.D.S. Regulations.

Date _____ Austin County Environmental Office

CERTIFICATE OF COUNTY ENGINEER
I, Charles A. Kalkomey, County Engineer of Austin County, certify that the plat of this subdivision complies with all existing rules and regulations of Austin County.

Date _____ County Engineer

CERTIFICATE OF SURVEYOR
I, Robert C. Schmidt, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that it is my professional opinion that this plat of WEST HILLS SUBDIVISION as shown hereon was prepared from an actual survey made on the ground; and that all block corners and lot corners will be set upon completion of the construction phase and that this plat correctly represents the survey made under my control and supervision.

This document is released under the authority of Title 14, Chapter 111, Section 111.05652 on November 18, 2020. It is not to be used for construction, bidding, or permit purposes.

PROPERTY OWNERS
Highway 36 Venture, LLC
11255 Jones White Road
Brenham, Texas 77833
TEL: (979) 855-8311

PLAT PREPARED BY
Strand Associates, Inc.
11255 Jones White Road
Brenham, Texas 77833
TEL: (979) 855-8311

STATE OF TEXAS }
COUNTY OF _____ }

BEFORE ME, the undersigned authority, on this day personally appeared W. T. Byler, President, and Marlene Byler, Secretary of Highway 36 Venture, LLC, known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020

Notary Public
State of Texas

Notary's Name (Printed): _____
Notary's Commission Expires: _____

PRELIMINARY PLAT OF WEST HILLS SUBDIVISION
57 LOTS AND 2 RESERVES
A SUBDIVISION OF 115.409 ACRES
B. BABBITT SURVEY, ABSTRACT 13
AUSTIN COUNTY, TEXAS

Strand Associates
ASSOCIATES
11255 JONES WHITE RD
BRENHAM, TEXAS 77833
(979) 855-7857
FAX (979) 855-7858