

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 83
 COMBINED SCALE FACTOR: 0.99997524
 BEARING BASIS: TX LAMBERT GRID CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES

- LEGEND**
- 5/8" IRON ROD SET W/ 2" ALUM. CAP
 - CONCRETE MONUMENT FOUND
 - 1/2" IRON ROD FOUND
 - 3/8" IRON ROD FOUND
 - 5/8" IRON ROD FOUND
 - POINT FOR CORNER (AS NOTED)
 - POWER POLE
 - GUY ANCHOR
 - ELECTRIC METER
 - PIPELINE MARKER
 - TELEPHONE RISER
 - MAN HOLE
 - BENCHMARK
 - PIPELINE (AS NOTED)
 - WIRE FENCE
 - OVERHEAD ELECTRIC LINE

**FUTURE SECTION 3
 WOODLAND FARMS OF
 CHAPPELL HILL**

LINE TABLE

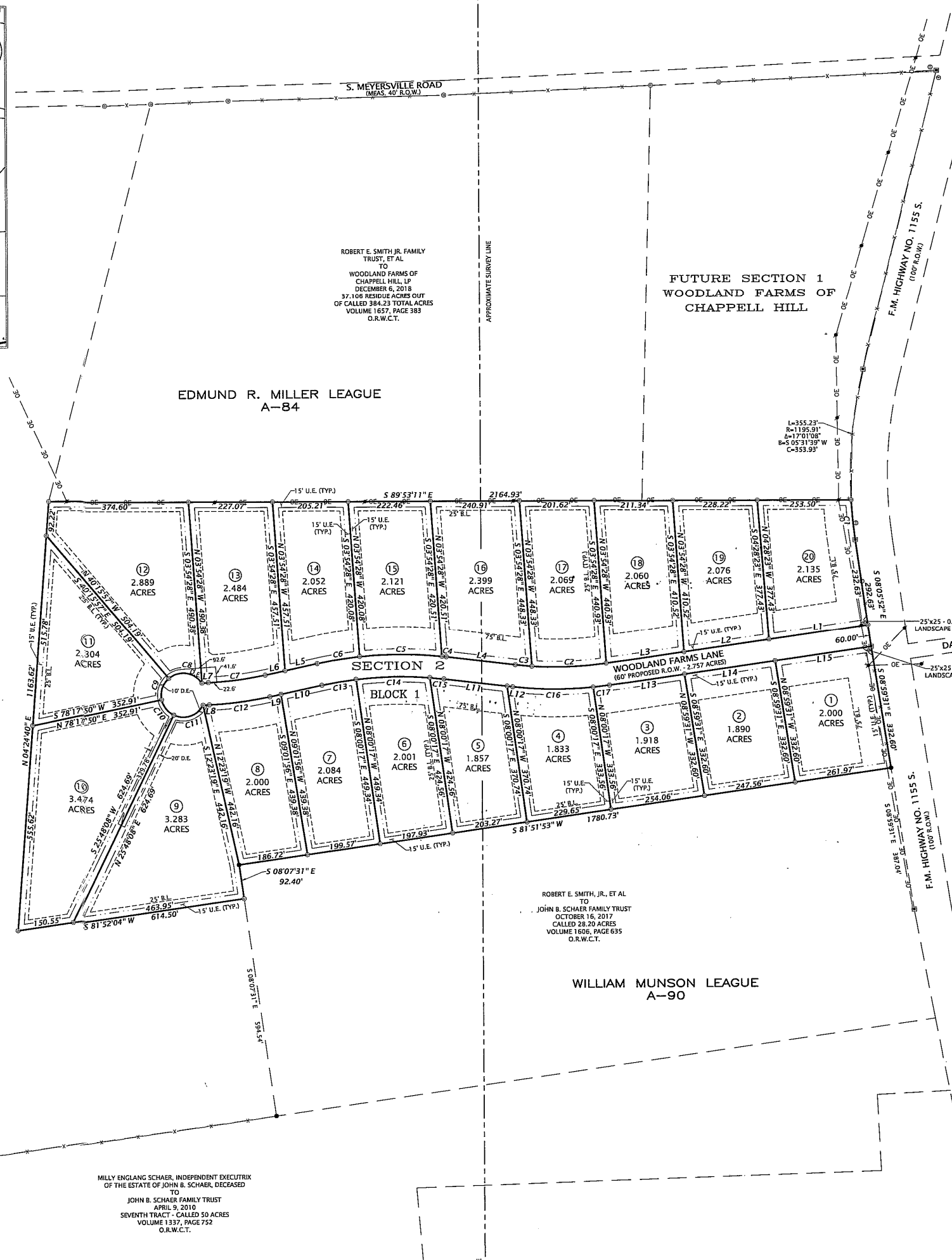
LINE	BEARING	DISTANCE
L1	S 81°51'53" W	270.00'
L2	S 81°51'53" W	232.01'
L3	S 81°51'53" W	211.39'
L4	N 83°06'01" W	187.41'
L5	S 77°52'24" W	89.07'
L6	S 77°52'24" W	55.13'
L7	S 87°19'25" W	17.38'
L8	N 87°19'25" E	17.29'
L9	N 77°52'24" E	30.76'
L10	N 77°52'24" E	113.44'
L11	S 83°06'01" E	172.21'
L12	S 83°06'01" E	15.20'
L13	N 81°51'53" E	309.80'
L14	N 81°51'53" E	247.56'
L15	N 81°51'53" E	261.97'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1195.91'	107.81'	107.77'	N 05°33'53" W	5°09'54"
C2	940.00'	201.66'	201.27'	S 88°00'38" W	12°17'30"
C3	940.00'	45.01'	45.00'	S 84°28'19" E	2°44'36"
C4	1060.00'	12.04'	12.04'	S 83°25'32" E	3°09'02"
C5	1060.00'	222.30'	222.49'	S 89°46'29" E	12°02'54"
C6	1060.00'	117.00'	117.00'	S 81°02'14" W	6°19'30"
C7	940.00'	155.04'	154.86'	S 82°35'54" W	9°27'00"
C8	60.00'	102.11'	90.23'	S 81°30'40" E	97°30'34"
C9	60.00'	64.34'	61.30'	N 19°00'57" E	61°26'13"
C10	60.00'	54.97'	53.07'	S 17°20'11" E	52°29'42"
C11	60.00'	92.74'	83.76'	S 71°31'23" W	88°33'31"
C12	1000.00'	164.94'	164.75'	N 82°35'54" E	9°27'00"
C13	1000.00'	94.37'	94.34'	S 80°34'37" W	5°24'25"
C14	1000.00'	199.75'	199.42'	S 89°00'11" W	11°26'42"
C15	1000.00'	37.95'	37.95'	S 84°11'15" E	2°10'28"
C16	1000.00'	217.87'	217.44'	N 89°20'50" W	12°29'00"
C17	1000.00'	44.54'	44.53'	N 83°08'26" E	2°33'07"

- NOTES**
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
 - DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
 - THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE REPORT DATED MARCH 11, 2019, UNDER FILE NO. 20181208 BY BRENNAN ABSTRACT & TITLE COMPANY.
 - SUBDIVISION BOUNDARY IS BASED ON A SURVEY PREPARED BY FSC, INC. AND DATED JULY 9, 2018.
 - SUBDIVISION AND TRACT USAGE IS SUBJECT TO CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND BUILDING SET BACK LINES AS SET FORTH IN THE RESTRICTIONS PREPARED IN CONJUNCTION WITH THIS SUBDIVISION PLAT.
 - WATER AND SEWER WILL BE PROVIDED BY PRIVATE INDIVIDUAL WATER WELLS AND PRIVATE INDIVIDUAL ON-SITE SEWER FACILITIES.
 - ELEVATION VALUES FOR THE ELEVATION BENCHMARKS ARE RELATIVE TO NAVD83 DERIVED FROM OPUS PROCESSING OF NEARBY CORS STATIONS. BENCHMARKS WILL BE CONCRETE MONUMENTS APPROXIMATELY 3 FEET DEEP AND WILL HAVE BRASS DISKS SET IN THE TOP MARKED WITH THE B.M. NO. AND ELEVATION VALUE. LOCATIONS WILL BE SHOWN ON SECTION 2 AND SECTION 3 PLATS OF WOODLAND FARMS OF CHAPPELL HILL AND VALUES WILL BE ON RECORD WITH THE WASHINGTON COUNTY FLOODPLAIN ADMINISTRATOR. BENCHMARKS WILL BE SET AFTER THE CONSTRUCTION PHASE OF SECTION 2 AND SECTION 3 ROADS.
- FLOOD PLAIN STATEMENT**
- SECTION TWO (2) OF WOODLAND FARMS OF CHAPPELL HILL IS SHOWN TO BE INSIDE ZONE "X", AN AREA DETERMINED BY FEMA TO BE OUTSIDE OF THE FLOOD HAZARD BOUNDARY AS PER FEMA FIRM MAP NO. 48477C0325C, EFFECTIVE DATE OF AUGUST 16, 2011.

- TITLE REPORT NOTES**
- THAT CERTAIN EASEMENT TO THE STATE OF TEXAS AS PER VOL. 179, PG. 281, D.R.W.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
 - THAT CERTAIN EASEMENT TO STATE OF TEXAS AS PER VOL. 205, PG. 592, D.R.W.C.T. IS NOT SUFFICIENTLY DESCRIBED AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
 - THAT CERTAIN EASEMENT TO FRANK BURT AS PER VOL. 1169, PG. 556, O.R.W.C.T. IS NOT SUFFICIENTLY DESCRIBED AND CANNOT BE SHOWN OR LOCATED ON SURVEY AND IS FOR A BURIED WATER LINE EASEMENT ONLY.



MILLY ENGLANG SCHAEER, INDEPENDENT EXECUTRIX
 OF THE ESTATE OF JOHN B. SCHAEER, DECEASED
 TO
 JOHN B. SCHAEER FAMILY TRUST
 APRIL 9, 2010
 SEVENTH TRACT - CALLED 50 ACRES
 VOLUME 1337, PAGE 752
 O.R.W.C.T.

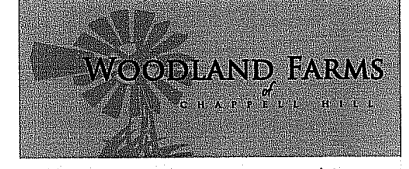
ROBERT E. SMITH, JR., ET AL
 TO
 JOHN B. SCHAEER FAMILY TRUST
 OCTOBER 16, 2017
 CALLED 28.20 ACRES
 VOLUME 1606, PAGE 635
 O.R.W.C.T.

- EASEMENT & SETBACKS**
- BUILDING SETBACK
 - FRONT/STREET LINES = 75' SETBACK
 - SIDE & REAR LINES = 25' SETBACK
- UTILITY EASEMENTS**
- STREET LINES = 15' UTILITY EASEMENT
 - ALL LOT LINES = 15' UTILITY EASEMENT EACH SIDE
 - DRAINAGE EASEMENTS ARE AS SHOWN OR NOTED

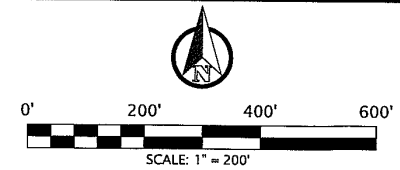
PROPERTY OWNER & DEVELOPER
 WOODLAND FARMS OF CHAPPELL HILL, LP
 P.O. BOX 690627
 HOUSTON, TX 77269

**FINAL PLAT
 SECTION TWO**

A SUBDIVISION OF 47.687 ACRES OUT OF A CALLED 384.23
 TOTAL ACRE TRACT SITUATED IN THE WILLIAM MUNSON
 LEAGUE, ABSTRACT NO. 90 AND THE EDMUND R. MILLER
 LEAGUE, ABSTRACT NO. 84, WASHINGTON COUNTY, TEXAS



FSC INC
 SURVEYORS & ENGINEERS
 2205 Walnut Street - Columbus, TX 78934
 Toll Free 1.855.637.5725 - www.fscinc.net
 TBPLS FIRM 10000100 - TBPE FIRM 17957
 Driving Performance. Delivering Results.
 Project Number: 2018122980



HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 83
 COMBINED SCALE FACTOR: 0.99997524
 BEARING BASIS: TX LAMBERT GRID CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES

OWNER DEDICATION
 THE STATE OF TEXAS §
 COUNTY OF WASHINGTON §

I, TERRY S. WARD, PRESIDENT AND SECRETARY, RESPECTIVELY OF REAL ESTATE HOLDINGS, INC., GENERAL PARTNER OF WOODLAND FARMS OF CHAPPELL HILL, LP., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WOODLAND FARMS OF CHAPPELL HILL, SECTION TWO (2), DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID WOODLAND FARMS OF CHAPPELL HILL, LP., ACCORDING TO THE LINES, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS WOODLAND FARMS OF CHAPPELL HILL, SECTION TWO (2), LOCATED IN THE WILLIAM MUNSON LEAGUE, ABSTRACT NO. 90, WASHINGTON COUNTY, TEXAS AND ON BEHALF OF SAID WOODLAND FARMS OF CHAPPELL HILL, LP. AND DEDICATE TO PUBLIC USE, SUCH AS, 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 SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT I, TERRY S. WARD, PRESIDENT AND SECRETARY, RESPECTIVELY OF REAL ESTATE HOLDINGS, INC., GENERAL PARTNER OF WOODLAND FARMS OF CHAPPELL HILL, LP., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WOODLAND FARMS OF CHAPPELL HILL, SECTION TWO (2) HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS.

THERE IS ALSO DEDICATED FOR UTILITIES AN OBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, WE WOODLAND FARMS OF CHAPPELL HILL, LP. DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP, A MINIMUM OF LAND 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 EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING, AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USES, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF WASHINGTON COUNTY, BY WASHINGTON COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THAT 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 AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

IN TESTIMONY WHEREOF, WOODLAND FARMS OF CHAPPELL HILL, LP. HAS CAUSED THESE PRESENTS TO BE SIGNED BY TERRY S. WARD, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, TERRY S. WARD, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 15 DAY OF May, 2019.

FOR WOODLAND FARMS OF CHAPPELL HILL, LP.

BY: REAL ESTATE HOLDINGS, INC.
 GENERAL PARTNER

Terry S. Ward
 TERRY S. WARD, PRESIDENT

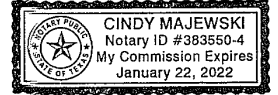
ATTEST:
Terry S. Ward
 TERRY S. WARD, SECRETARY

NOTARY PUBLIC ACKNOWLEDGMENT
 THE STATE OF TEXAS §
 COUNTY OF WASHINGTON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15th DAY OF May, 2019 BY TERRY S. WARD AS PRESIDENT.

NOTARY PUBLIC, STATE OF TEXAS

Cindy Majewski
 NOTARY PRINTED NAME:



NOTARY COMMISSION EXPIRATION:

SURVEYOR'S ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT I, MATTHEW WADE LOESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 5953, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND MEETING ALL MINIMUM STANDARDS AS SET FORTH BY THE TBPLS; AND THAT ALL EASEMENTS AS APPEAR OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WASHINGTON COUNTY, TEXAS AS PER A PROVIDED AND STATED TITLE COMMITMENT PROVIDED TO SURVEYOR ARE DEPICTED THEREON AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS OF MINIMUM 5/8 INCH DIAMETER AND TWENTY FOUR (24) INCHES LONG, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

FOR FSC, INC.

Matthew W. Loessin
 BY: MATTHEW W. LOESSIN, RPLS
 TEXAS REGISTRATION NO. 5953



LIEN HOLDER ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, CITIZENS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS WOODLAND FARMS OF CHAPPELL HILL, SECTION TWO (2), SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN VOLUME 1657, PAGE 401, OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN, AND HAVE NOT ASSIGNED THE SAME NOR ANY PARTY THEREOF.

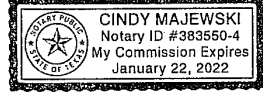
BY: *Cory Fletcher*
 PRINTED NAME: Cory Fletcher

NOTARY PUBLIC ACKNOWLEDGMENT
 THE STATE OF TEXAS §
 COUNTY OF WASHINGTON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15th DAY OF May, 2019 BY Cory Fletcher

NOTARY PUBLIC, STATE OF TEXAS

Cindy Majewski
 NOTARY PRINTED NAME:



NOTARY COMMISSION EXPIRATION:

COMMISSIONERS COURT ACKNOWLEDGMENT
 APPROVED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS THIS 21st DAY OF May, 2019.

John Dunning
 COUNTY JUDGE

Don Koebel
 COMMISSIONER, PRECINCT 1

Chris Smith
 COMMISSIONER, PRECINCT 3

Candice Bullock
 COMMISSIONER, PRECINCT 2

Joe Zuch
 COMMISSIONER, PRECINCT 4

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT
 THE STATE OF TEXAS §
 COUNTY OF WASHINGTON §

I, Brian Rotermel, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE 30th DAY OF May, 2019, AT 3:23 O'CLOCK P. M., AND DULY RECORDED ON THE 30th DAY OF May, 2019 AT 3:23 O'CLOCK P. M., IN PLAT CABINET 711A-711B SHEET _____ OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT BRENHAM, WASHINGTON COUNTY, TEXAS THE DATE AND DATE LAST ABOVE WRITTEN.

Brian Rotermel
 CLERK OF THE COUNTY COURT
 WASHINGTON COUNTY, TEXAS

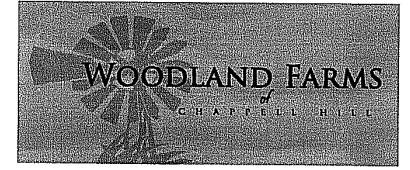
NOTATION FOR ALL PLATS

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 THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

PROPERTY OWNER & DEVELOPER,
 WOODLAND FARMS OF CHAPPELL HILL, LP.
 P.O. BOX 690627
 HOUSTON, TX 77269

**FINAL PLAT
 SECTION TWO**

A SUBDIVISION OF 47.687 ACRES OUT OF A CALLED 384.23 TOTAL ACRE TRACT SITUATED IN THE WILLIAM MUNSON LEAGUE, ABSTRACT NO. 90 AND THE EDMUND R. MILLER LEAGUE, ABSTRACT NO. 84, WASHINGTON COUNTY, TEXAS



a country community