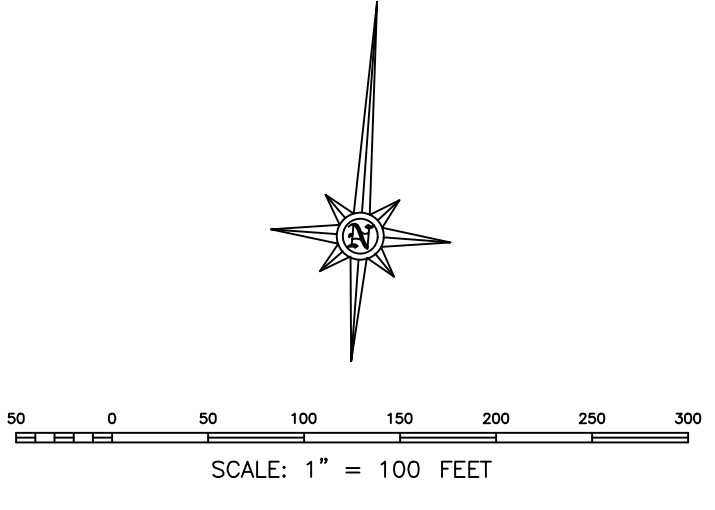
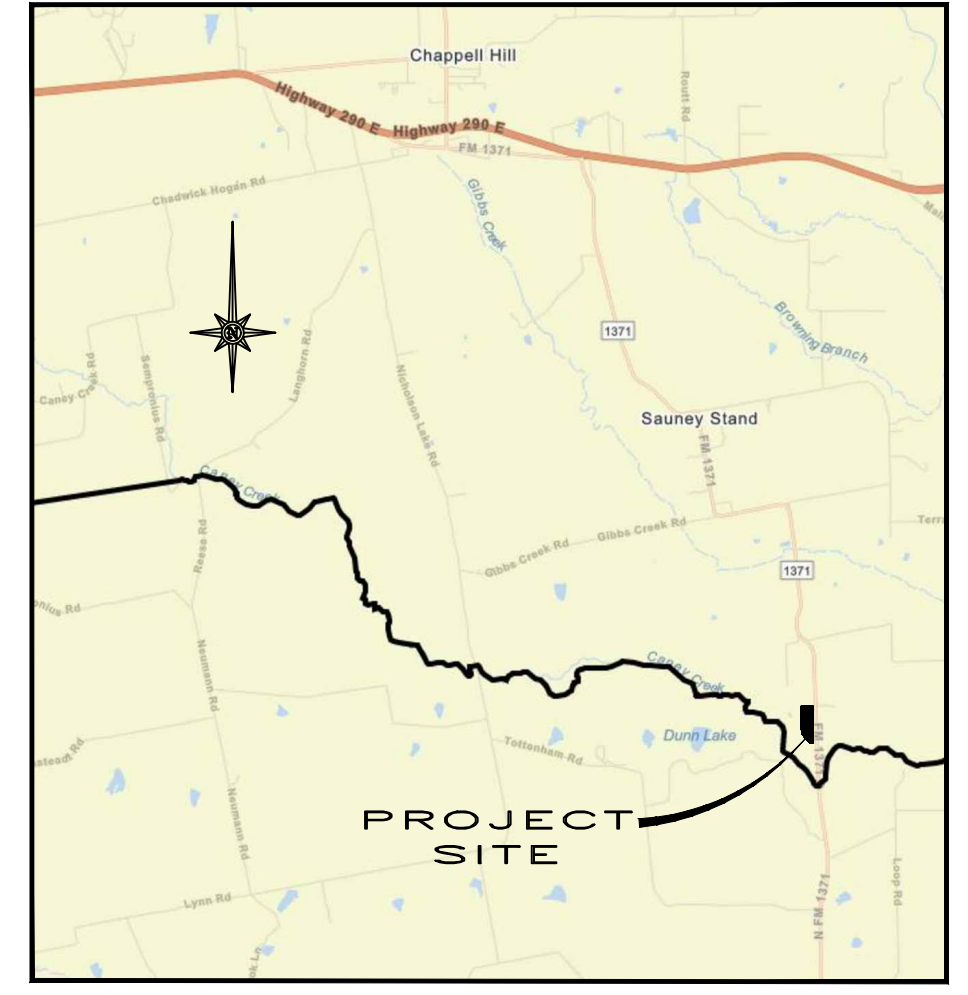


FINAL PLAT CHAPPELL RANCHETTE ESTATES 6 LOTS - 1 BLOCKS - 0 RESERVES

A 11.593 ACRE SUBDIVISION CONSISTING OF SIX (6) RESIDENTIAL LOTS, ONE (1) BLOCK AND ZERO (0) RESERVES IN THE JOEL LAKEY SURVEY, ABSTRACT 72, WASHINGTON COUNTY, TEXAS, BEING A FLAT OF A PART OF THAT CALLED 39.359 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 1601, PAGE 461 OF THE WASHINGTON COUNTY OFFICIAL RECORDS.



STATE OF TEXAS }
COUNTY OF _____ }
WE, GEORGE EBERLY, JR., PRESIDENT AND RENEE EBERLY, SECRETARY, OF EBERLY INVESTMENTS, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF CHAPPELL RANCHETTE ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID EBERLY INVESTMENTS, LLC, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS CHAPPELL RANCHETTE ESTATES, LOCATED IN THE JOEL LAKEY SURVEY, ABSTRACT 72, WASHINGTON COUNTY, TEXAS AND ON BEHALF OF SAID EBERLY INVESTMENTS, LLC, 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 ALTERNATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SAID 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 WE, GEORGE EBERLY, JR., PRESIDENT AND RENEE EBERLY, SECRETARY, OF EBERLY INVESTMENTS, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF CHAPPELL RANCHETTE ESTATES, 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 UNOBSTRUCTED 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, EBERLY INVESTMENTS, LLC, 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 SUBJECT TO ANY RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF WASHINGTON COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

- THAT DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
- 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.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF CHAPPELL RANCHETTE ESTATES WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACRES.

IN TESTIMONY WHEREOF, THE EBERLY INVESTMENTS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GEORGE EBERLY, ITS PRESIDENT, ATTESTED BY ITS SECRETARY, RENEE EBERLY, AND ITS COMMON SEAL AFFIXED THIS _____ DAY OF _____, 20____.

EBERLY INVESTMENTS, LLC.
ATTEST:
GEORGE EBERLY, PRESIDENT
RENEE EBERLY, SECRETARY

REVIEW COPY

STATE OF TEXAS }
COUNTY OF _____ }

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE EBERLY, PRESIDENT AND RENEE EBERLY, SECRETARY, OF EBERLY INVESTMENTS, LLC, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED IT FOR THE PURPOSES AND CONSIDERATIONS SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
IN AND FOR _____ COUNTY, TEXAS

COMMISSIONERS COURT ACKNOWLEDGEMENT:

APPROVED BY COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

REVIEW COPY

COMMISSIONER DON KOESTER
PRECINCT 1
COMMISSIONER KIRK HANATH
PRECINCT 3
COMMISSIONER CANDICE BULLOCK
PRECINCT 2
COMMISSIONER JOY FUCHS
PRECINCT 4

GENERAL NOTES:

- THE PROPOSED USE OF THESE LOTS WILL BE SINGLE FAMILY RESIDENTIAL. NO MOBILE HOMES, MANUFACTURED HOMES OR MODULAR HOMES WILL BE PERMITTED.
- LOTS ARE SUITABLE FOR PRIVATE WATER WELLS AND ON-SITE SEPTIC SYSTEMS. ALL PRIVATE SEPTIC SYSTEMS WILL NEED TO BE DESIGNED, SIZED AND PERMITTED FOR INDIVIDUAL LOTS.
- THERE IS NO VISIBLE EVIDENCE OF EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT.
- THIS TRACT LIES IN WASHINGTON COUNTY AND OUTSIDE THE E.T.J. OF ANY CITY.
- THE BASIS OF BEARINGS SHOWN HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE (TXSC 4204) BASED ON NATIONAL GEODETIC SURVEY MONUMENTATION; BASED ON GPS MEASUREMENTS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WASHINGTON COUNTY, TEXAS, MAP NO. 484770500D DATED MAY 16, 2019, NONE OF THE 11,161 ACRE TRACT LIES IN A SPECIAL FLOOD HAZARD AREA AND APPEARS TO BE WITHIN THE UNSHADED ZONE 'X'; AS GRAPHICALLY DEPICTED HEREON, THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAPS. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER. KM SURVEYING, LLC NOR WILSON ENGINEERING COMPANY, PLLC ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF KM SURVEYING, LLC OR WILSON ENGINEERING COMPANY, PLLC.
- MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE TWELVE INCHES (12") ABOVE THE BASE FLOOD ELEVATION, TWELVE INCHES (12") ABOVE IMMEDIATE ADJACENT NATURAL GROUND WITHIN FIVE FEET (5') OF THE STRUCTURE, OR TWELVE INCHES (12") ABOVE THE CENTERLINE OF THE ROAD ON WHICH THE PROPERTY FRONTS IF THE AREA IS GENERALLY LEVEL OR IF THE AREA AROUND THE STRUCTURE DRAINS TOWARD THE ROAD, OR TWELVE INCHES (12") ABOVE THE TOP OF ANY CONTROLLING DRAINAGE STRUCTURE DOWNSTREAM OF THE STRUCTURE, WHICHEVER IS HIGHER.
- 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.
- EASEMENTS AND OTHER RECORDED INFORMATION SHOWN HEREON ARE AS PER TITLE REPORT PREPARED BY WASHINGTON COUNTY ABSTRACT COMPANY UNDER FILE NO. WCTP2100254, DATED MARCH 4, 2022. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY KM SURVEYING, LLC NOR WILSON ENGINEERING COMPANY, PLLC.

SURVEYOR'S ACKNOWLEDGEMENT:

THIS IS TO CERTIFY THAT I, KEVIN DREW MCRAE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 5485, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND MEETING ALL MINIMUM STANDARD SET FORTH BY THE TPBELS; AND THAT ALL EASEMENTS 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 CURVE ARE PROPERLY MARKED WITH IRON RODS OR MINIMUM 5/8 INCH DIAMETER, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PRELIMINARY REVIEW COPY

THIS DOCUMENT MAY NOT BE RECORDED FOR ANY PURPOSE
KEVIN DREW MCRAE, R.P.L.S.
TEXAS REGISTRATION NO. 5485

CERTIFICATE OF RECORDING:

THE STATE OF TEXAS }
COUNTY OF WASHINGTON }
I, BETH A. ROTHERMEL, COUNTY CLERK OF WASHINGTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK, _____, M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK, _____, M., AND IN VOLUME _____, PAGE _____ OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

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

CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS

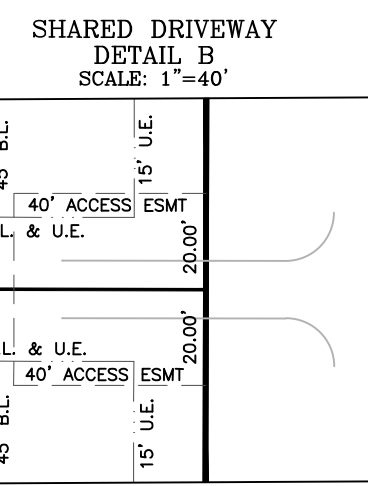
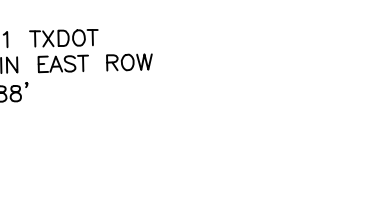
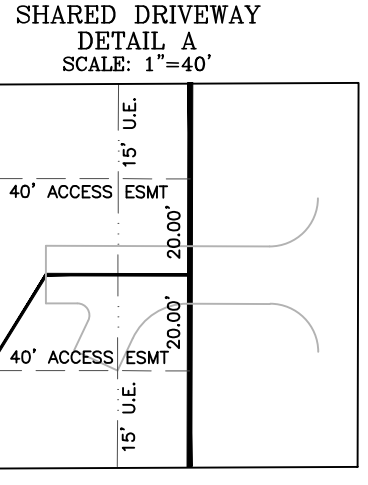
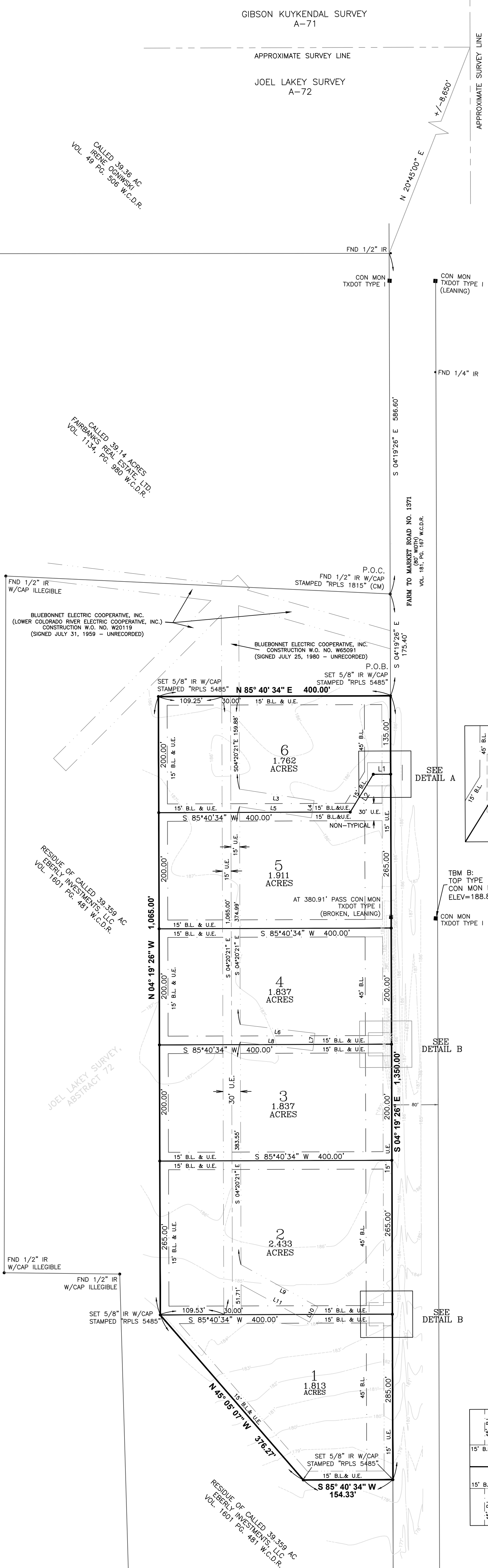
BY: _____
DEPUTY

PROPERTY OWNER/DEVELOPER:
GEORGE & RENEE EBERLY
EBERLY INVESTMENTS, LLC
10430 EBERLY RANCH ROAD
CHAPPELL HILL, TX 77426
281-859-9822
GEORGE@EBERLY@YAHOO.COM

- ### ABBREVIATION LEGEND:
- IR = IRON ROD
 - IP = IRON PIPE
 - FND = FOUNDED
 - FP = FENCE POST
 - R.P.L.S. = REGISTERED PROFESSIONAL LAND SURVEYOR
 - W.C.C.F. = WASHINGTON COUNTY CLERKS FILE
 - W.C.D.R. = WASHINGTON COUNTY DEED RECORDS
 - W.C.O.R. = WASHINGTON COUNTY OFFICIAL RECORDS
 - VOL. = VOLUME
 - P.G. = PAGE
 - NO. = NUMBER
 - B.L. = BUILDING LINE
 - U.E. = UTILITY EASEMENT
 - A.E. = AERIAL EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - ESMT. = EASEMENT
 - S.F. = SQUARE FEET
 - F.I.R.M. = FLOOD INSURANCE RATE MAP
 - R.O.W. = RIGHT-OF-WAY

BUILDING LINES:

- FRONT = 45' B.L.
- SIDE = 15' B.L.
- REAR = 15' B.L.



LINE	BEARING	DISTANCE
L1	S 89°40'54" W	130.00'
L2	S 27°17'01" W	76.32'
L3	S 85°23'48" E	130.00'
L4	S 04°36'12" W	30.00'
L5	N 85°23'48" W	125.33'
L6	S 87°24'31" E	129.56'
L7	S 04°35'29" W	30.00'
L8	N 87°24'31" W	125.31'
L9	S 85°24'47" E	150.96'
L10	S 24°35'13" W	30.00'
L11	N 65°24'47" W	134.38'

METES AND BOUNDS DESCRIPTION
11.593 ACRES IN THE
JOEL LAKEY SURVEY, ABSTRACT 72
WASHINGTON COUNTY, TEXAS

A 11.593-ACRE TRACT OF LAND SITUATED IN THE JOEL LAKEY SURVEY, ABSTRACT 72, WASHINGTON COUNTY, TEXAS, BEING OUT OF THAT CALLED 39.359-ACRE TRACT DESCRIBED IN DEED TO EBERLY INVESTMENTS, LLC RECORDED IN VOLUME 1601, PAGE 461 OF THE WASHINGTON COUNTY DEED RECORDS, SAID 11.593-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING AT A 1/2-INCH IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF FARM TO MARKET (FM) 1371 (80-FOOT WIDTH) AS DESCRIBED IN A DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 181, PAGE 167 OF THE WASHINGTON COUNTY DEED RECORDS MARKING THE NORTHERLY SOUTHEAST CORNER OF A CALLED 39.14-ACRE TRACT OF LAND TO FAIRBANKS REAL ESTATE, LTD., DESCRIBED IN A DEED RECORDED IN VOLUME 1134, PAGE 980 OF THE WASHINGTON COUNTY DEED RECORDS AND THE NORTHEAST CORNER OF SAID 39.359-ACRE TRACT OF LAND;

THENCE SOUTH 04°19'26" EAST, 175.40 FEET LONG THE COMMON LINE OF SAID WEST RIGHT-OF-WAY LINE OF FM 1371 AND EAST LINE OF SAID CALLED 39.359-ACRE TRACT OF LAND TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "RPLS 5485" MARKING THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

(1) THENCE SOUTH 04°19'26" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF FM 1371 AND EAST LINE OF SAID CALLED 39.359-ACRE TRACT AS FOLLOWS:

- SOUTH 85°40'34" WEST, 154.33 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "RPLS 5485" FOR THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
- NORTH 45°05'07" WEST, 376.27 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "RPLS 5485" FOR THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
- NORTH 04°19'26" WEST, 1,065.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "RPLS 5485" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
- THENCE NORTH 85°40'34" EAST, 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.593 ACRES (504,992 SQUARE FEET) OF LAND.

FINAL PLAT

CHAPPELL RANCHETTE ESTATES

11.593 ACRES - 6 LOTS - 1 BLOCK - 0 RESERVES
JOEL LAKEY SURVEY, A-72
WASHINGTON COUNTY

KM Surveying, LLC 3902 REESE ROAD - SUITE C-100 ROSENBERG, TEXAS 77471 713-234-6627 www.kmsurveying.com TPBELS FIRM #10178700	WILSON ENGINEERING COMPANY, PLLC. 208 FOWLKES STREET SEALY, TEXAS 77474 PHONE: 979-885-3344 FAX: 979-885-3379 www.wilsonengr.com Tx&PE Firm No. F-7678		
Engineer: SAW Surveyor: KDM	Drawn By: DWR KMS No.: 2310-2019	Date: 3-18-2021 Scale: 1"=100'	Job Number: 20034 Sheet: 1 of 1

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