

FINAL PLAT
 Replat of Lots 1B, 1C, 2B, 2C, 3B & 3C
 of the Keys 2nd Addition, Block A
 To Create The Mary E. Maddox Division

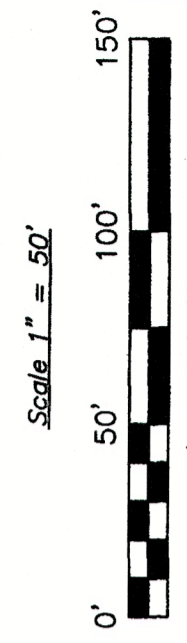
Consisting of Five Lots: Lot 1 (0.347 Ac.),
 Lot 2 (0.472 Ac.), Lot 3 (0.320 Ac.),
 Lot 4 (0.441 Ac.) & Lot 5 (0.697 Ac.)
 Containing 2.28 Acres Total

A. Harrington Survey, Abstract No. 55
 City of Brenham, Washington County, Texas

Showing a survey of 2.28 acres of land, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, in the City of Brenham, and being the same property (Lots 1B, 2B, 2C, 3B, 3C, Keys 2nd Addition) described in that deed dated January 23, 2002, from Donald M. Wilder to Mary E. Wilder, recorded in Volume 1022, Page 052, Official Records of Washington County, Texas, also being the same property (Lots 2B and 2C, Keys 2nd Addition) described in that deed dated October 10, 2002, from Donald M. Wilder to Mary Evelyn Wilder, recorded in Volume 1049, Page 251, Official Records of Washington County, Texas, also being the same property (Lot 3C or Keys 2nd Addition) described in that deed dated June 10, 2003, from Donald M. Wilder to Mary Evelyn Wilder, recorded in Volume 1080, Page 003, Official Records of Washington County, Texas, and being the same property (Lot 3B of Keys 2nd Addition) described in that deed dated June 10, 2003, from Donald M. Wilder to Mary Evelyn Wilder, recorded in Volume 1080, Page 006, Official Records of Washington County, Texas.

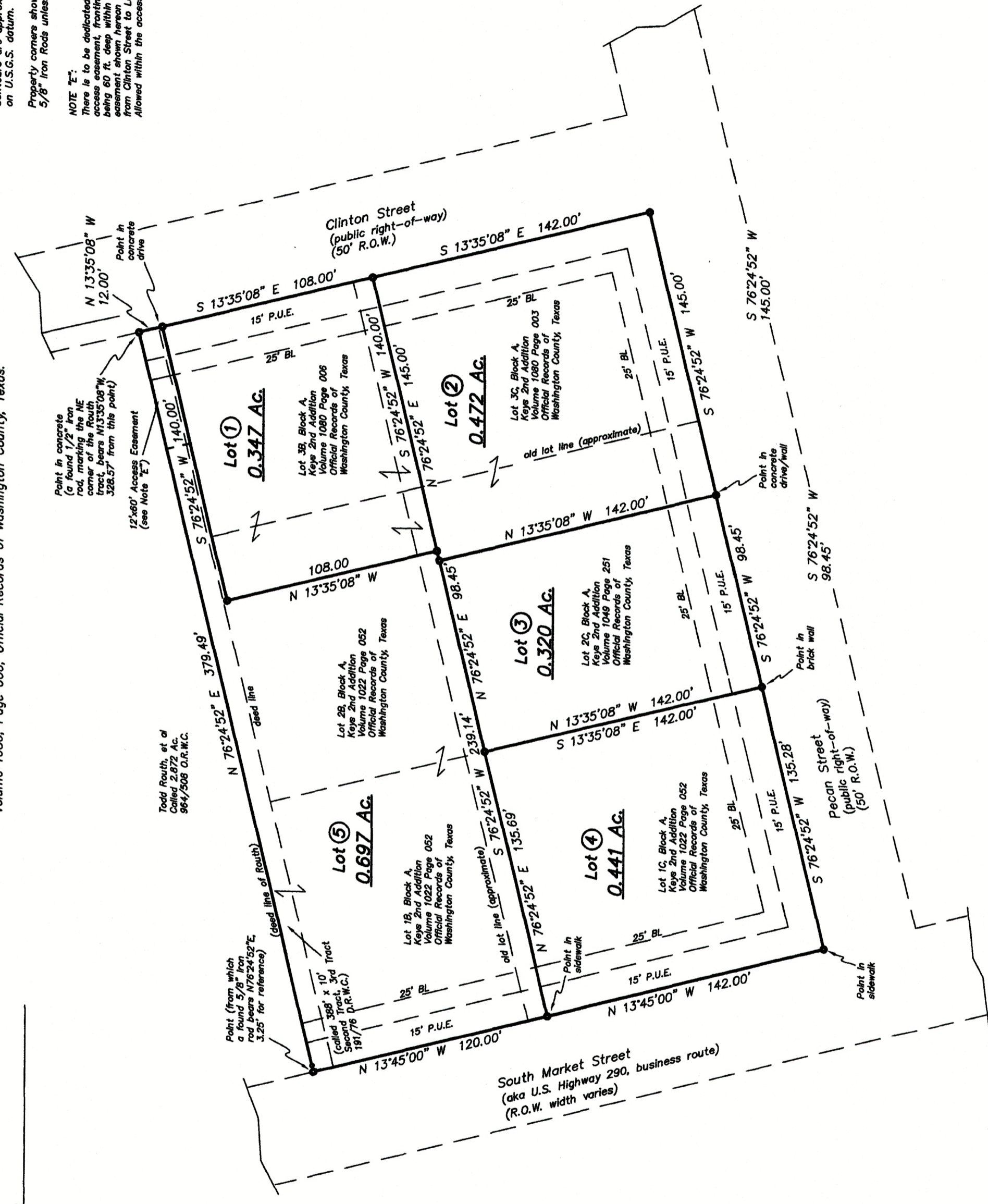
PLANNING AND ZONING COMMISSION APPROVAL
 Approved this 27th day of March
 2023, by the Planning and Zoning Commission of the
 City of Brenham, Texas

Chairman
 Secretary



- cd = concrete drive
- cm = center/alignment
- cp = center of pole
- wm = water meter
- gm = gas meter
- OH= overhead electric line
- p = porch
- ac = air conditioner unit
- sw = brick drive
- bc = brick drive
- c = concrete
- tbx = telephone box (feet)
- BL = building setback line
- P.U.E. = public utility easement

NOTE:
 Bearings shown hereon are based on the record bearing for the North line of the Todd Routh, et al. plat of a certain new tract, recorded in Volume 961, Page 508, O.R.W.C.
 Contours are approximately shown hereon based on U.S.G.S. datum.
 Property corners shown hereon are marked with Set 5/8" iron rods unless otherwise noted.
NOTE "E":
 There is to be dedicated with this plat a 12 ft. x 60 ft. access easement, fronting 12 ft. along Clinton Street, and being 60 ft. deep within Lot 5 shown hereon. The access easement shown hereon is to provide uninterrupted access to the subject tract from Lot 5 and Lot 1. Parking is not allowed within the access easement shown hereon.



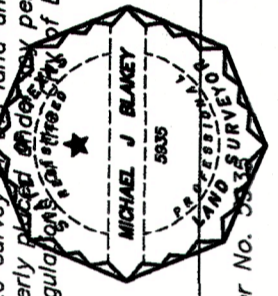
NOTE:
 1) This plat does not attempt to amend or remove any valid covenants or restrictions.
 2) Subject to building setback lines and yard requirements according to zone and use as set forth by The City of Brenham Zoning Ordinance.
 3) The subject tract/lot shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 4847700295C, effective date August 16, 2011.
 4) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
 5) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
 6) 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.

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 the 16 day of March, 2023, at 2:00 o'clock, PM, and duly recorded on the 16 day of March, 2023, at 4:16 o'clock, PM, in cabinet 1116 of the 1116 records of said county.

Beth Rothermel
 Clerk of the County Court of Washington County, Texas.
 By: [Signature]
 Notary Public

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.



[Signature]
 Michael J. Blakey
 Registered Professional Land Surveyor No. 10085000

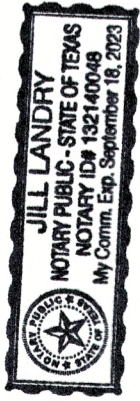
OWNER'S ACKNOWLEDGEMENT
 I, Caroline Gates-Groves, Guardian of Mary E. Maddox, owner of the land described hereon and whose name is subscribed hereto, do hereby acknowledge the changes to said property in accordance with the plat shown hereon. The platted property remains subject to existing dedications,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

[Signature]
 Caroline Gates-Groves
 Guardian

NOTARY PUBLIC ACKNOWLEDGEMENT
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on this 5th day of April, 2023.

[Signature]
 Notary Public
 Notary's Name (Printed) Jill Landru
 Notary's Commission Expires 9/18/23



Blakey Surveying, LLC

RPLS 4052 RPLS 6985
 TEXAS FIRM REGISTRATION NO. 10085000

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 Burton, Texas 77885
 (979) 271-8549