

Scenic Estates - Section III

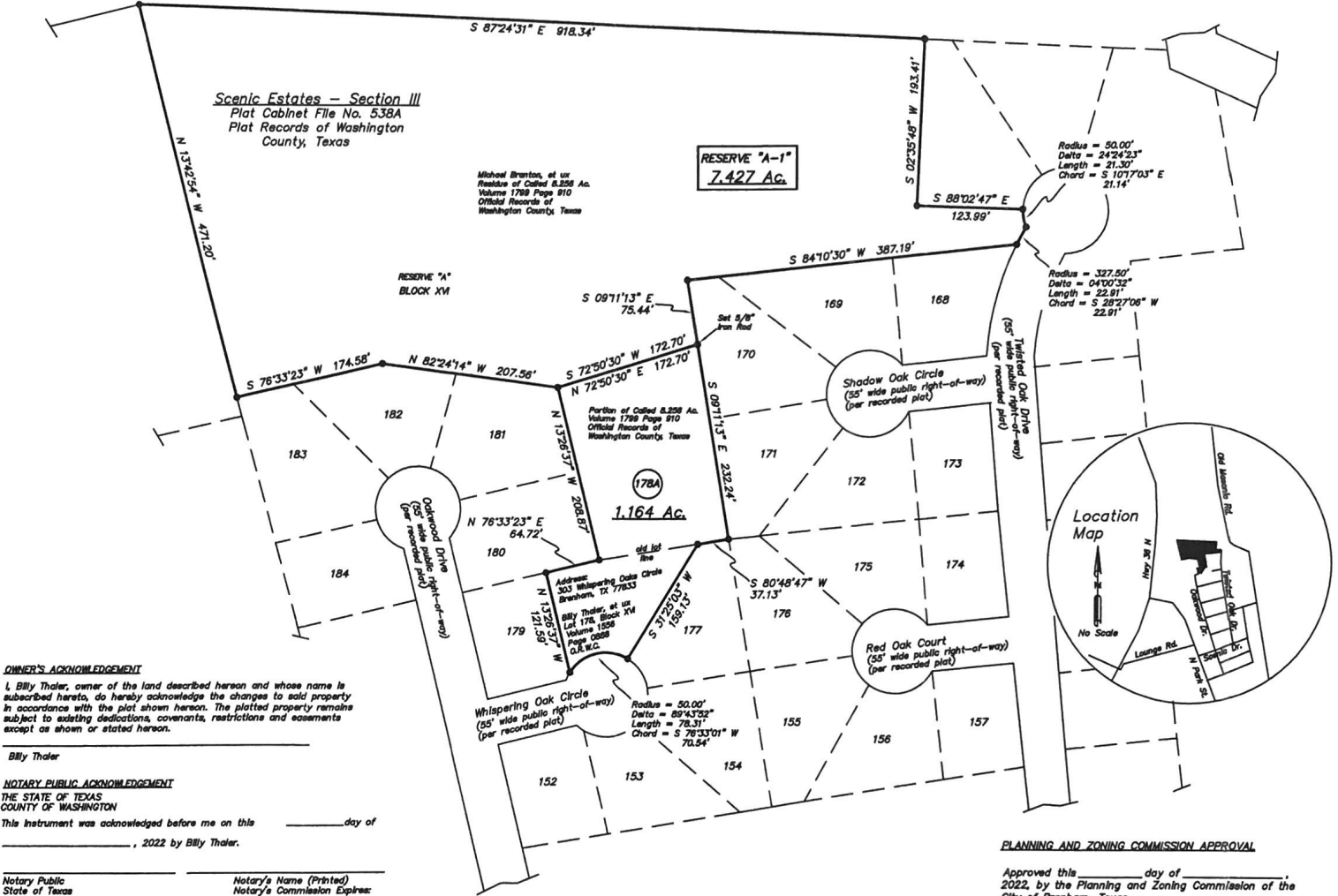
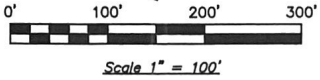
REPLAT OF LOT 178 & RESERVE "A"

To replat a 0.336 acre tract (Lot 178), and a 8.256 acre tract (Reserve "A") into a 1.164 acre tract (Lot 178A), and a 7.427 acre tract (Reserve "A-1"), situated in Washington County, Texas, being out of the A. Harrington Survey, A-55, being all or a portion of Lot 178, Block XVI of Scenic Estates Subdivision, Section III, and being the same property described in that deed into Billy Thaler and wife, Irene Thaler, recorded in Volume 1556, Page 0888 of the Official Records of Washington County, Texas, and being all or a portion of Reserve "A" of said Scenic Estates Subdivision, Section III, and being the same property described in that deed into Michael Branton, et ux, recorded in Volume 1799, Page 910 of the Official Records of Washington County, Texas.

Bearings shown hereon are based on the record bearings for the recorded plat of Scenic Estates - Section III, recorded in Plat Cabinet File No. 538A, Plat Records of Washington County, Texas.

A. Harrington Survey
Abstract No. 55
Washington County, Texas

- Notes:**
- 1) This plat does not attempt to amend or remove any valid covenants or restrictions.
 - 2) The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property.
 - 3) The subject tracts/lots shown hereon do not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0300C, effective date 08/16/2011.
 - 4) All tract/lot corners shown hereon are marked with Found 5/8" Iron Rods, unless otherwise noted.
 - 5) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
 - 6) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
 - 7) No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.



OWNER'S ACKNOWLEDGEMENT
I, Billy Thaler, owner of the land described hereon and whose name is subscribed hereto, do hereby acknowledge the changes to said property in accordance with the plat shown hereon. The platted property remains subject to existing dedications, covenants, restrictions and easements except as shown or stated hereon.

Billy Thaler

NOTARY PUBLIC ACKNOWLEDGEMENT
THE STATE OF TEXAS
COUNTY OF WASHINGTON
This instrument was acknowledged before me on this _____ day of _____, 2022 by Billy Thaler.

Notary Public
State of Texas

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

OWNER'S ACKNOWLEDGEMENT
I, Irene Thaler, owner of the land described hereon and whose name is subscribed hereto, do hereby acknowledge the changes to said property in accordance with the plat shown hereon. The platted property remains subject to existing dedications, covenants, restrictions and easements except as shown or stated hereon.

Irene Thaler

NOTARY PUBLIC ACKNOWLEDGEMENT
THE STATE OF TEXAS
COUNTY OF WASHINGTON
This instrument was acknowledged before me on this _____ day of _____, 2022 by Irene Thaler.

Notary Public
State of Texas

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

OWNER'S ACKNOWLEDGEMENT
I, Michael Branton, owner of the land described hereon and whose name is subscribed hereto, do hereby acknowledge the changes to said property in accordance with the plat shown hereon. The platted property remains subject to existing dedications, covenants, restrictions and easements except as shown or stated hereon.

Michael Branton

NOTARY PUBLIC ACKNOWLEDGEMENT
THE STATE OF TEXAS
COUNTY OF WASHINGTON
This instrument was acknowledged before me on this _____ day of _____, 2022 by Michael Branton.

Notary Public
State of Texas

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

OWNER'S ACKNOWLEDGEMENT
I, Lana Jo Branton, owner of the land described hereon and whose name is subscribed hereto, do hereby acknowledge the changes to said property in accordance with the plat shown hereon. The platted property remains subject to existing dedications, covenants, restrictions and easements except as shown or stated hereon.

Lana Jo Branton

NOTARY PUBLIC ACKNOWLEDGEMENT
THE STATE OF TEXAS
COUNTY OF WASHINGTON
This instrument was acknowledged before me on this _____ day of _____, 2022 by Lana Jo Branton.

Notary Public
State of Texas

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

FLOOD HAZARD STATEMENT
The subject tracts shown hereon do not appear to lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0300C, effective date 08/16/2011.

KNOW ALL MEN BY THESE PRESENTS: That I, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Brenham, Texas.

Michael J. Blakey
Registered Professional Land Surveyor No. 5935
December 6, 2021

PLANNING AND ZONING COMMISSION APPROVAL
Approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT
I, Beth Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on _____ day of _____, 2022, at _____ o'clock _____m., and duly recorded on the _____ day of _____, _____ o'clock _____m., in cabinet _____ sheet _____ of the _____ records of said county.

Beth Rothermel
Clerk of the County Court of Washington County, Texas.
By: _____

W.O.#2021-3239

Replat of Lot 178 & Reserve "A"
Scenic Estates, Section III

Blakey Surveying, LLC

RPLS 4052 RPLS 6985

4050 Uthman Lane
Brenham, Texas 77805 (779) 888-8900