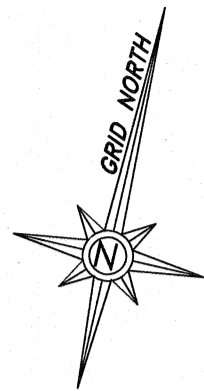


ISAAC LEE SURVEY, A-77
WASHINGTON COUNTY, TEXAS

APPROXIMATE SURVEY LINE



SCALE: 1" = 200'

SANFORD WOODWARD SURVEY, A-112
WASHINGTON COUNTY, TEXAS

①
40.143 ACRES

SHEET 2
OF 6

②
11.182 ACRES

③
13.047 ACRES

SHEET 3
OF 6

④
2.342 ACRES

⑤
1.516 ACRES

⑥
1.500 ACRES

⑦
1.500 ACRES

⑧
1.500 ACRES

⑨
1.500 ACRES

⑩
1.500 ACRES

⑪
1.500 ACRES

⑫
1.626 ACRES

⑬
1.500 ACRES

0.760 ACRE
DEDICATED FOR
RIGHT-OF-WAY WIDENING
OF WONDER HILL ROAD
(SHADED)

WONDER HILL ROAD

HENDRICKSON LANE

⑬
20.095 ACRES

⑲
1.596 ACRES

⑳
1.597 ACRES

㉑
2.103 ACRES

㉒
2.066 ACRES

㉓
3.602 ACRES

㉔
13.341 ACRES

㉕
1.591 ACRES

㉖
1.587 ACRES

㉗
1.500 ACRES

㉘
1.591 ACRES

㉙
1.500 ACRES

㉚
1.956 ACRES

㉛
1.500 ACRES

㉜
16.452 ACRES

SHEET 4
OF 6

SHEET 5
OF 6

㉝
1.506 ACRES

㉞
1.710 ACRES

㉟
4.128 ACRES

㊱
3.862 ACRES

㊲
3.974 ACRES

㊳
8.383 ACRES

㊴
1.519 ACRES

㊵
1.934 ACRES

㊶
1.817 ACRES

㊷
11.905 ACRES

㊸
2.001 ACRES

㊹
1.934 ACRES

㊺
1.817 ACRES

WONDER HILL ROAD

OVERALL LAYOUT

W. O. NO. 7841 (BURCH7827.DWG/MVIEW) REF: BURCH7827.LEICA

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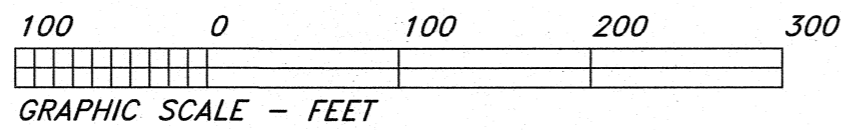
CENTURY FARMS AT CHAPPELL HILL SUBDIVISION

CONSISTING OF 39 RESIDENTIAL LOTS, 1 BLOCK, CENTURY TERRACE (2.459 ACRES),
ASTIN COURT (0.858 ACRES), ORION DRIVE (1.871 ACRES) AND 0.760 ACRE
DEDICATED FOR WIDENING OF WONDER HILL ROAD, CONTAINING 201.120 ACRES TOTAL

OWNER/DEVELOPER

ROCKIES CREEK
INVESTMENTS, LLC
P.O. BOX 2369
BRENNHAM, TEXAS 77833
PHN. 979-251-4506

**SHEET 1
OF 6
(FINAL PLAT)**

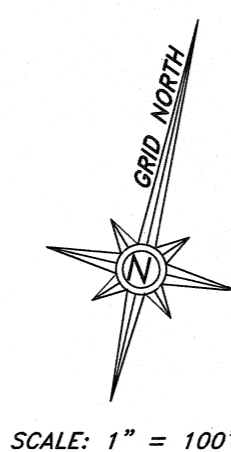


ISAAC LEE SURVEY, A-77
WASHINGTON COUNTY, TEXAS

CHARLYN ROSENBAUM SCHOENVOGEL, ET AL
CALLED 99.306 ACRES
(TRACT 4)
VOLUME 1419, PAGE 72 (DRWCT)
(DESCRIBED IN VOLUME 313, PAGE 198, DRWCT)

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	19°23'55"	91.41'	270.00'	S 86°17'54" W	90.98'
C2	28°20'12"	272.01'	550.00'	N 69°50'03" W	269.25'
C3	16°54'15"	162.27'	550.00'	N 47°12'49" W	161.68'
C4	95°59'07"	100.52'	60.00'	N 26°45'15" W	89.17'
C5	59°25'32"	62.23'	60.00'	S 75°32'25" W	59.48'
C6	57°17'42"	60.00'	60.00'	S 17°10'48" W	57.53'
C7	87°17'39"	91.41'	60.00'	S 55°06'52" E	82.83'
C8	11°33'45"	123.10'	610.00'	S 44°32'35" E	122.89'
C9	17°24'12"	185.29'	610.00'	S 59°01'33" E	184.57'
C10	33°44'23"	173.72'	295.00'	S 41°21'05" W	171.22'
C11	22°41'30"	205.94'	520.00'	S 69°34'02" W	204.60'
C12	74°37'30"	78.15'	60.00'	N 76°23'59" W	72.74'
C13	57°17'45"	60.00'	60.00'	S 37°38'24" W	57.53'
C14	57°17'45"	60.00'	60.00'	S 19°39'21" E	57.53'
C15	70°37'34"	73.96'	60.00'	S 83°37'00" E	69.37'
C16	40°09'26"	42.05'	60.00'	N 40°59'30" E	41.20'
C17	2°36'57"	26.48'	580.00'	N 79°36'18" E	26.48'
C18	20°04'33"	203.23'	580.00'	N 68°15'33" E	202.19'
C19	33°44'23"	209.05'	355.00'	N 41°21'05" E	206.04'
C20	10°36'54"	113.01'	610.00'	S 78°41'42" E	112.85'
C21	9°17'59"	89.74'	552.86'	S 1°20'51" W	89.64'
C22	20°51'18"	201.23'	552.86'	S 13°43'48" E	200.13'
C23	6°43'14"	64.85'	552.86'	S 27°31'04" E	64.81'
C24	71°10'35"	74.54'	60.00'	S 9°11'51" E	69.83'
C25	63°54'36"	66.93'	60.00'	S 76°44'27" E	63.51'
C26	57°50'15"	60.57'	60.00'	N 42°23'08" E	58.03'
C27	106°59'39"	112.04'	60.00'	N 40°01'49" W	96.46'
C28	13°48'17"	118.75'	492.86'	N 23°38'53" W	118.46'
C29	22°44'36"	195.64'	492.86'	N 5°22'27" W	194.35'
C30	5°53'03"	33.89'	330.00'	S 86°56'40" E	33.88'
C31	13°30'52"	77.84'	330.00'	N 85°21'22" E	77.66'
C32	19°23'55"	101.57'	300.00'	S 86°17'54" W	101.09'
C33	45°14'27"	457.97'	580.00'	N 61°22'55" W	446.16'
C34	33°44'23"	191.38'	325.00'	S 41°21'05" W	188.63'
C35	22°41'30"	217.82'	550.00'	S 69°34'02" W	216.40'
C36	42°24'55"	387.06'	522.86'	S 15°12'36" E	378.29'
C37	13°11'24"	133.52'	580.00'	N 77°24'27" W	133.23'
C38	32°03'03"	324.45'	580.00'	N 54°47'13" W	320.23'



SCALE: 1" = 100'

SANFORD WOODWARD SURVEY, A-112
WASHINGTON COUNTY, TEXAS

ENERGY TRANSFER COMPANY
NATURAL GAS PIPELINE
SUBJECT TO RIGHT OF WAY
AND EASEMENT TO M AND M
PIPELINE COMPANY
VOLUME 95, PAGE 9
(DRWCT)

PIPELINE LOCATION
AS MARKED ON THE
GROUND BY ENERGY
TRANSFER COMPANY

①
40.143 ACRES

LINE TABLE

NUM	BEARING	DISTANCE
L1	S 76°35'56" W	186.31'
L2	N 84°00'09" W	147.01'
L3	N 84°00'09" W	344.42'
L4	N 84°00'09" W	44.62'
L5	N 38°45'42" W	320.62'
L6	S 38°45'42" E	29.39'
L7	S 38°45'42" E	207.36'
L8	S 38°45'42" E	83.87'
L9	S 24°28'54" W	101.04'
L10	S 58°13'17" W	77.16'
L11	S 58°13'17" W	187.82'
L12	S 80°54'47" W	397.93'
L13	N 80°54'47" E	200.98'
L14	N 80°54'47" E	196.95'
L15	N 58°13'17" E	30.02'
L16	N 58°13'17" E	173.77'
L17	N 58°13'17" E	61.18'
L18	N 24°28'54" E	106.33'
L19	S 84°00'09" E	230.60'
L20	S 5°59'51" W	104.57'
L21	N 5°59'51" E	104.57'
L22	S 84°00'09" E	245.46'
L23	N 76°35'56" E	186.18'
L24	N 15°15'11" E	91.46'
L25	S 76°35'56" W	186.24'
L26	N 84°00'09" W	536.06'
L27	N 38°45'42" W	372.59'
L28	S 24°28'54" W	133.06'
L29	S 58°13'17" W	264.97'
L30	S 80°54'47" W	449.89'
L31	S 5°59'51" W	134.57'
L32	N 84°00'09" W	275.46'
L33	N 84°00'09" W	260.60'
L34	S 13°16'32" E	30.00'
L35	S 13°16'32" E	30.00'

MARJORIE ROUTT YOUNG, TRUSTEE,
MRY MANAGEMENT TRUST DATED
MAY 7, 2013, AMENDED AND
RESTATED SEPTEMBER 9, 2019
CALLED 419.884 ACRES
(SECOND TRACT)
VOLUME 1713, PAGE 451 (DRWCT)
(DESCRIBED IN VOLUME 1600, PAGE
445, DRWCT)

ELECTRIC METER BANK

PHONE CABLE
JUNCTION BOX

③⑧
20.095 ACRES

③⑨
13.341 ACRES

LEGEND

- ⚡ ELECTRIC POLE
- ← GUY ANCHOR
- PHONE CABLE JUNC. BOX
- AE — AERIAL ELECTRIC LINES
- X — BARBED WIRE FENCE

W. O. NO. 7841 (BURCH7827.DWG/MVEW) REF: BURCH7827.LEICA

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CENTURY FARMS AT CHAPPELL HILL SUBDIVISION

CONSISTING OF 39 RESIDENTIAL LOTS, 1 BLOCK, CENTURY TERRACE (2.459 ACRES),
ASTIN COURT (0.858 ACRES), ORION DRIVE (1.871 ACRES) AND 0.760 ACRE
DEDICATED FOR WIDENING OF WONDER HILL ROAD, CONTAINING 201.120 ACRES TOTAL

OWNER/DEVELOPER

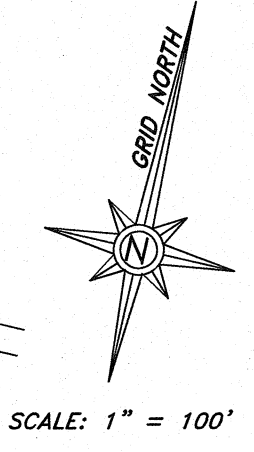
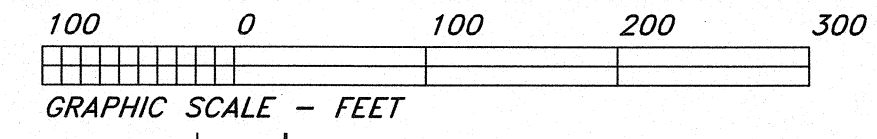
ROCKIES CREEK
INVESTMENTS, LLC
P.O. BOX 2369
BRENNHAM, TEXAS 77833
PHN. 979-251-4506

SHEET 2
OF 6
(FINAL PLAT)



CHARLYN ROSENBAUM SCHOENVOGEL, ET AL
CALLED 99.306 ACRES
(TRACT 4)
VOLUME 1419, PAGE 72 (ORWCT)
(DESCRIBED IN VOLUME 313, PAGE 198, DRWCT)

CHARLYN ROSENBAUM SCHOENVOGEL, ET AL
CALLED 24.63 ACRES
(TRACT 2)
VOLUME 1419, PAGE 72 (ORWCT)
(DESCRIBED IN VOLUME 258, PAGE 295, DRWCT)



0.760 ACRE
DEDICATED FOR
RIGHT-OF-WAY WIDENING
OF WONDER HILL ROAD
(SHADED)

- LEGEND**
- ⊙ ELECTRIC POLE
 - GUY ANCHOR
 - ⊙ PHONE CABLE JUNC. BOX
 - AE AERIAL ELECTRIC LINES
 - X BARBED WIRE FENCE

W. O. NO. 7841 (BURCH7827.DWG/MMEW) REF: BURCH7827.LEICA

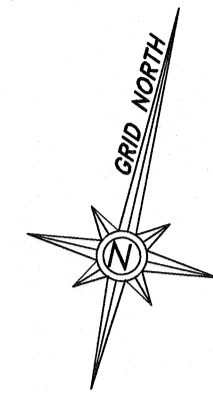
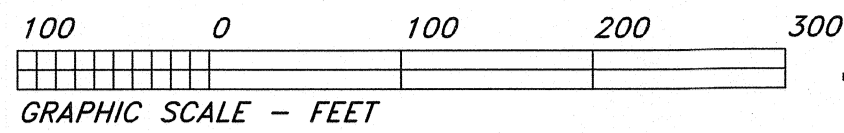
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OWNER/DEVELOPER
ROCKIES CREEK
INVESTMENTS, LLC
P.O. BOX 2369
BRENNHAM, TEXAS 77833
PHN. 979-251-4506

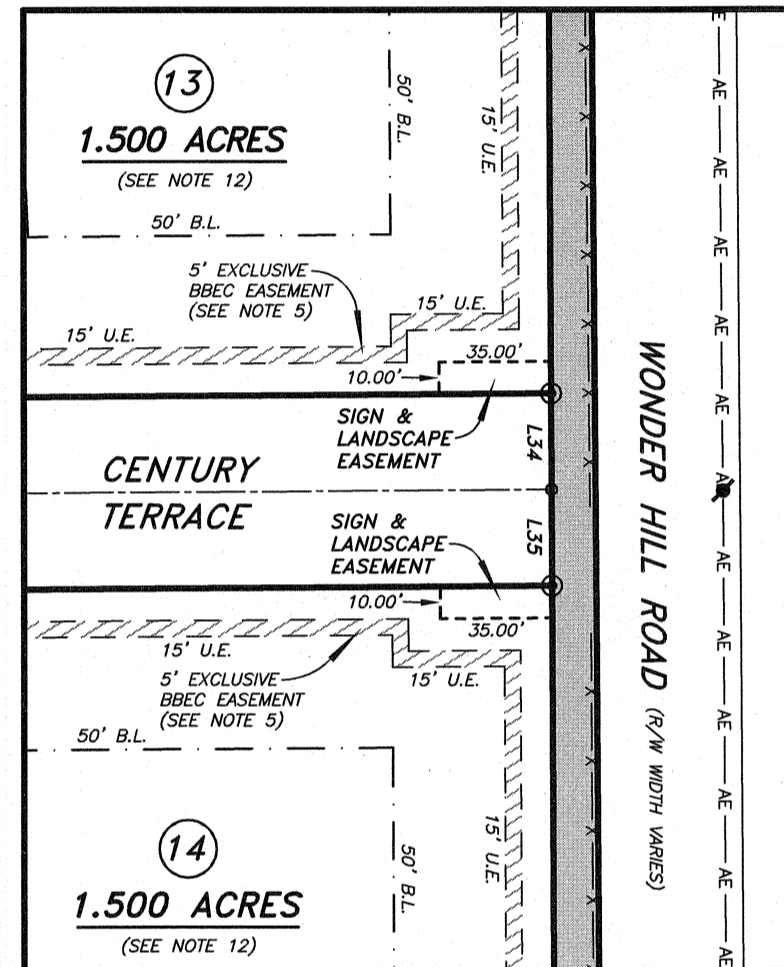
**SHEET 3
OF 6
(FINAL PLAT)**



SCALE: 1" = 100'

LANDSCAPE EASEMENT DETAIL

SCALE 1"=60'



MARJORIE ROUITT YOUNG, TRUSTEE,
MRY MANAGEMENT TRUST DATED
MAY 7, 2013, AMENDED AND
RESTATED SEPTEMBER 9, 2019
CALLED 419.884 ACRES
(SECOND TRACT)
VOLUME 1713, PAGE 451 (ORWCT)
(DESCRIBED IN VOLUME 1600, PAGE
445, ORWCT)

SOUTHWESTERN BELL TELEPHONE
COMPANY EASEMENT PER
DESCRIPTION IN VOLUME 130,
PAGE 101 (ORWCT) NO STRUCTURE
SHALL BE ERRECTED OR PERMITTED
WITHIN 10 FEET OF THE LINE.

SUBJECT TO A BOUNDARY LINE AGREEMENT
BETWEEN JEANETTE POEHLMANN AND TRAVIS
RAY SANDER AND ALEXANDER 263 LIMITED
VOLUME 1523, PAGE 165
(ORWCT)

SHELBY D. HEIDEMANN
CALLED 62.478 ACRES
VOLUME 1523, PAGE 170
(ORWCT)

LEGEND

- ⚡ ELECTRIC POLE
- ← GUY ANCHOR
- ⊙ PHONE CABLE JUNC. BOX
- AE — AERIAL ELECTRIC LINES
- X — BARBED WIRE FENCE

CENTURY FARMS AT CHAPPELL HILL SUBDIVISION

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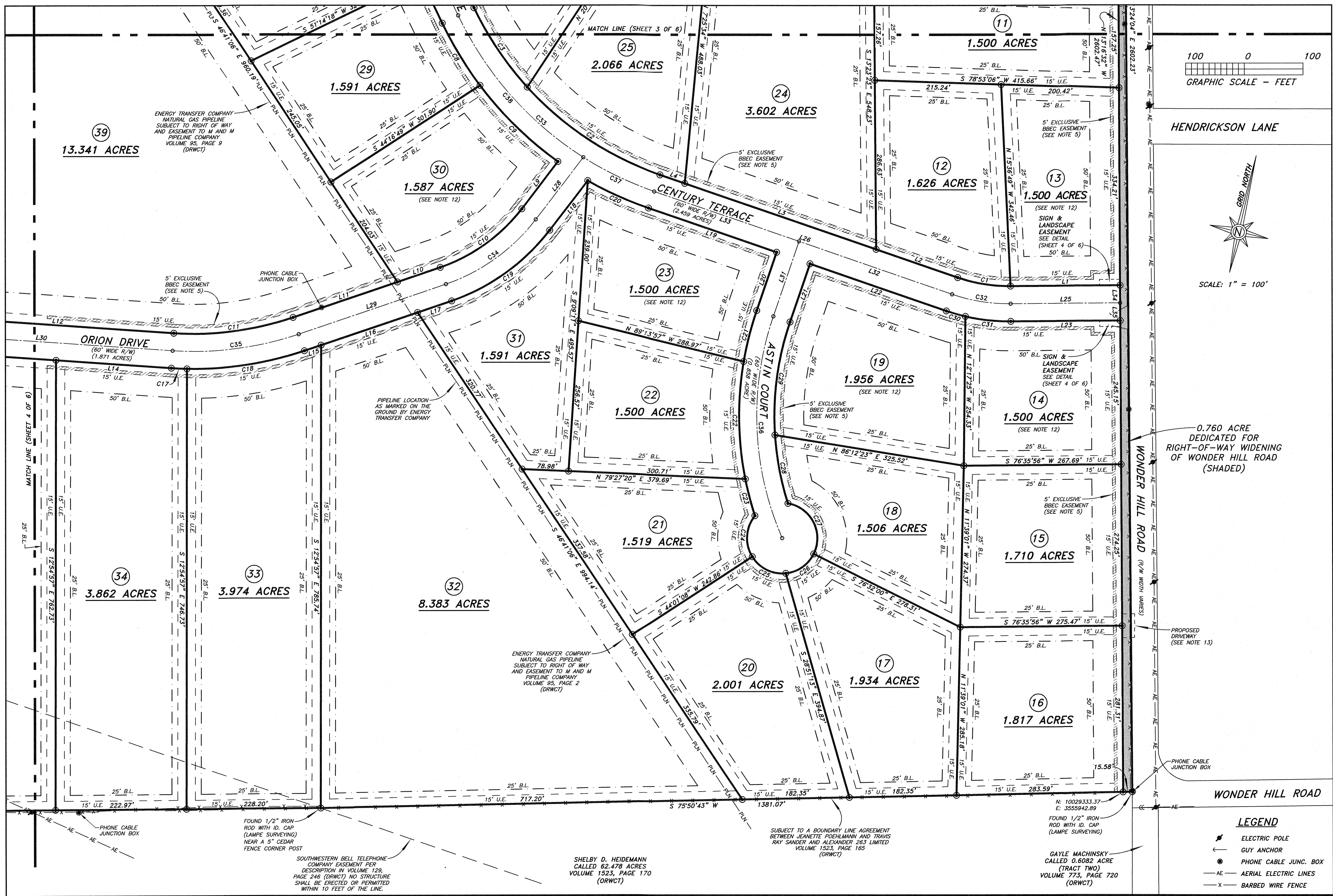
OWNER/DEVELOPER

ROCKIES CREEK
INVESTMENTS, LLC
P.O. BOX 2369
BRENNHAM, TEXAS 77833
PHN. 979-251-4506

**SHEET 4
OF 6
(FINAL PLAT)**

W. O. NO. 7841 (BURCH7827.DWG/MVIEW) REF: BURCH7827.LEICA

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CENTURY FARMS AT CHAPPELL HILL SUBDIVISION

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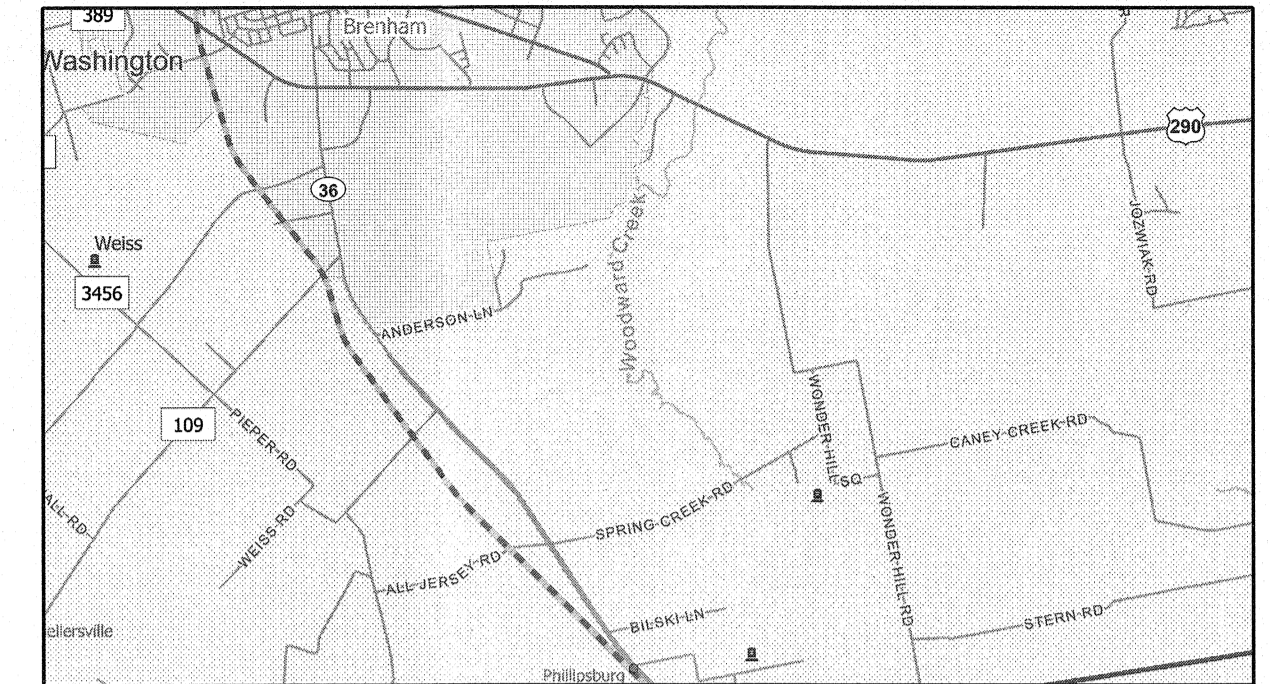
OWNER/DEVELOPER
 ROCKIES CREEK
 INVESTMENTS, LLC
 P.O. BOX 2369
 BRENHAM, TEXAS 77833
 PHN. 979-251-4506

SHEET 5
 OF 6
 (FINAL PLAT)

NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 [2011], CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. CONVERGENCE ANGLE AT N: 10,029,977.02 - E: 3,555,793.30 IS 2'-03"-06.27", COMBINED SCALE FACTOR IS 0.999986407796. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
2. (C) - DENOTES A SET 5/8" IRON ROD WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
3. TRACT USAGE IS TO BE SINGLE FAMILY RESIDENTIAL, AGRICULTURAL AND WILDLIFE OPEN SPACE.
4. THIS SUBDIVISION IS SUBJECT TO CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND BUILDING SET BACK LINES AS SHOWN HEREON AND/OR AS SET FORTH IN THE RESTRICTIONS PREPARED IN CONJUNCTION WITH THIS SUBDIVISION PLAT.
5. THERE IS A 5' UTILITY EASEMENT SHOWN (CROSS-HATCHED) HEREON FOR BLUEBONNET ELECTRIC COOPERATIVE INC.'S EXCLUSIVE USE LOCATED WITHIN AND ADJACENT TO THE 15' UTILITY EASEMENT.
6. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBERS 48477C0475D AND 48477C0315D, EFFECTIVE DATE MAY 16, 2019, WASHINGTON COUNTY, TEXAS.
7. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WASHINGTON COUNTY ABSTRACT COMPANY (STEWART TITLE GUARANTY COMPANY), TITLE COMMITMENT G.F. NO. WCA2100681, EFFECTIVE DATE JANUARY 26, 2021, 8:00 AM, ISSUED JANUARY 26, 2021, 8:00 AM.

- 8. 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 THE EASEMENTS SHOWN HEREON.
9. WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS AND SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
10. THE SUBDIVISION SHOWN HEREON LIES OUTSIDE OF THE CITY LIMITS AND PARTIALLY WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRENHAM, TEXAS.
11. 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.
12. LOTS 13 AND 14 SHALL ACCESS CENTURY TERRACE AND WILL NOT HAVE ACCESS TO WONDER HILL ROAD. LOTS 19 AND 23 SHALL HAVE SINGLE ACCESS TO EITHER CENTURY TERRACE OR ASTIN COURT. LOT 30 SHALL HAVE SINGLE ACCESS TO EITHER CENTURY TERRACE OR ORION DRIVE.
13. THE DEVELOPER WILL BE RESPONSIBLE FOR SHAPING THE DITCH AND INSTALLING A 24" DIAMETER CULVERT ON WONDER HILL ROAD AT THE LOT LINE BETWEEN LOTS 4 & 5 WITH 20' EXTENDING TO EACH LOT; AND 18" DIAMETER CULVERTS ON WONDER HILL ROAD AT THE LOT LINES BETWEEN LOTS 6 & 7, LOTS 8 & 9, LOTS 10 & 11 AND LOTS 15 & 16 WITH 20' EXTENDING TO EACH LOT.
14. (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
(OHWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
BBEC DENOTES BLUEBONNET ELECTRIC COOPERATIVE, INC.



VICINITY MAP (SCALE: 1" = 6000')

LIENHOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, CITIZENS STATE BANK, THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CENTURY FARMS AT CHAPPELL HILL SUBDIVISION, SAID LIEN BEING EVIDENCED BY DEED OF TRUST DATED MARCH 1, 2021, AS RECORDED IN VOLUME 1764, PAGE 931, IN 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 OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: [Signature]
(SIGNATURE)
Cory Fletcher E.V.P.
(PRINTED NAME & TITLE)

OWNER DEDICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

WE, ROCKIES CREEK INVESTMENTS, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF CENTURY FARMS AT CHAPPELL HILL SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID ROCKIES CREEK INVESTMENTS, LLC ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS CENTURY FARMS AT CHAPPELL HILL SUBDIVISION, LOCATED IN THE SANFORD WOODWARD SURVEY, A-112, WASHINGTON COUNTY, TEXAS, AND ON BEHALF OF SAID ROCKIES CREEK INVESTMENTS, LLC, DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON 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 WE, ROCKIES CREEK INVESTMENTS, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF CENTURY FARMS AT CHAPPELL HILL SUBDIVISION, 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, ROCKIES CREEK INVESTMENTS, LLC, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND, A MINIMUM OF 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 THE 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 FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF 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 ROADS, STREETS, ALLEYS 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.

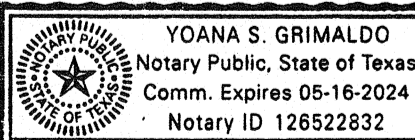
FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS MY HAND IN BRENHAM, WASHINGTON COUNTY, TEXAS,
THIS 21ST DAY OF JULY, 2021.

BY: [Signature]
(SIGNATURE)
KEN BURCH, President, ROCKIES CREEK INVESTMENTS, LLC
(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21ST DAY OF JULY, 2021, BY KEN BURCH
[Signature]
NOTARY PUBLIC, STATE OF TEXAS
(SEAL)



COMMISSIONERS' COURT ACKNOWLEDGMENT

APPROVED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS, THIS 3 DAY OF August, 2021.

[Signatures of Commissioners and County Judge]
COMMISSIONER, PRECINCT 1
COMMISSIONER, PRECINCT 2
COMMISSIONER, PRECINCT 3
COMMISSIONER, PRECINCT 4
COUNTY JUDGE

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

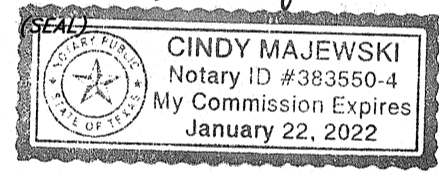
THE STATE OF TEXAS §
COUNTY OF WASHINGTON §
I, Beth Rothermel, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE 4 DAY OF August, 2021, AT 1:18 O'CLOCK, P.M., AND DULY RECORDED ON THE 4 DAY OF August, 2021, AT 1:18 O'CLOCK, P.M. IN CABINET SHEET 760A OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
762B

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

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF Washington
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23 DAY OF July, 2021, BY Cory Fletcher

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

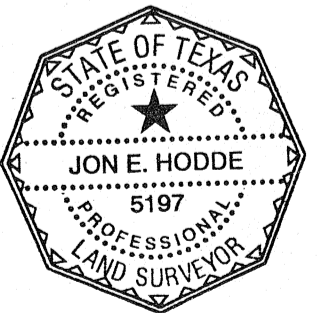


SURVEY MAP

SHOWING A SURVEY OF A SUBDIVISION OF 201.120 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE SANFORD WOODWARD SURVEY, A-112, BEING THE SAME LAND DESCRIBED AS 201.120 ACRES IN THE DEED FROM ALEXANDER 263 LIMITED TO ROCKIES CREEK INVESTMENTS, LLC, DATED MARCH 1, 2021, AS RECORDED IN VOLUME 1764, PAGE 921, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON
THIS IS TO CERTIFY THAT I, JON E. HODDE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS REGISTRATION NO. 5197 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, ARE DEPICTED THEREON AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS OF 5/8 INCH DIAMETER AND TWENTY-FOUR (24) INCHES LONG, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.
DATED THIS THE 15TH DAY OF JULY, 2021, A.D.



[Signature]
(SURVEYOR SIGNATURE)
5197
(TEXAS REGISTRATION NO.)
JON E. HODDE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENHAM, TEXAS 77833
(979)-836-5681
TBPE&LS SURVEY FIRM REG. NO. 10018800

Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
613 E. Blue Bell Road . Brenham, Texas 77833
979-836-5681 . 979-836-5683 (Fax)
www.hoddesurveying.com

CENTURY FARMS AT CHAPPELL HILL SUBDIVISION

CONSISTING OF 39 RESIDENTIAL LOTS, 1 BLOCK, CENTURY TERRACE (2.459 ACRES), ASTIN COURT (0.858 ACRES), ORION DRIVE (1.871 ACRES) AND 0.760 ACRE DEDICATED FOR WIDENING OF WONDER HILL ROAD, CONTAINING 201.120 ACRES TOTAL

OWNER/DEVELOPER
ROCKIES CREEK INVESTMENTS, LLC
P.O. BOX 2369
BRENHAM, TEXAS 77833
PHN. 979-251-4506

SHEET 6 OF 6 (FINAL PLAT)

W. O. NO. 7841 (BURCH7827.DWG/MVIEW) REF: BURCH7827.LEICA