



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

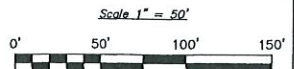
A. Harrington Survey, Abstract No. 55
City of Brenham, Washington County, Texas

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 and 1C, Keys 2nd Addition) described in that deed dated January 29, 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 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 008, 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
Robert Harris
Secretary



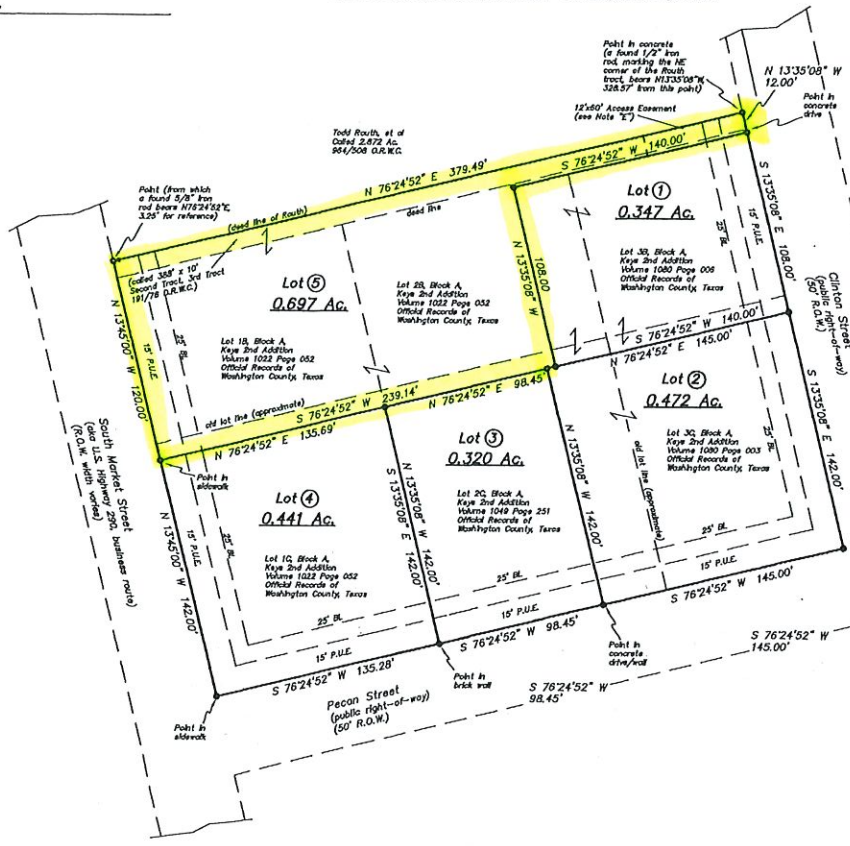
- cd = concrete drive
- cm = control monument
- pp = power (utility) pole
- wm = water meter
- gm = gas meter
- OESE = overhead electric line
- p = porch
- oc = oil conditioner unit
- ss = sidewalk
- bd = brick drive
- gd = gravel drive
- c = concrete
- ltx = telephone box (fiber)
- ltx = building setback line
- P.U.E. = public utility easement

NOTE:
Bearings shown hereon are based on the record bearing for the North line of the Todd Rowth, et al called 2.872 acre tract, recorded in Volume 951, Page 504, 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 T-1:
There is to be dedicated with this plat a 12 ft. x 60 ft. access easement, 12 ft. along Clifton Street, and 60 ft. deep with Lot 3 shown hereon. The access easement shown hereon is to provide uninterrupted access from Clifton Street to Lot 5 and Lot 1. Parking is not allowed within the access easement shown hereon.



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.

Caroline Gates-Groves, Guardian
Caroline Gates-Groves

NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

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

Jill Landry Notary Public
Notary's Name (Printed): Jill Landry
Notary's Commission Expires: 9/18/23



COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

I, Beth Rothermal, 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 April, 2023, at 2:49 o'clock, pm, and duly recorded on the 16 day of April, 2023 at 9:46 o'clock, pm, in 9146 sheet of the 9146 records of said county.

Beth Rothermal
Clerk of the County Court of Washington County, Texas.
By: *Jenny Rowland Deputy*

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.

Michael J. Blakey
Michael J. Blakey
Registered Professional Land Surveyor No. 31241
January 27, 2023

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 48477C0295C, 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.

Blakey Surveying, LLC

RPLS 4052 RPLS 6036

TEXAS FIRM REGISTRATION NO. 10086000

6850 Wilshire Lane
Barton, Texas 77858

(979) 277-8548