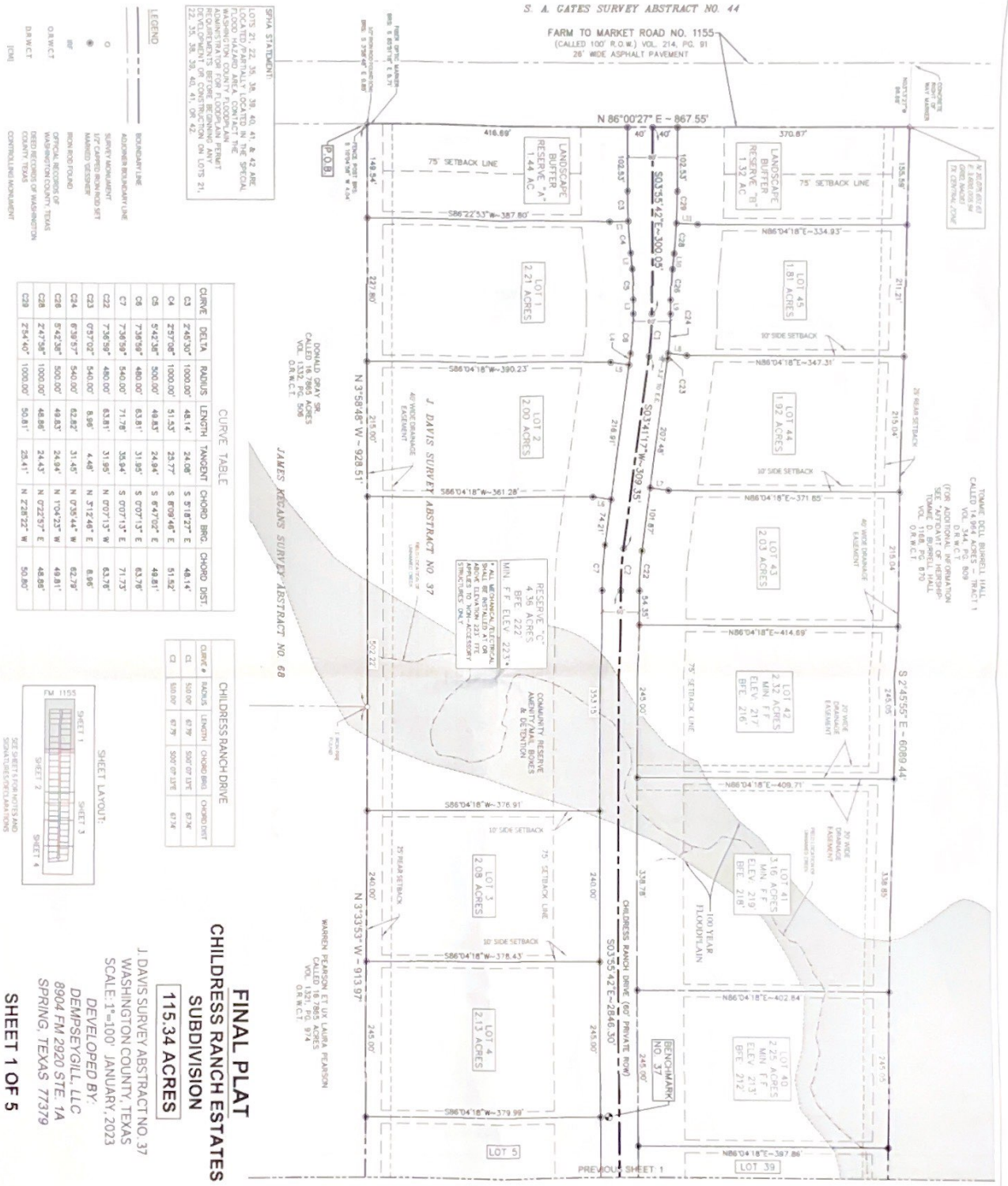


S. A. GATES SURVEY ABSTRACT NO. 44

FARM TO MARKET ROAD NO. 1155
 (CALLED 100' R.O.W. VOL. 214, PG. 91
 28' WIDE ASPHALT PAVEMENT



1/4 SECTION 41
 1/4 SECTION 42
 1/4 SECTION 43
 1/4 SECTION 44
 1/4 SECTION 45

TRACT 1
 CALLED 14.964 ACRES - TRACT 1
 VOL. 118, PG. 879
 O.R.M.C.T.
 (FOR ADDITIONAL INFORMATION
 SEE ADJACENT OR NEIGHBORING
 TRACTS)
 VOL. 118, PG. 879
 O.R.M.C.T.

SPHA STATEMENT:
 LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, & 42 ARE
 LOCATED PARTIALLY LOCATED IN THE
 WASHINGTON COUNTY FLOODPLAIN
 AS SHOWN ON THE FLOODPLAIN
 DEVELOPMENT OR CONSTRUCTION ON LOTS 21,
 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34,
 35, 36, 37, 38, 39, 40, 41, OR 42.

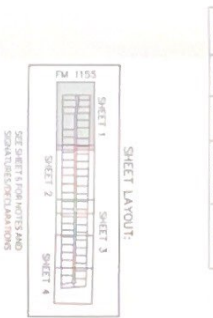
LEGEND

BOUNDARY LINE
 ADJACENT BOUNDARY LINE
 SURVEY MONUMENT
 1/4 CAPPED IRON NAIL SET
 MARKED VESTIGES
 BENCH MARK FOUND
 OPTICAL RECORDS OF WASHINGTON COUNTY, TEXAS
 DEED RECORDS OF WASHINGTON COUNTY, TEXAS
 CONTROL LINE MANAGEMENT

Q.M.W.C.T.
 D.M.W.C.T.
 E.M.C.T.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRC	CHORD DIST.
C1	2°42'30"	1000.00'	48.14'	24.08'	5°18'27" E	48.14'	51.82'
C2	5°42'30"	500.00'	48.83'	24.84'	5°07'15" E	48.83'	43.78'
C3	7°38'59"	480.00'	63.81'	31.95'	5°07'15" E	71.73'	63.78'
C4	7°38'59"	540.00'	71.76'	35.94'	5°07'15" E	82.78'	63.78'
C5	7°38'59"	480.00'	63.81'	31.95'	5°07'15" W	63.78'	63.78'
C6	7°38'59"	540.00'	71.76'	35.94'	5°07'15" W	82.78'	63.78'
C7	7°38'59"	500.00'	48.83'	24.84'	5°07'15" E	48.83'	48.83'
C8	2°42'30"	1000.00'	48.14'	24.08'	5°07'15" E	48.14'	50.80'
C9	2°42'30"	1000.00'	48.14'	24.08'	5°07'15" W	48.14'	50.80'



FINAL PLAT
SUBDIVISION
115.34 ACRES

J DAVIS SURVEY ABSTRACT NO. 37
 WASHINGTON COUNTY, TEXAS
 SCALE: 1"=100' JANUARY, 2023

DEVELOPED BY:
 DEMPSEY GILL, LLC
 8904 FM 2920 STE. 1A
 SPRING, TEXAS 77379

SHEET 1 OF 5

FINAL PLAT

ISSUE DATE: 02/14/23
 REVISED: 2/27/23
 REVISIONS: REVERSED ROUNDABOUT
 DRAWN BY: TPD
 CHECKED BY: KJP
 PROJECT #: 22-0776

**ONE (ONE) DIMENSIONAL
 STRUCTURAL SURVEY**

CORPORATE OFFICE
 401 VENTURE ST
 IRVING, TEXAS 75038
 WWW.GESSNERENGINEERING.COM

IRVING OFFICE
 979.838.6855
 BREYAN
 812.409.0774
 SAN ANTONIO
 210.295.4372

THE PLAT FROM REGISTRATION NUMBER 88
 1-1482 B-7-102180599



LINE TABLE

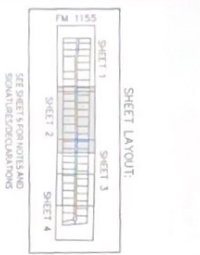
LINE	BEARING	DISTANCE
L1	S 62°18'48" W	29.98'
L2	S 9°28'21" E	25.86'
L3	S 3°56'42" E	22.71'
L4	S 3°41'17" W	18.23'
L5	N 86°18'43" W	29.74'
L6	N 86°18'43" W	29.74'
L7	S 66°18'43" E	29.74'
L8	S 87°15'45" E	29.97'
L9	N 3°56'42" W	22.71'
L10	N 1°48'56" E	25.86'
L11	N 86°28'58" E	34.11'

BENCHMARK
 BENCHMARK NO. 37
 BENCHMARK NO. 38
 BENCHMARK NO. 39
 BENCHMARK NO. 40
 BENCHMARK NO. 41
 BENCHMARK NO. 42
 BENCHMARK NO. 43
 BENCHMARK NO. 44
 BENCHMARK NO. 45



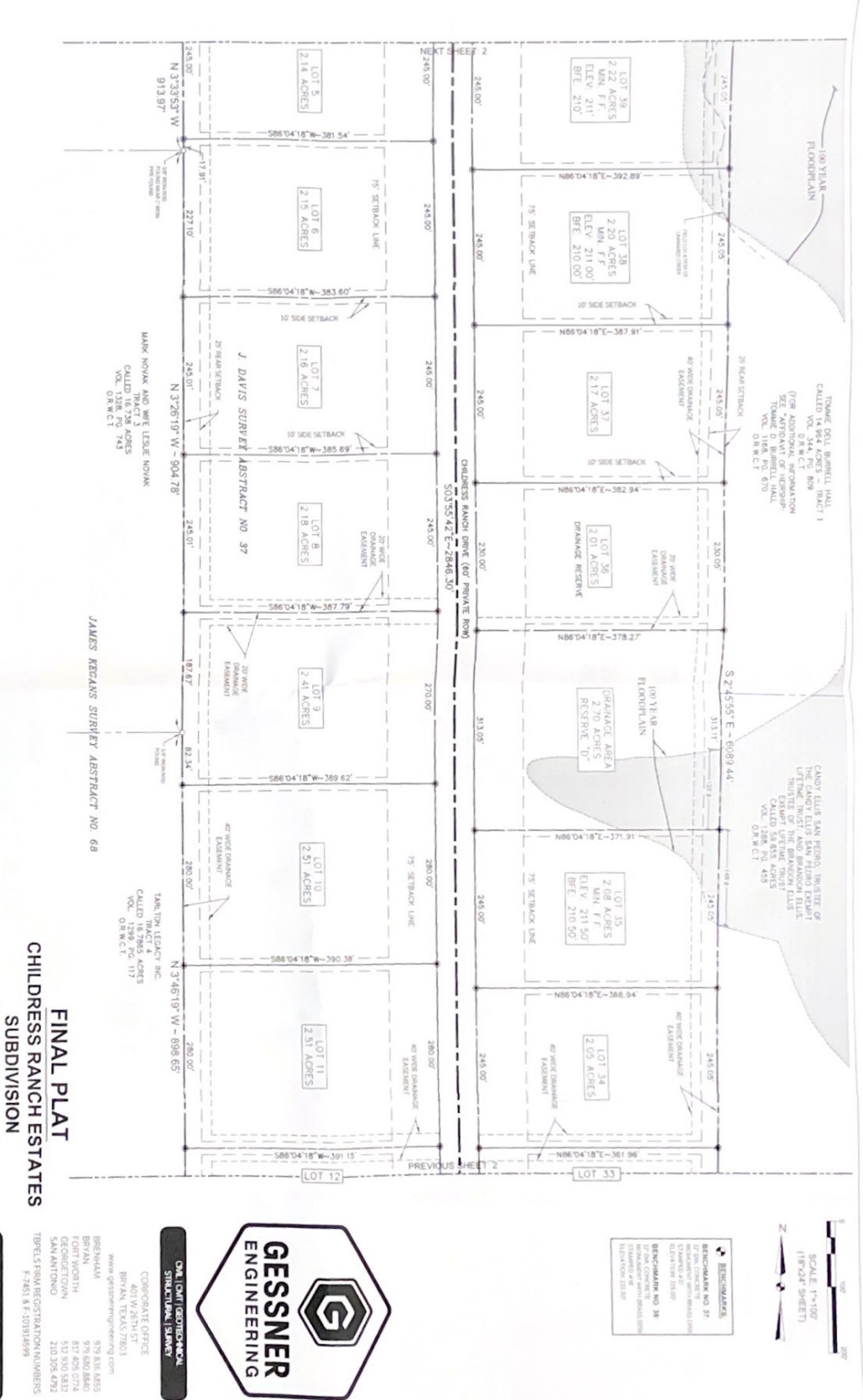


SPHA STATEMENT
 LOTS 21, 22, 35, 36, 39, 40, 41, & 42 ARE
 FLOOD HAZARD AREA CONTACT THE
 WASHINGTON COUNTY FLOODPLAIN
 RECORDS TO DETERMINE THE
 DEVELOPMENT OR CONSTRUCTION ON LOTS 21,
 22, 35, 36, 39, 40, 41, OR 42.



J DAVIS SURVEY ABSTRACT NO. 37
 WASHINGTON COUNTY, TEXAS
 SCALE: 1"=100' JANUARY, 2023
 DEVELOPED BY:
 DEMPESE GILL, LLC
 8904 FM 2920 STE. 1A
 SPRING, TEXAS 77379

FINAL PLAT
 ISSUE DATE: 02/14/23
 REVISED: 2/27/23
 REVISIONS:
 DRAWN BY: TTD
 CHECKED BY: KJP
 PROJECT #: 22-0776



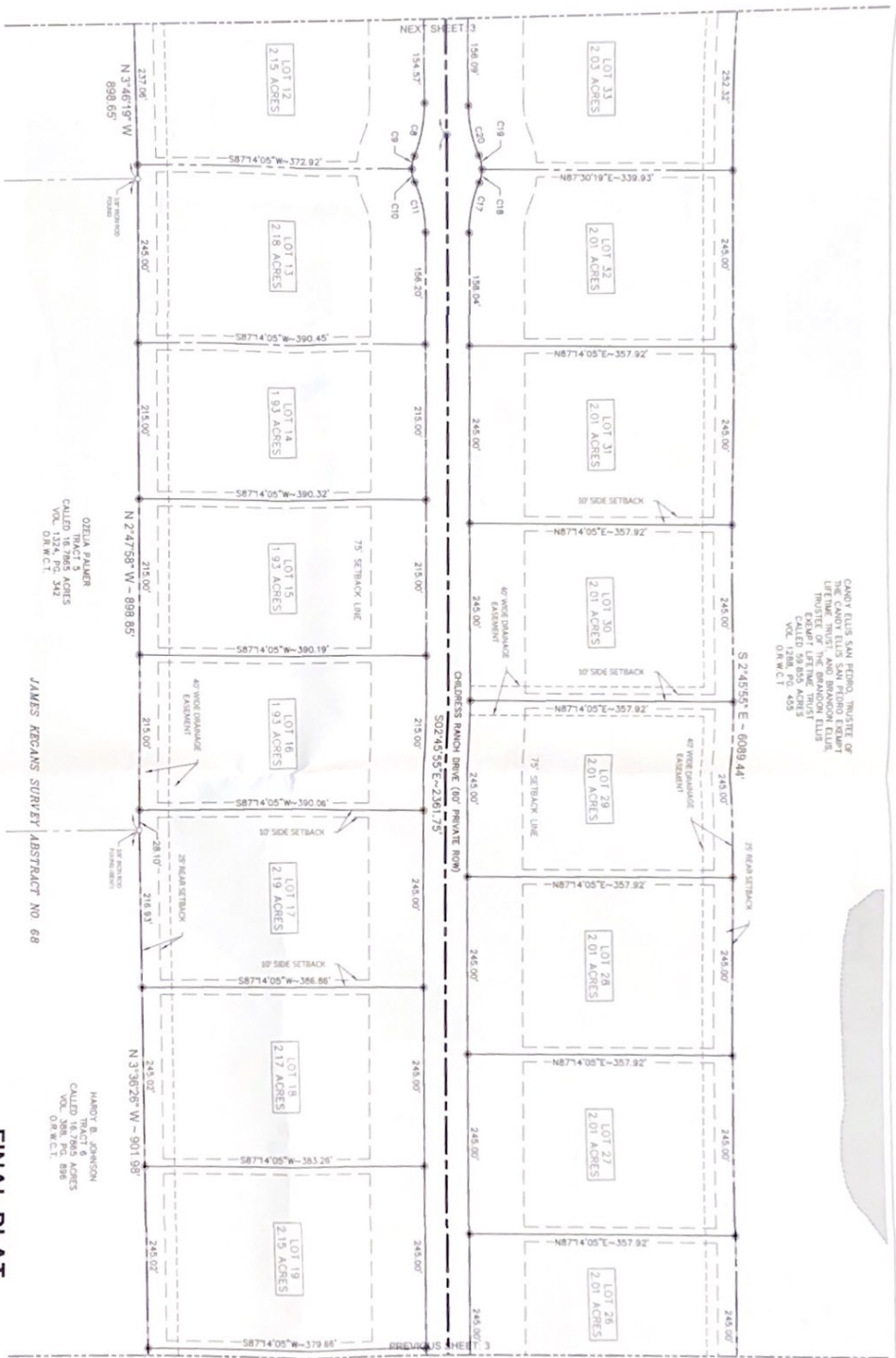
BENCHMARKS
 BENCHMARK NO. 37
 4\"/>



**ON-LINE REGISTERED
 STRUCTURAL ENGINEER**

COMPANIE OFFICE
 401 W. 26TH ST
 BRYAN, TEXAS 77803
 www.gessnerengineering.com
 BRENNAN 979.838.6855
 BRANTNER 979.838.6855
 GEORGETOWN 512.550.5832
 SAN ANTONIO 210.305.4922
 TIRFELS FROM REGISTRATION NUMBERS
 F-7451 & F-101914598

FINAL PLAT
 ISSUE DATE: 02/14/23
 REVISED: 2/27/23
 REVISIONS:
 DRAWN BY: TTD
 CHECKED BY: KJP
 PROJECT #: 22-0776



CANDY ELLIS SAN PABLO TRUSTEES OF THE CANDY ELLIS SAN PABLO ESTATE LITIGANT FOR THE BRANSON ELLIS TRUST EXEMPT LITIGANT TRUST
 CALLED 1088 PG. 453
 VOL. 0188 PG. 453
 O.R.W.C.T.

DEENA PALMER
 CALLED 1678 PG. 342
 VOL. 0264 PG. 342
 O.R.W.C.T.

JAMES REICANS SURVEY ABSTRACT NO. 68

HARVEY B. JOHNSON
 TRACT 6
 CALLED 1581 PG. 698
 VOL. 0181 PG. 698
 O.R.W.C.T.

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- SUBJECT ADJACENT
- 1/2-CRIPED BOUNDARY SET
- MASSIVE OVERSEER
- BOUNDARY
- OFFICIAL RECORDS OF WASHINGTON COUNTY TEXAS
- DEED RECORDS OF WASHINGTON COUNTY TEXAS
- CONTROLING BOUNDARY

CURVE TABLE

CURVE	DELTA	PROJUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C8	223°00'	180.00'	73.83'	37.49'	N 79°01'18" E	73.41'
C9	222°13'	48.00'	18.74'	9.49'	S 87°51'11" W	18.88'
C10	225°10'	48.00'	19.20'	9.73'	S 141°13'00" E	19.07'
C11	225°10'	180.00'	72.00'	36.49'	N 141°13'00" W	71.52'
C17	225°10'	180.00'	72.00'	36.49'	S 84°14'00" W	71.52'
C18	223°33'	48.00'	18.87'	9.61'	N 84°49'17" E	18.85'
C19	224°42'24"	48.00'	19.87'	10.08'	N 142°12'23" E	19.75'
C20	221°17'23"	180.00'	70.03'	35.48'	S 151°04'24" E	69.58'



FINAL PLAT
CHILDRESS RANCH ESTATES
SUBDIVISION
115.34 ACRES

J DAVIS SURVEY ABSTRACT NO. 37
 WASHINGTON COUNTY, TEXAS
 SCALE: 1"=100' JANUARY, 2023

DEVELOPED BY:
 DEMPSEY GILL, LLC
 8904 FM 2920 STE 1A
 SPRING, TEXAS 77379

SHEET 3 OF 5

FINAL PLAT

ISSUE DATE: 02/14/23
 REVISED: 2/27/23
 REVISED ROUNDABOUT
 DRAWN BY: TPO
 CHECKED BY: KJP
 PROJECT #: 22-0776

CONTOUR OFFICE
 403 WINTH 517
 BRYAN, TEXAS 77803
 www.gessnerengineering.com

BRENNAN
 579.836.6655

BRYAN
 837.405.0774

FORN WORTH
 817.253.1111

SAN ANTONIO
 210.376.4052

TIBBELS FINAL REGISTRATION NUMBERS
 F-7461 & F-103797689



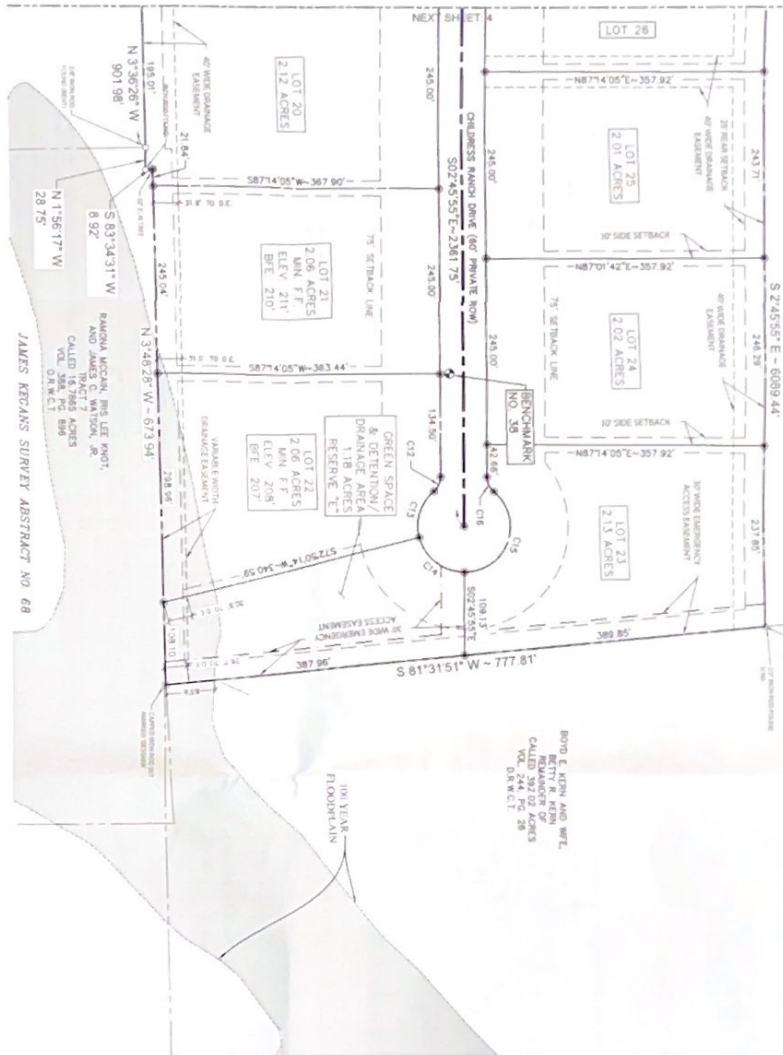
BENCHMARK
 BENCHMARK NO. 37
 07' DIA CONCRETE
 ELEVATION 229.00'
 ESTABLISHED 1988

BENCHMARK NO. 38
 07' DIA CONCRETE
 ELEVATION 229.00'
 ESTABLISHED 1988

SCALE: 1"=100'
 (1"=200' SHEET)

N

CANDY ELLEN SAN PEDRO, TRUSTEE OF THE CANDY ELLEN SAN PEDRO ESTATE, TRUSTEE OF THE BRANSON CLUB, EXHIBIT LETTER FROM VOL. 1289, PG. 658, D.R.W.C.T.



CURVE	DATA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C12	48°42'47"	20.00'	21.68'	11.57'	S 22°04'37" W	31.05'
C13	64°04'38"	60.00'	67.10'	37.55'	S 14°52'33" W	62.68'
C14	75°56'09"	60.00'	78.17'	48.54'	S 54°57'50" E	73.55'
C18	130°40'47"	60.00'	148.37'	163.43'	N 17°23'41" E	112.65'
C19	48°42'47"	20.00'	21.68'	11.57'	N 27°26'19" W	31.05'

- LEGEND**
- BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - SURVEY MONUMENT
 - 27TH CENTURY IRON BOLT SET
 - MARKED BENCHMARK
 - NON-MARKED BENCHMARK
 - ORIGINAL RECORDING OF WASHINGTON COUNTY, TEXAS DEED RECORDS
 - CONTROLLING MONUMENT
 - D.R.W.C.T.
 - ICM

SPECIAL STATEMENT:
 LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, & 42 ARE LOCATED/PARTIALLY LOCATED IN THE SPECIAL FLOOD HAZARD AREA. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM THE WASHINGTON COUNTY ENGINEERING DEPARTMENT FOR FLOODPLAIN PERMIT REQUIREMENTS BEFORE BEGINNING ANY CONSTRUCTION ON LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, OR 42.

BENCHMARK
 BENCHMARK NO. 31
 27TH CENTURY IRON BOLT SET
 ELEVATION: 231.89'
 BENCHMARK NO. 38
 27TH CENTURY IRON BOLT SET
 ELEVATION: 228.89'



FINAL PLAT
CHILDRESS RANCH ESTATES
SUBDIVISION
115.34 ACRES

J DAVIS SURVEY ABSTRACT NO. 37
 WASHINGTON COUNTY, TEXAS
 SCALE: 1"=100' JANUARY, 2023
 DEVELOPED BY:
 DEMPSEY GILL, LLC
 8904 FM 2920 STE. 1A
 SPRING, TEXAS 77379

FINAL PLAT

ISSUE DATE: 02/14/23
 REVISED: 2/27/23
 REVISED REASON: ROUNDABOUT
 DRAWN BY: TBD
 CHECKED BY: KJP
 PROJECT #: 22-0776

GESSNER ENGINEERING
 178125 FIRM REGISTRATION NUMBERS:
 E-7461 & E-10719 & 6599

ONE (ONE) GEORGE BACH
STRUCTURAL SURVEY
 CORPORATE OFFICE
 401 W. 26TH ST
 BRYAN, TEXAS 77803
 www.geosurveyengineering.com
 BRET WALKER 879.638.6855
 BRYAN 879.800.8842
 GEORGETOWN 521.633.1843
 SAN ANTONIO 210.309.4292



BENCHMARKS:
 BENCHMARK NO. 31
 MONUMENT WITH BRASS
 ELEVATION: 228.07'
 1" OF CONCRETE
 MONUMENT WITH BRASS
 ELEVATION: 222.07'



NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Brent C. King**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2014



FINAL PLAT
 CHILDRESS RANCH ESTATES
 SUBDIVISION
115.34 ACRES
 J. DAVIS SURVEY ABSTRACT NO. 37
 WASHINGTON COUNTY, TEXAS
 SCALE: 1"=100' JANUARY, 2023
 DEVELOPED BY:
 DEMPSEYGILL LLC
 8904 FM 2920 STE. 1A
 SPRING, TEXAS 77379

FINAL PLAT
 ISSUE DATE: 02/14/23
 REVISED: 2/27/23
 REVISED ROUNDABOUT
 REVISION: 3/24/23
 UPDATED OWNERSHIP
 DRAWN BY: TBD
 CHECKED BY: KJP
 PROJECT #: 22-0776

REVISIONS:
 1. CORRECTED THE UNLAWFUL CORNER OF THE INTERSECTION OF 115.41 AND 115.42 ACRES TO BE THE CORNER OF THE 115.41 AND 115.42 ACRES.
 2. CORRECTED THE UNLAWFUL CORNER OF THE INTERSECTION OF 115.41 AND 115.42 ACRES TO BE THE CORNER OF THE 115.41 AND 115.42 ACRES.
 3. CORRECTED THE UNLAWFUL CORNER OF THE INTERSECTION OF 115.41 AND 115.42 ACRES TO BE THE CORNER OF THE 115.41 AND 115.42 ACRES.
 4. CORRECTED THE UNLAWFUL CORNER OF THE INTERSECTION OF 115.41 AND 115.42 ACRES TO BE THE CORNER OF THE 115.41 AND 115.42 ACRES.
 5. CORRECTED THE UNLAWFUL CORNER OF THE INTERSECTION OF 115.41 AND 115.42 ACRES TO BE THE CORNER OF THE 115.41 AND 115.42 ACRES.
 6. CORRECTED THE UNLAWFUL CORNER OF THE INTERSECTION OF 115.41 AND 115.42 ACRES TO BE THE CORNER OF THE 115.41 AND 115.42 ACRES.
 7. CORRECTED THE UNLAWFUL CORNER OF THE INTERSECTION OF 115.41 AND 115.42 ACRES TO BE THE CORNER OF THE 115.41 AND 115.42 ACRES.
 8. CORRECTED THE UNLAWFUL CORNER OF THE INTERSECTION OF 115.41 AND 115.42 ACRES TO BE THE CORNER OF THE 115.41 AND 115.42 ACRES.
 9. CORRECTED THE UNLAWFUL CORNER OF THE INTERSECTION OF 115.41 AND 115.42 ACRES TO BE THE CORNER OF THE 115.41 AND 115.42 ACRES.
 10. CORRECTED THE UNLAWFUL CORNER OF THE INTERSECTION OF 115.41 AND 115.42 ACRES TO BE THE CORNER OF THE 115.41 AND 115.42 ACRES.

NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024

NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024

NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024

NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024

NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024

NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024

NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024

NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024

NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024

NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024

NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024

NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024

NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024

NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024



NOTICE PUBLIC ADMONITION:
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 BY **Robin R. Chandler**
 Notary Public, State of Texas
 My Comm. Expires 03/31/2024