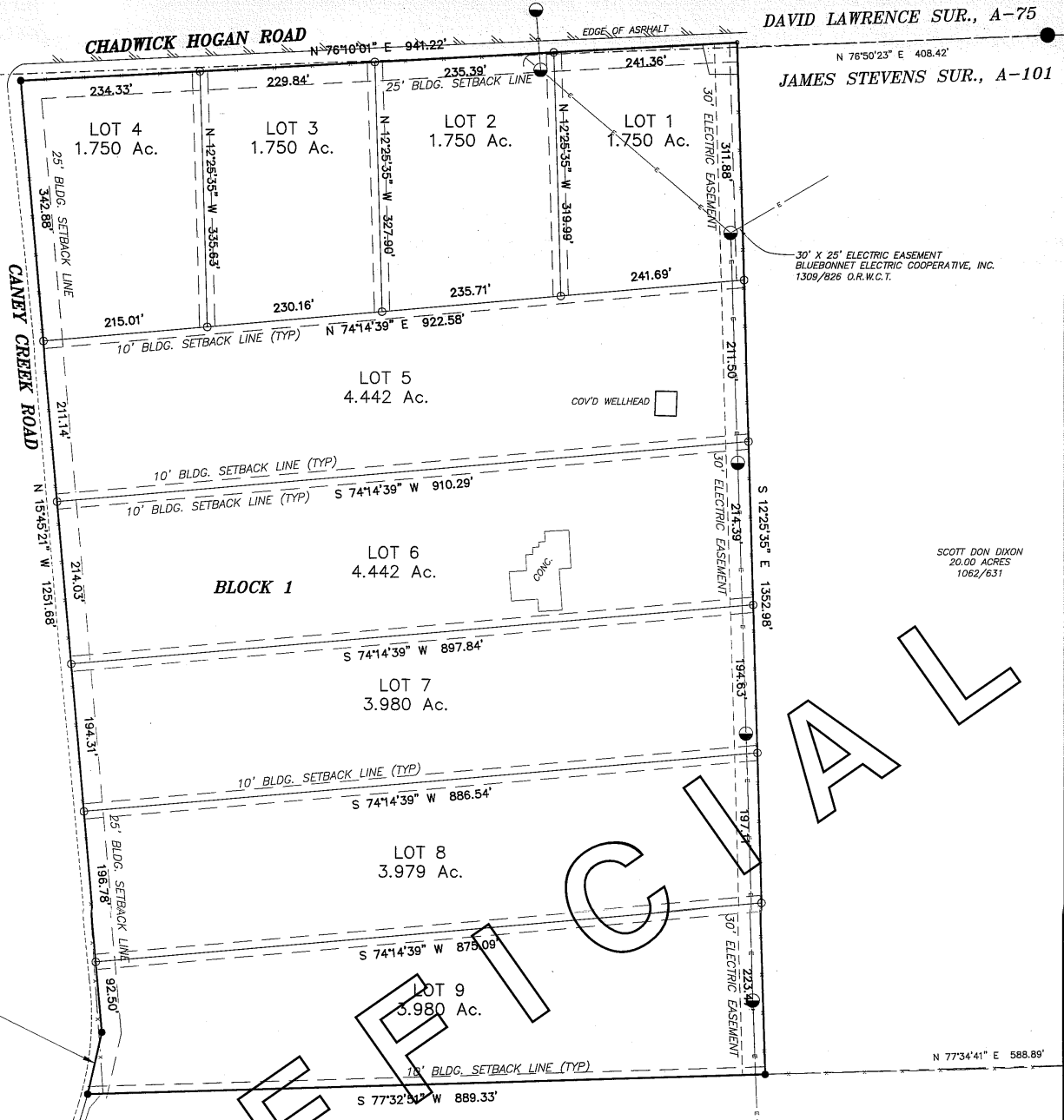


**LEGEND**

- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP
- X- WIRE FENCE
- ⊙ POWER POLE
- E- OVERHEAD ELECTRIC LINE
- D- DOWN GUY
- (BRG-DIST) RECORD CALL

BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "CENTRAL ZONE" NAD83.

2010' +/- TO N.W. COR. JAMES STEVENS SUR., A-101



SCOTT DON DIXON  
20.00 ACRES  
1062/631

DGV INVESTMENTS, LLC  
REM. 85,000 ACRES  
1892/819

**OWNER:**  
Ryan DiGiovanni, Manager  
DGV Investments, LLC  
P.O. Box 3108-69609  
Houston, TX 77253

**SURVEYOR:**  
James E. Garon & Associates, Inc.  
James E. Garon, R.P.L.S.  
Firm Reg. #10058400  
185 McAllister Rd.  
P.O. Box 1917  
Bastrop, Texas 78602  
512-303-4185

**UTILITY SERVICE PROVIDERS:**

WATER SERVICE IS PROVIDED BY: PRIVATE ON-SITE WATER WELLS  
WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES  
ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE

**FINAL PLAT  
CHADWICK HOGAN ESTATES**

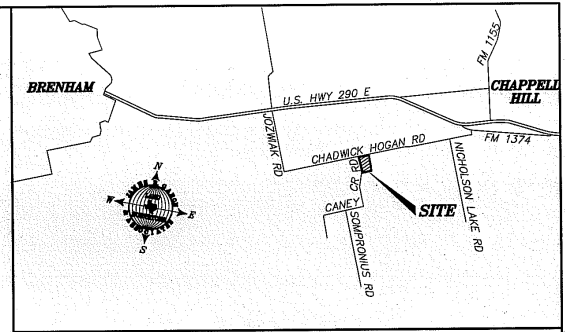
LEGAL DESCRIPTION: 27.823 ACRES, JAMES STEVENS SURVEY, ABSTRACT 101 IN WASHINGTON COUNTY, TEXAS

FIELD BOOK: CG - DATA COLLECTOR  
FILE: S:\Counties\Washington\Surveys\James Stevens A-101\38623.dwg



**JAMES E. GARON & ASSOC.**  
LAND SURVEYORS & CIVIL ENGINEERS  
Firm Reg. #10058400 & F-20386  
185 McAllister Road  
Bastrop, Texas 78602  
(512) 303-4185  
jgaron@austin.rr.com  
www.jamesegaron.com

REVISED OCT. 12, 2023; LOTS 1-9  
SUBMITTAL DATE: AUG. 15, 2023  
STAKED: JULY 27, 2023  
SURVEYED: MAY 18, 2023



VICINITY MAP  
NOT TO SCALE

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

We, DGV Investments, LLC, acting herein and through Ryan DiGiovanni, Manager, owner of the property subdivided in the above and foregoing map of Chadwick Hogan Estates, do hereby make subdivision of said property for and on behalf of said DGV Investments, LLC according to the lines, streets, lots, alleys, parks, building lines and easements thereon shown and designate said subdivision as Chadwick Hogan Estates, located in the James Stevens Survey, Abstract 101, Washington County, Texas, and on behalf of said DGV 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 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 I, Ryan DiGiovanni, Manager, of DGV Investments, LLC, owner of the property subdivided in the above and foregoing map of Chadwick Hogan 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 obstructed 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, DGV 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 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 above and foregoing map shall be restricted in its uses, which restrictions shall run with the title to 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 road, street, alley 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, I 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."

IN TESTIMONY WHEREOF, the DGV Investments, LLC has caused these presents to be signed by Ryan DiGiovanni its Manager, this 14th day of December, 2023.

DGV Investments, LLC

By:

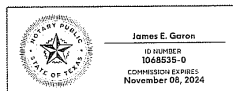
Ryan DiGiovanni, Manager  
DGV Investments, LLC  
P.O. Box 3109-69609  
Houston, Texas 77253

STATE OF TEXAS §  
COUNTY OF BASTROP §

This instrument was acknowledged before me on the 14th day of December, 2023 by:

NOTARY PUBLIC, STATE OF TEXAS

James E. Garon  
Notary Printed name  
November 8, 2024  
Notary Commission Expiration



We, National Bank & Trust own and holder of a lien against the property described in the plat known as Chadwick Hogan Estates said lien being evidenced by instrument of record in Volume 1892 Page 819, of 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 owner of said lien, and have not assigned the same nor any part thereof.

By:

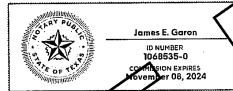
Tish Muniz  
National Bank & Trust  
145 W. Colorado  
La Grange, Texas 78945

STATE OF TEXAS §  
COUNTY OF BASTROP §

This instrument was acknowledged before me on the 14th day of December, 2023 by:

NOTARY PUBLIC, STATE OF TEXAS

James E. Garon  
Notary Printed name  
November 8, 2024  
Notary Commission Expiration



APPROVED by the Commissioners Court of Washington County, Texas, this 19th day of December, 2023:

John Durrenberger  
John Durrenberger, County Judge

absent  
Don Koester, Commissioner, Precinct 1

Candice Bullock  
Candice Bullock, Commissioner, Precinct 2

Kim Hantri, Commissioner, Precinct 3

Destin Majewski, Commissioner, Precinct 4

THE STATE OF TEXAS §  
COUNTY OF WASHINGTON §

I, Beth A. Ruppel, 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 20th day of December, 2023, at 10:11 o'clock A.M. in flat cabinet 840A, sheet 829B of record in 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.

Larson Bellinger, Deputy  
Clerk of the County Court, Washington County, Texas

LEGAL DESCRIPTION: BEING A 27.823 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE JAMES STEVENS SURVEY, ABSTRACT 101 IN WASHINGTON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 85,000 ACRE TRACT OF LAND CONVEYED TO DGV INVESTMENTS, LLC. BY DEED RECORDED IN VOLUME 1892, PAGE 819 OFFICIAL RECORDS, WASHINGTON COUNTY, TEXAS; SAID 27.823 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON, REGISTERED PROFESSIONAL LAND SURVEYOR IN JULY, 2023;

BEGINNING at a 1/2" iron rod found in the southerly margin of Chadwick Hogan Road at the intersection with the easterly margin of Caney Creek Road for the northwesterly corner hereof and said 132.490 acre tract;

THENCE N 76°10'01" E a distance of 941.22 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the northeasterly corner hereof and said 132.490 acre tract;

THENCE S 12°25'35" E a distance of 1352.98 feet to a 1/2" iron rod found at fence corner for an interior corner hereof and the southwesterly corner of that certain 20.00 acre tract of land conveyed to Scott Don Dixon by deed recorded in Volume 1062, Page 631 of said official records;

THENCE S 77°32'51" W a distance of 889.33 feet, crossing said 85,000 acre tract, to a 1/2" iron rod set in the easterly margin of Caney Creek Road for the southwesterly corner hereof;

THENCE with the easterly margin of Caney Creek Road, N 02°12'57" E a distance of 83.42 feet to a 1/2" iron rod found for angle point and N 15°45'21" W a distance of 1251.68 feet to the POINT OF BEGINNING, containing 27.823 acres of land more or less and as shown on map of survey prepared herewith.

SURVEYOR'S ACKNOWLEDGEMENT

This is to certify that I, James E. Garon, a Registered Professional Land Surveyor of the State of Texas, Registration #4303, have plotted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TPLS; 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, minimum 1/2 inch diameter and twenty-four (24) inches long, and that the plat correctly represents that survey made by me.

James E. Garon  
R.P.L.S. #4303



FLOOD PLAN NOTE:

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHAZARD OF FLOODING AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48477C0325D & 48477C0475D, EFFECTIVE MAY 16, 2019.

FINAL PLAT  
CHADWICK HOGAN ESTATES



JAMES E. GARON & ASSOC.  
LAND SURVEYORS & CIVIL ENGINEERS  
Firm Reg. #10058400 & F-20386  
185 McAllister Road  
Bastrop, Texas 78602  
(512) 303-4185  
jgaron@austin.rr.com  
www.jamesegarson.com