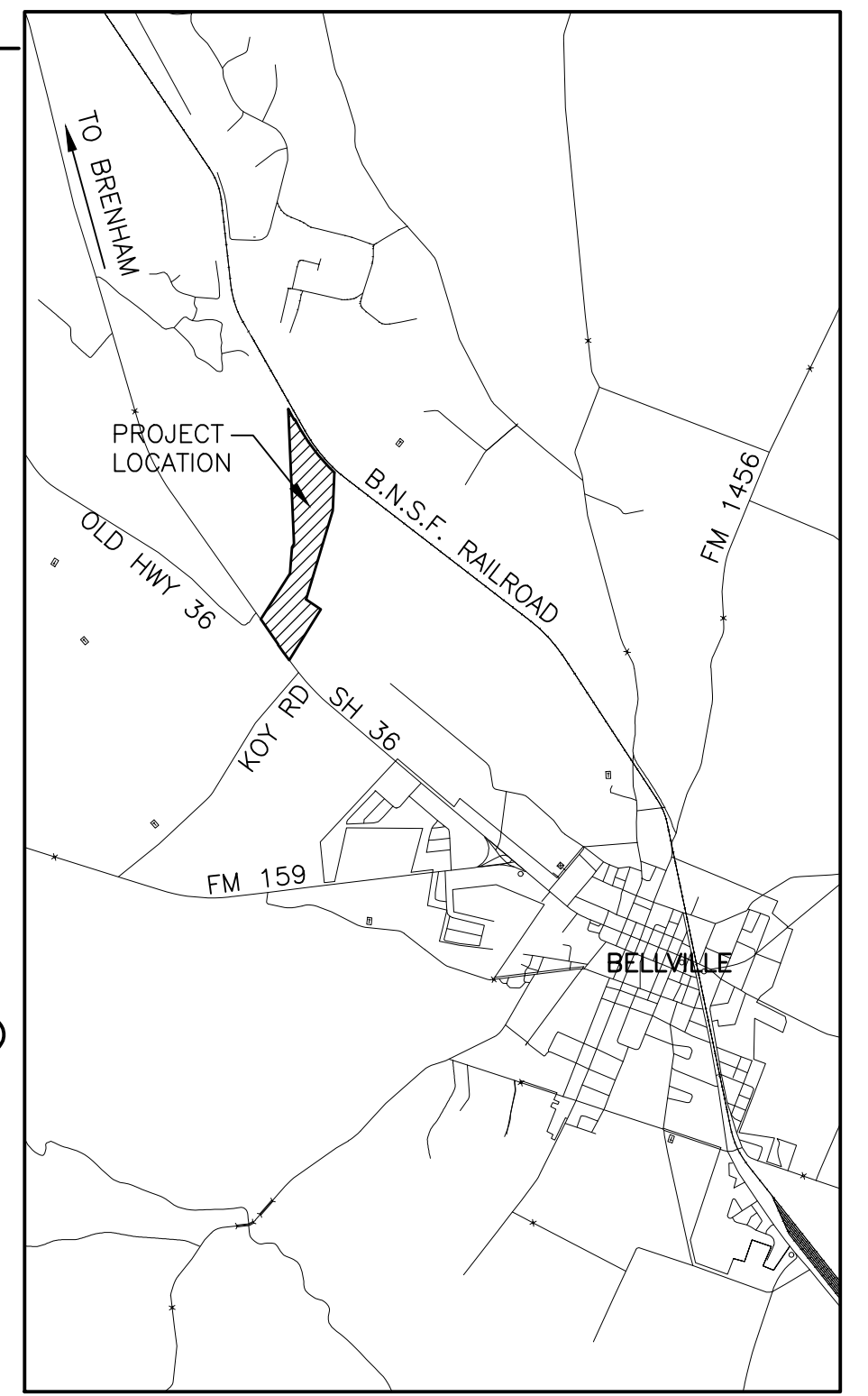
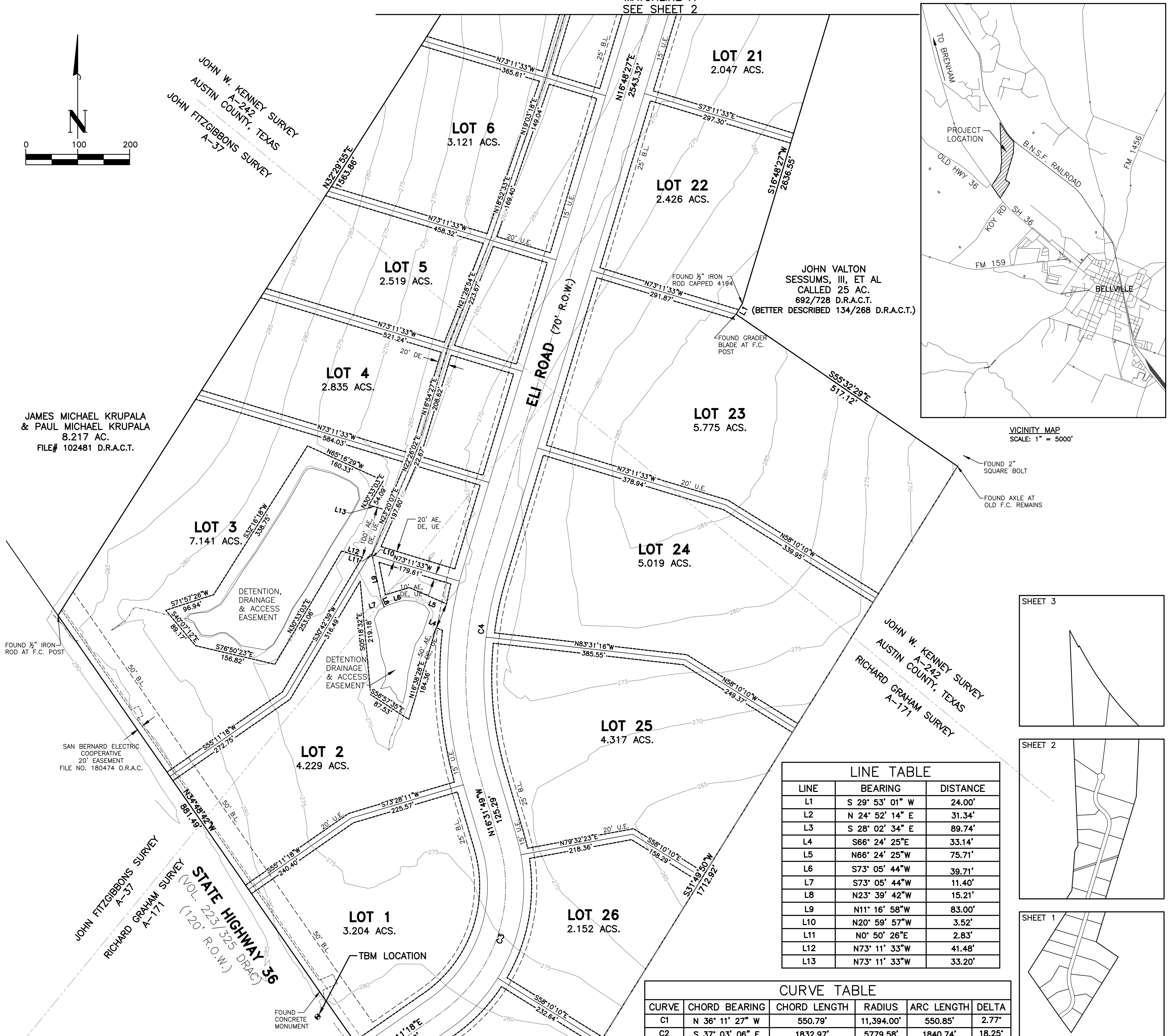


JOHN W. KENNEY SURVEY  
AUSTIN COUNTY, TEXAS  
JOHN FITZGIBBONS SURVEY  
A-37

JAMES MICHAEL KRUPALA  
& PAUL MICHAEL KRUPALA  
8.217 AC.  
FILE# 102481 D.R.A.C.T.



VICINITY MAP  
SCALE: 1" = 5000'



LINE	BEARING	DISTANCE
L1	S 29° 53' 01" W	24.00'
L2	N 24° 52' 14" E	31.34'
L3	S 28° 02' 34" E	89.74'
L4	S66° 24' 25"E	33.14'
L5	N66° 24' 25"W	75.71'
L6	S73° 05' 44"W	39.71'
L7	S73° 05' 44"W	11.40'
L8	N23° 39' 42"W	15.21'
L9	N11° 16' 58"W	83.00'
L10	N20° 59' 57"W	3.52'
L11	N0° 50' 26"E	2.83'
L12	N73° 11' 33"W	41.48'
L13	N73° 11' 33"W	33.20'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA
C1	N 36° 11' 27" W	550.79'	11,394.00'	550.85'	2.77°
C2	S 37° 03' 06" E	1832.97'	5779.58'	1840.74'	18.25°
C3	N 19° 19' 45" E	351.48'	300.00'	375.52'	71.72°
C4	N 00° 08' 19" E	401.58'	700.00'	407.30'	33.34°
C5	N 15° 20' 21" W	319.25'	300.00'	336.64'	64.29°
C6	N 14° 58' 34" W	322.47'	300.00'	340.44'	65.02°
C7	S 72° 27' 58" E	70.00'	70.00'	366.52'	300.00°

DRIVEWAY CULVERTS (CREEK CROSSING)					
LOT	CULVERT SIZE (IN)	INFLOW-OUTFLOW (CFS)	SLOPE (%)	INVERT ELEVATION (FT)	WS ELEVATION (FT)
3	36"	59.92	1%	260.15	265.63
4	36"	62.07	1%	258.15	263.92
5	36"	64.01	1%	257.05	263.09
6	36"	66.71	1%	253.45	259.88
7	48"	68.64	1%	252.50	256.61
8	48"	70.95	1%	250.05	254.25
9	48"	97.20	1%	245.30	250.77
10	48"	99.26	1%	241.85	247.39
11	48"	101.45	1%	239.15	244.77
15	2-48"	106.83	1%	231.90	235.38
16	2-48"	101.42	1%	236.63	240.00

CULVERTS SHALL BE PLACED IN FLOWLINE OF CREEK  
CULVERTS ARE SIZED FOR A 25-YEAR STORM  
DRIVEWAY CULVERTS (NON-CREEK CROSSING)

LOT	CULVERT SIZE (IN)	INFLOW-OUTFLOW (CFS)	SLOPE (%)	INVERT ELEVATION (FT)	WS ELEVATION (FT)
1-2	15"	N/A	N/A	N/A	N/A
12-14, 17 & 18	18"	N/A	N/A	N/A	N/A
19	24"	N/A	N/A	N/A	N/A
20-27	18"	N/A	N/A	N/A	N/A

**NOTES:**  
 1. Bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD83 as determined from GPS observations. All distances are surface value.  
 2. The survey of the subject property shown hereon was prepared in conjunction with the transaction described in a commitment for title insurance issued by Bellville Abstract Company, GF No. 45239, issued December 6, 2017.  
 3. This survey is valid only if it bears the seal and original signature of the surveyor.  
 4. The County has no responsibility or obligation to construct, maintain, or operate the detention basins or any associated structures contained within any "Detention, Access, Drainage & Utility Easement" located within the subdivision. However, the County may exercise the right to enter upon said easements and perform said construction, maintenance, or operation of the detention basins and associated structures at the County's sole discretion.  
 5. Lots 1-27 shown hereon are for single family residential.  
 6. Side and rear building setback lines shall be 25'.  
 7. Interior lots shall have a 10' easement on either side for a total of 20'.  
 8. Lots 1-3 shall have access from Eli Rd, not State Hwy 36.  
 9. Contours shown hereon are based on upon GPS Observations taken Sept. 19, 2017 from VRS Base HLPSP\_g1012 as monitored and adjusted by Western Data RTK Network.

**OWNER'S RELEASE**  
 We, W. T. Byler and Merlene Byler, President and Secretary respectively, of Highway 36 Venture, LLC, owner of the property subdivided in this plat of Creekwood Subdivision, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks, and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easement dedicated, or occasioned by the alteration of the surfaces, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

There is hereby dedicated a twenty (20) foot utility easement along and adjacent to interior property lines or lot lines in the subdivision being ten (10) feet on each side of the interior property lines or lot lines for a total width of twenty (20) feet.

There is hereby dedicated a fifteen (15) foot utility easement along and adjacent to all roads and streets in the subdivision.

There is hereby dedicated to the utility companies the right to build and maintain buried or aerial utility lines across all roads and streets in order to provide service to all lots and tracts within the subdivision.

In Testimony, hereto, Highway 36 Venture, LLC, has caused to be signed by W. T. Byler, its President, attested by its Secretary, Merlene Byler, and its seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Highway 36 Venture, LLC  
 By: W. T. Byler  
 President  
 Attest: Merlene Byler  
 Secretary

STATE OF TEXAS }  
 COUNTY OF \_\_\_\_\_ }  
 BEFORE ME, the undersigned authority, on this day personally appeared W. T. Byler, President, and Merlene 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 \_\_\_\_\_, 2017

Notary Public  
 State of Texas  
 Notary's Name (Printed):  
 Notary's Commission  
 Expires:

**TBM ELEV.=282.05**  
**LOCATION: CHISELED SQUARE IN SOUTH CORNER OF DRAINAGE HEADWALL ON NORTH SIDE OF HWY. 36**

**FLOOD PLAIN CERTIFICATION**

Structures built on lots in the designated Flood Plain must be elevated to the Base Flood Elevation. No building permits will be issued in a floodway below the base flood 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
 County Judge  
 Commissioner, Precinct 1  
 Commissioner, Precinct 2  
 Commissioner, Precinct 3  
 Commissioner, Precinct 4

**CERTIFICATE OF COUNTY CLERK**

I, Carrie Gregor, 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 \_\_\_\_\_, 2017 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 Gregor, County Clerk  
 Austin County, Texas  
 Deputy

**APPROVAL BY PLAT ROOM RECORDER**

Date \_\_\_\_\_ Plat Book Recorder \_\_\_\_\_  
 County Clerk File No. \_\_\_\_\_  
 Plat Cabinet No. \_\_\_\_\_ Page No. \_\_\_\_\_

**LEGAL DESCRIPTION**

ALL THAT CERTAIN 145.022 acre tract or parcel of land lying and being situated in the John Fitzgibbons Survey, Abstract 37, the Richard Graham Survey, Abstract 171, and the John W. Kenney Survey, Abstract 242, Austin County, Texas, being all of that certain parcel said to contain 145.022 acres conveyed by Yupon L, LLC to Highway 36 Venture, LLC by instrument recorded in File #173925 of the Official Public Records of Austin County.

**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 Maps of Austin County, Texas Map No. 48015C0185E, effective September 3, 2010.

**ON-SITE SANITARY WASTE CERTIFICATION**

This plat is generally in compliance with the Austin County Private Sewage Regulations and current T.C.E.Q. 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**

This is to certify that I, Robert C. Schmidt, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

Robert C. Schmidt, January XX, 2018  
 Registered Professional Land Surveyor No. 4705  
 Preliminary, this document shall not be recorded for any purpose. This document is released for the purpose of review under the authority of Robert C. Schmidt, R.P.L.S. No. 4705 on January 31, 2018.

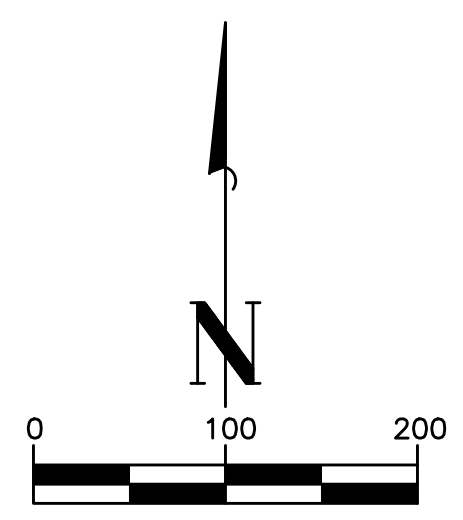
**PROPERTY OWNERS**  
 Highway 36 Venture, LLC  
 11235 Jones Wilke Road  
 Chappell Hill, Texas 77426  
 TEL: (979) 865-9311

**PLAT PREPARED BY**  
 O'Malley Strand Associates  
 203 S. Jackson St.  
 Brenham, Texas 77833  
 TEL: (979) 836-7937

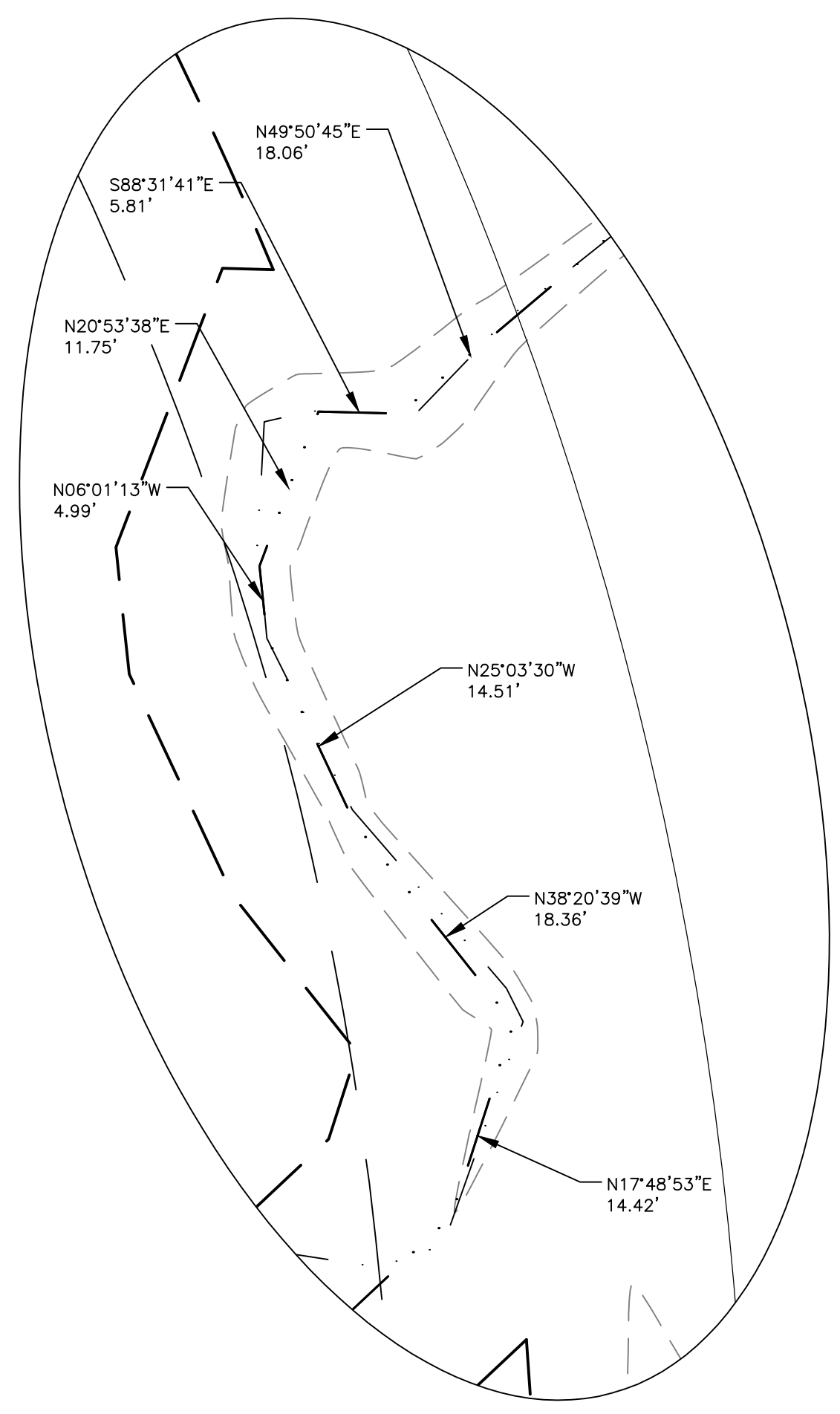
**FINAL PLAT OF CREEKWOOD SUBDIVISION**  
**27 LOTS**  
**A SUBDIVISION OF 145.022 ACRES**  
**JOHN FITZGIBBONS SURVEY, ABSTRACT 37**  
**RICHARD GRAHAM SURVEY, ABSTRACT 171**  
**JOHN W. KENNEY SURVEY, ABSTRACT 242**  
**AUSTIN COUNTY, TEXAS**

**O'Malley Strand**  
**STRAND Associates, Inc.**  
 203 S. JACKSON BRENHAM, TEXAS  
 (979) 836-7937 FAX (979) 836-7936  
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MATCHLINE B  
SEE SHEET 3



EASEMENT DETAIL

LEGAL DESCRIPTION

ALL THAT CERTAIN 145.022 acre tract or parcel of land lying and being situated in the John W. Kenney Survey, Abstract 242, the John Fitzgibbons Survey, Abstract 37 and the Richard Graham Survey, Abstract 171, Austin County, Texas, being all of that same parcel said to contain 145.022 acres conveyed to Highway 36 Venture, LLC by instrument recorded in File #1739250 of the Official Public Records of Austin County (O.P.R.A.C.). Said 145.022 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the northeast right of way line of State Highway 36 (Volume 223, Page 327 and Volume 223, Page 328, Deed Records of Austin County (D.R.A.C.)) for the south corner of a tract said to contain 8.217 acres conveyed to James Michael Krupala, et al by instrument recorded in File #102481 O.P.R.A.C., same being the west corner of the herein described tract;

THENCE with the southeast line of said James Michael Krupala, et al tract and the northwest line of the herein described tract, North 32°29'55\"/>

THENCE with the east line of said James Michael Krupala, et al tract and the west line of the herein described tract, North 02°21'50\"/>

THENCE with the southwest right of way of said railroad, South 28°02'34\"/>

THENCE with an offset in railroad right of way, North 24°52'14\"/>

THENCE with the southwest right of way of said railroad, South 28°02'34\"/>

THENCE with the west line of said John Valton Sessums, III, et al tract and the east line of the herein described tract, South 02°33'27\"/>

THENCE with the fenced and occupied common line between said John Valton Sessums, III, et al tract and the herein described tract, South 55°32'29\"/>

THENCE with the west line of said called 71 acre John Valton Sessums, III, et al tract, South 31°49'50\"/>

THENCE with the northeast right of way line of State Highway 36 along a curve to the right having a central angle of 02°46'12\"/>

STREET WIDENING EASEMENTS

Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until a street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.

OWNER'S RESPONSIBILITIES

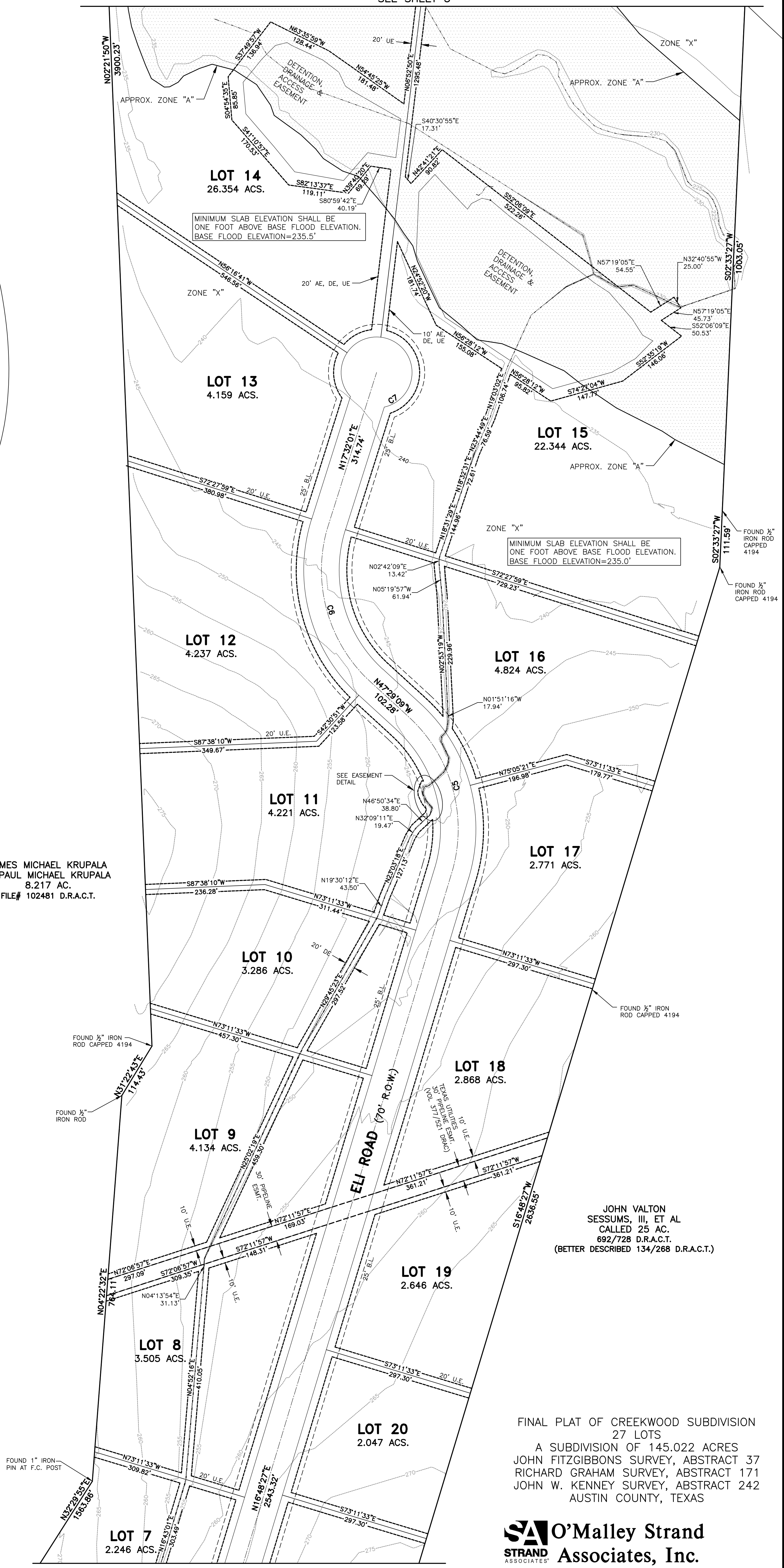
The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligations to build or maintain any of the streets shown on this plat or of constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development.

The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.

JAMES MICHAEL KRUPALA  
& PAUL MICHAEL KRUPALA  
8.217 AC.  
FILE# 102481 D.R.A.C.T.

JOHN VALTON  
SESSUMS, III, ET AL  
CALLED 25 AC.  
692/728 D.R.A.C.T.  
(BETTER DESCRIBED 134/268 D.R.A.C.T.)



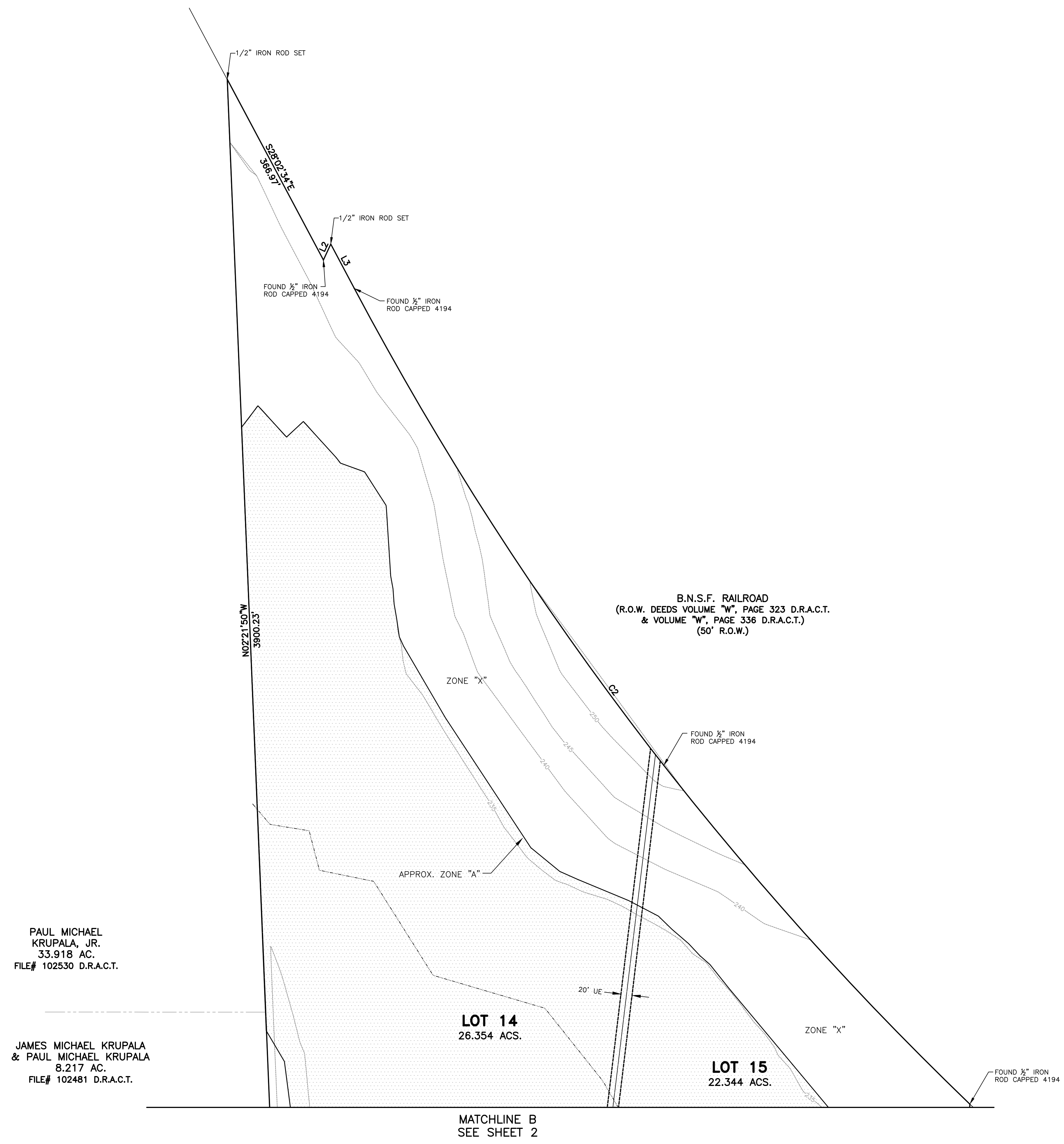
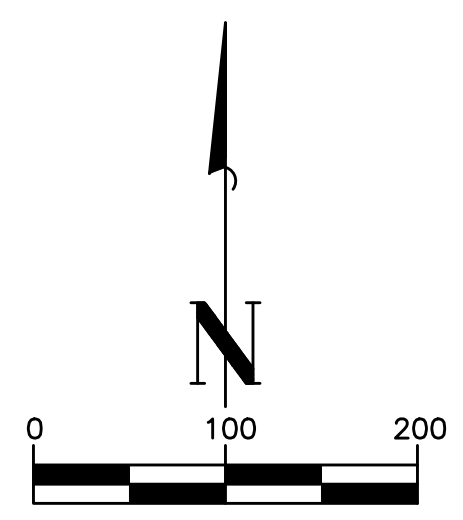
MATCHLINE A  
SEE SHEET 1

FINAL PLAT OF CREEKWOOD SUBDIVISION  
27 LOTS  
A SUBDIVISION OF 145.022 ACRES  
JOHN FITZGIBBONS SURVEY, ABSTRACT 37  
RICHARD GRAHAM SURVEY, ABSTRACT 171  
JOHN W. KENNEY SURVEY, ABSTRACT 242  
AUSTIN COUNTY, TEXAS

**O'Malley Strand**  
ASSOCIATES, Inc.

203 S. JACKSON BRENHAM, TEXAS  
(979) 836-7937 FAX (979) 836-7936

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PAUL MICHAEL  
KRUPALA, JR.  
33.918 AC.  
FILE# 102530 D.R.A.C.T.

JAMES MICHAEL KRUPALA  
& PAUL MICHAEL KRUPALA  
8.217 AC.  
FILE# 102481 D.R.A.C.T.

MATCHLINE B  
SEE SHEET 2

FINAL PLAT OF CREEKWOOD SUBDIVISION  
27 LOTS  
A SUBDIVISION OF 145.022 ACRES  
JOHN FITZGIBBONS SURVEY, ABSTRACT 37  
RICHARD GRAHAM SURVEY, ABSTRACT 171  
JOHN W. KENNEY SURVEY, ABSTRACT 242  
AUSTIN COUNTY, TEXAS

**S** O'Malley Strand  
**STRAND** Associates, Inc.  
ASSOCIATES  
203 S. JACKSON BRENHAM, TEXAS  
(979) 836-7937 FAX (979) 836-7936  
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