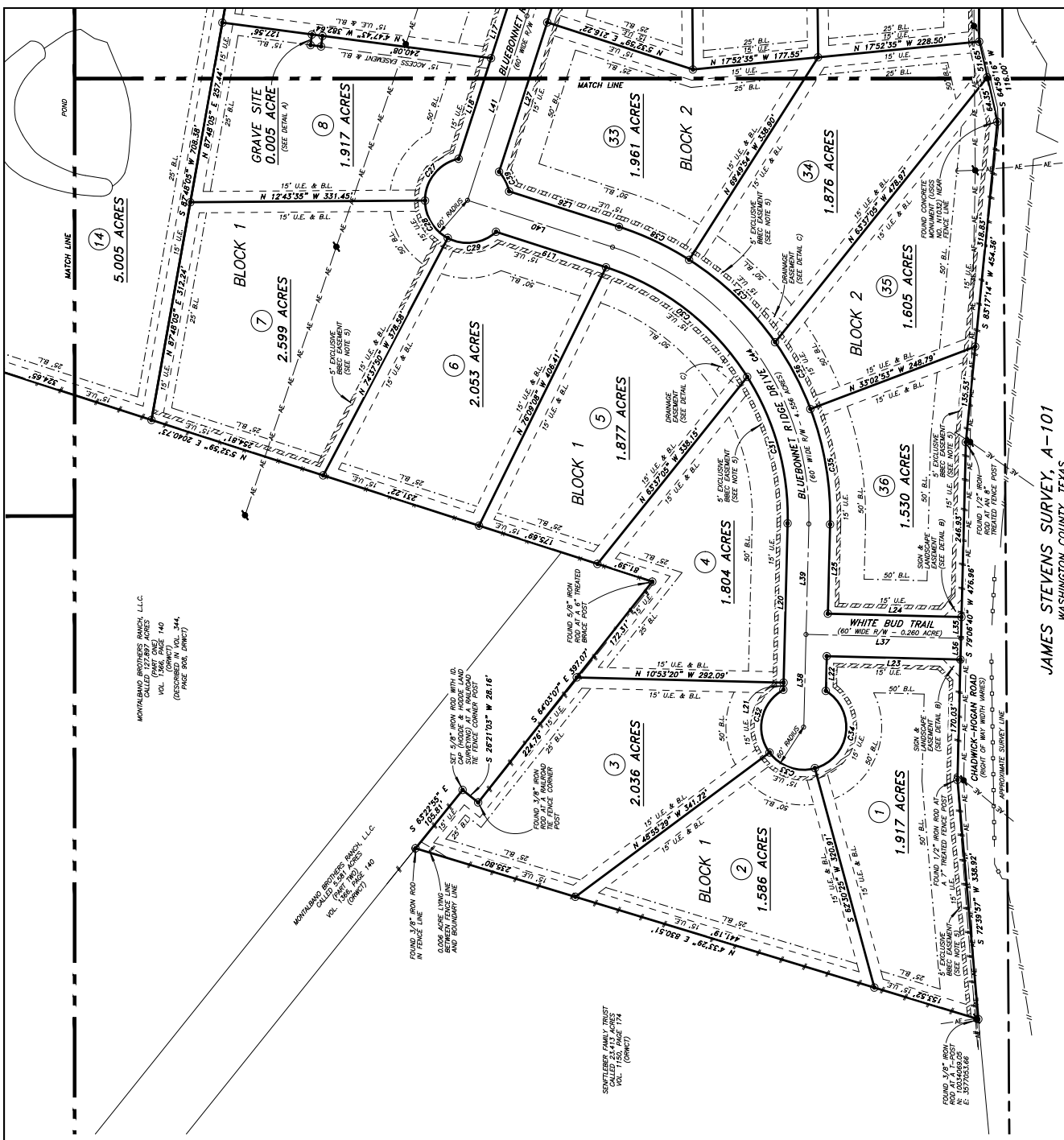
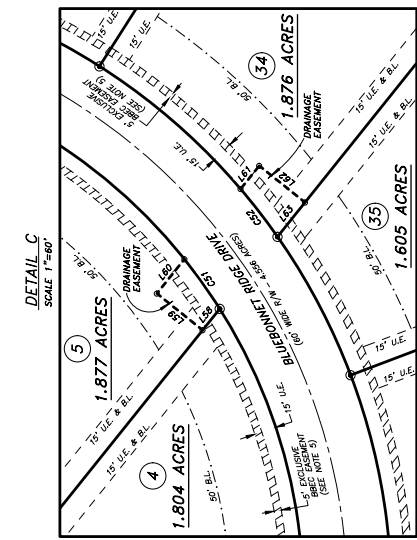
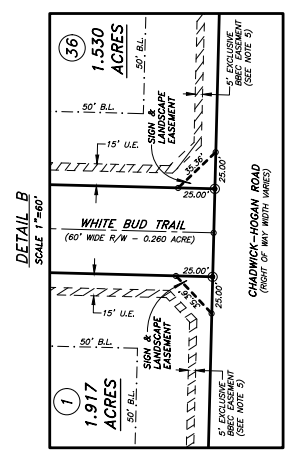
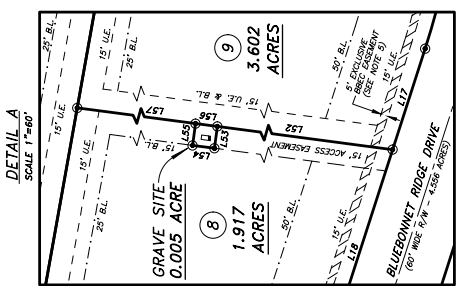


DAVID LAWRENCE SURVEY, A-75
WASHINGTON COUNTY, TEXAS



SCALE: 1" = 100'

- LEGEND**
- ELECTRIC POLE
 - GUY ANCHOR
 - PHONE CABLE JUNC. BOX
 - AERIAL ELECTRIC LINES
 - BARBED WIRE FENCE
 - MESH WIRE FENCE
 - BOARD FENCE
 - WROUGHT IRON FENCE
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - BUILDING EASEMENT
 - BOUNDARY LINE



JAMES STEVENS SURVEY, A-101
WASHINGTON COUNTY, TEXAS

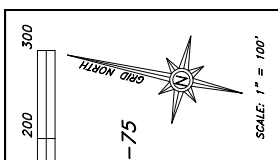
BLUEBONNET RIDGE SUBDIVISION

CONSISTING OF 36 RESIDENTIAL LOTS, 1 GRAVE SITE (0.005 ACRE), 2 BLOCKS, BLUEBONNET RIDGE DRIVE (4.556 ACRES), WHITE BUD TRAIL (0.260 ACRE), CHAPEL VIEW LANE (0.884 ACRE) AND SLEDGE COURT (0.694 ACRE) - CONTAINING 96.683 ACRES TOTAL

OWNER/DEVELOPER
MOORE WILLIAMS, LLC
405 EAST BROOKSIDE DRIVE
BRYAN, TEXAS 77801
PHONE: 208-869-3800
EMAIL: jim@williamsresearchinc.com

SHEET 2
OF 5
(FINAL PLAT)

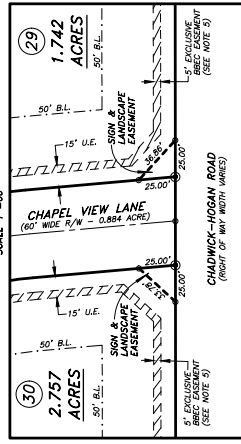
W. O. 7942 (WILLIAMS) 2020-02-02 (REVISED) REF: WILLIAMS 2020-02-02 SURVEY
Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
613 E. Blue Bell Road - Brenham, Texas 77833
979-836-5681 - 979-836-5683 (FAX)
www.hoddesurveying.com



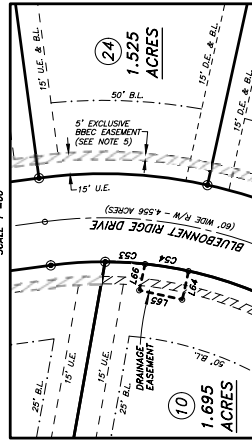
DAVID LAWRENCE SURVEY, A-75
WASHINGTON COUNTY, TEXAS

SCALE: 1" = 100'

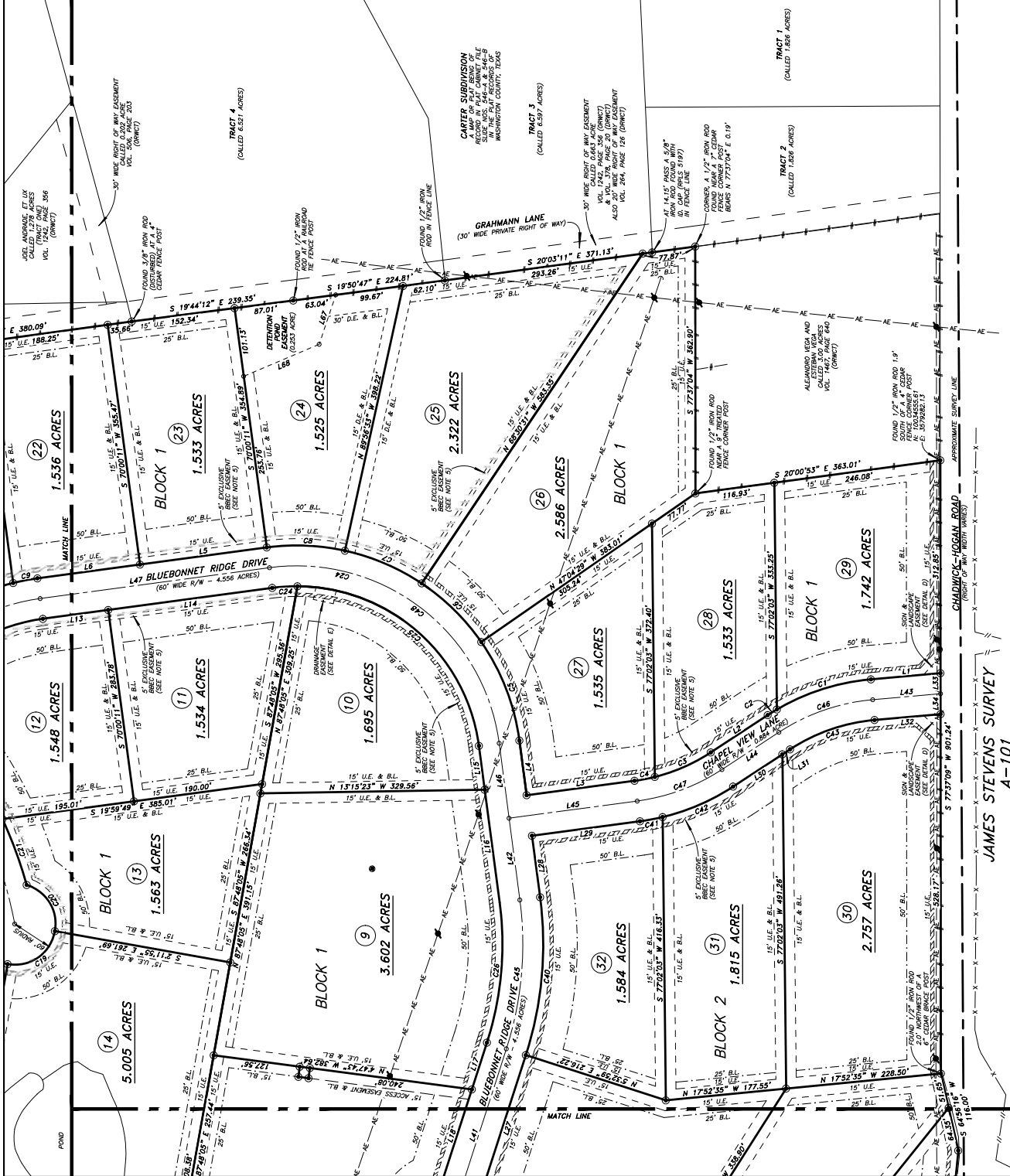
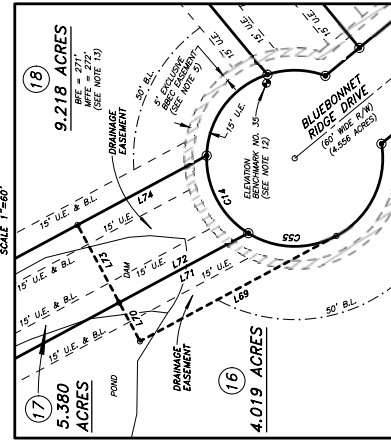
DETAIL D
SCALE 1"=50'



DETAIL E
SCALE 1"=50'



DETAIL F
SCALE 1"=50'

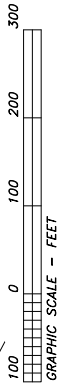


OWNER/DEVELOPER
MOORE WILLIAMS, LLC
405 EAST BROOKSIDE DRIVE
BRYAN, TEXAS 77801
PHONE: 208-869-3800
EMAIL: jim@williamsresearchinc.com

BLUEBONNET RIDGE SUBDIVISION
CONSISTING OF 36 RESIDENTIAL LOTS, 1 GRAVE SITE (0.005 ACRE), 2 BLOCKS, BLUEBONNET RIDGE DRIVE (4.556 ACRES), WHITE BUD TRAIL (0.260 ACRE), CHAPEL VIEW LANE (0.884 ACRE) AND SLEDGE COURT (0.694 ACRE) - CONTAINING 96.683 ACRES TOTAL

JAMES STEVENS SURVEY
A-101
WASHINGTON COUNTY, TEXAS

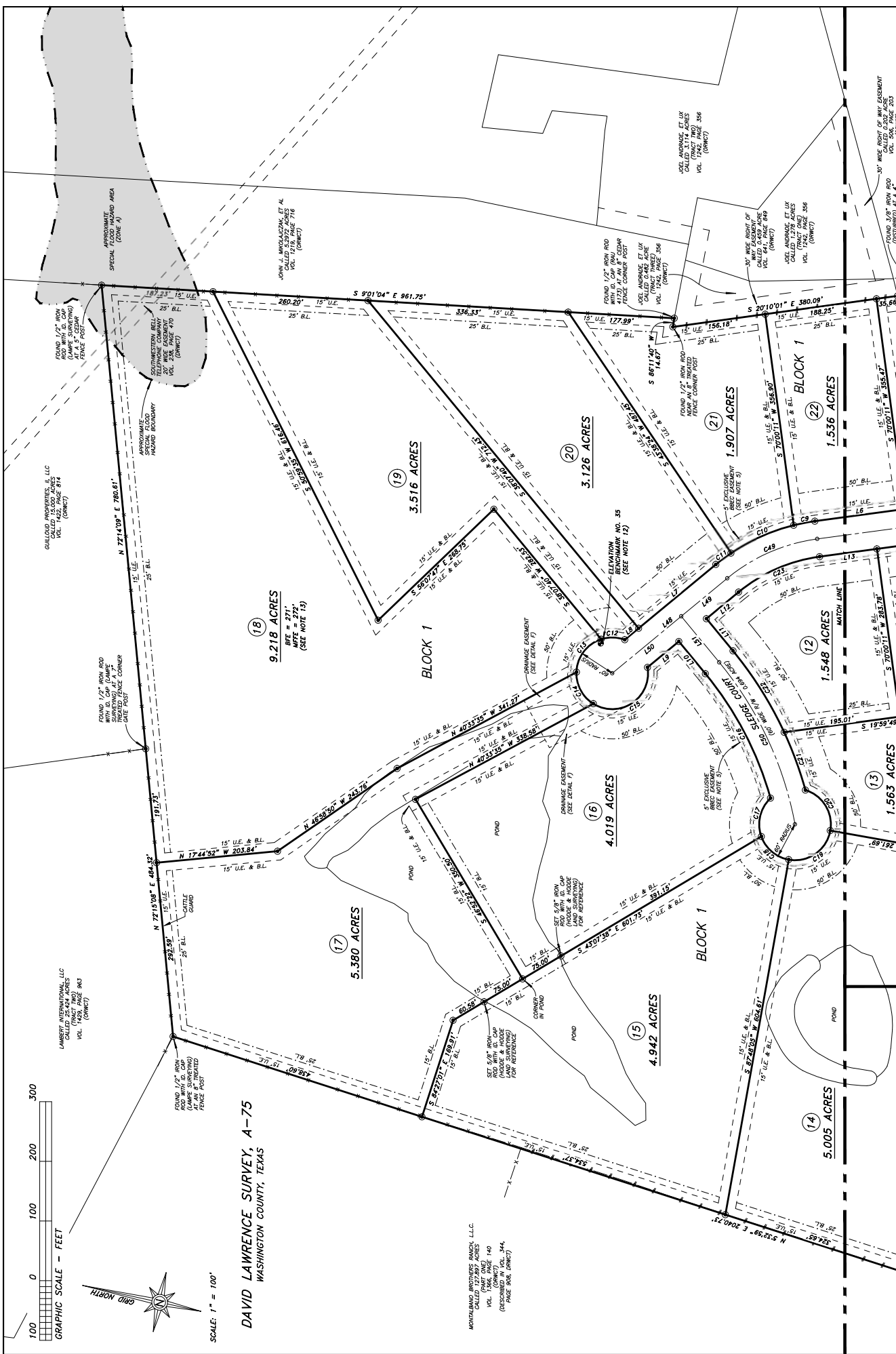
Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
613 E. Blue Bell Road - Brenham, Texas 77833
979-836-5681 - 979-836-5683 (FAX)
www.hoddesurveying.com



SCALE: 1" = 100'

DAVID LAWRENCE SURVEY, A-75
WASHINGTON COUNTY, TEXAS

MONTI BANO BROTHERS PAKING, LLC
CALLED 25,972 ACRES
VOL. 142, PAGE 140
(CONTRACT 140)
(DISPERSED IN VOL. 344,
PAGE 308, (CONTRACT))



H. O. NO. 7862 (MILLS 7862/200/2/0/0/0) REF: MILLS 7862/200/2/0/0/0
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

BLUEBONNET RIDGE SUBDIVISION
CONSISTING OF 36 RESIDENTIAL LOTS, 1 GRAVE SITE (0.005 ACRE), 2 BLOCKS, BLUEBONNET RIDGE DRIVE (4.556 ACRES), WHITE BUD TRAIL (0.260 ACRE), CHAPEL VIEW LANE (0.884 ACRE) AND SLEDGE COURT (0.694 ACRE) - CONTAINING 96.683 ACRES TOTAL

OWNER/DEVELOPER:
MOORE WILLIAMS, LLC
405 EAST BROOKSIDE DRIVE
BRYAN, TEXAS 77801
PHONE: 208-869-3800
EMAIL: tim@williamsresearchinc.com

SHEET 4
OF 5
(FINAL PLAT)

NOTES:

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, CENTRAL ZONE 4203. U.S. SURVEY FEET. DISTANCES SHOWN ARE GROUND DISTANCES.
- ① - DENOTES A SET 5/8" IRON ROD WITH 1/4" CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
- TRACT USAGE IS TO BE SINGLE FAMILY RESIDENTIAL, AGRICULTURAL AND WILDLIFE OPEN SPACE.
- 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 CONNECTION WITH THIS SUBDIVISION PLAT.
- WITHIN AND ADJACENT TO THE 15' UTILITY EASEMENT.
- PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (ZONE A), SHOWN SHADED HEREON AS APPROXIMATE SPECIAL FLOOD HAZARD AREA (ZONE A), AND PART OF THE SUBJECT PROPERTY LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48470J0201 WAS, REVISED MAY 16, 2015, WASHINGTON COUNTY, TEXAS.
- THIS SURVEY WAS PREPARED IN CONJUNCTION WITH BLUEBONNET ABSTRACT AND TITLE, LLC (STEWART TITLE GUARANTEE COMPANY), TITLE COMMITMENT C.A. NO. 22-160-WASH, EFFECTIVE DATE JUNE 15, 2022 AT 8:00 AM, ISSUED JUNE 23, 2022.
- IT IS ALSO DEDICATED FOR UTILITIES AN UNRESTRICTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO THE EASEMENTS SHOWN HEREON.

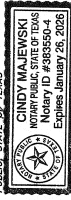
LIENHOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, CITIZENS STATE BANK, THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS BLUEBONNET RIDGE SUBDIVISION, SAID LIEN BEING EVIDENCED BY DEED OF CONVEYANCE NO. 100188000, REGISTERED IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: Cory Fletcher
 (PRINTED NAME & TITLE)
 CORY FLETCHER, EVP

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF Washington
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 28 DAY OF July, 2022, BY Cory Fletcher
Cory Fletcher
 (PRINTED NAME & TITLE)
 NOTARY PUBLIC, STATE OF TEXAS



SURVEY MAP

SHOWING A SURVEY OF A SUBDIVISION OF 96.683 ACRES OF LAND LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, AS SHOWN ON THE SURVEY MAP ATTACHED TO THIS INSTRUMENT, AS RECORDED IN VOLUME 1804, PAGE 332, 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. 5187, HAVE PLATTED 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 PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS, ARE CORRECTLY SHOWN AND LOCATED. THE CORNERS, ANGLE POINTS AND PINNACLES 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 7TH DAY OF JULY, 2022, A.D.



(SURVEYOR SIGNATURE)
Jon E. Hodde
 (TEXAS REGISTRATION NO.)
 5187
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 HODDE & HODDE LAND SURVEYING, INC.
 613 EAST BLUE BELL ROAD
 BRENHAM, TEXAS 77833
 (979)-836-5681

W. O. 7960, WILLIAMS RESEARCH CENTER, P.O. BOX 100188000, WASHINGTON COUNTY, TEXAS

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

- WATER SHALL BE PROVIDED BY INDIVIDUAL WATER WELLS AND SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
- ROAD, STREET OR PASSAGEWAY SET FORTH IN THIS PLAT SHALL BE MAINTAINED BY WASHINGTON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS.
- THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.
- ELEVATION VALUES FOR THE ELEVATION BENCHMARK AND BRT ARE BELIEVED TO MATCH RECORD 18). THE BENCHMARK IS A CONCRETE MONUMENT APPROXIMATELY 3 FEET DEEP AND 1 FOOT WIDE AND HAS A BRASS DISK SET IN THE TOP MARKED B.M. NO. 35 AND ELEVATION = 297.4'. THE BENCHMARK IS SHOWN ON THIS MAP AS (B). THE ELEVATION VALUE, B.M. NO. AND LOCATION WILL BE ON RECORD WITH THE WASHINGTON COUNTY FLOODPLAIN ADMINISTRATION.
- FOR LOT 18 SHOWN HEREON, THE MINIMUM FINISHED FLOOR ELEVATION (MFFE) IS TO BE 1' ABOVE THE BASE FLOOD ELEVATION (BFE) AS SHOWN ON THE FLOODPLAIN ADMINISTRATION LETTER DATED MAY 31, 2022. THERE WILL BE AN FFE ON FILE WITH THE WASHINGTON COUNTY ENVIRONMENTAL ADMINISTRATION. LOT 18 IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. CONTACT THE WASHINGTON COUNTY FLOODPLAIN ADMINISTRATION FOR FLOODPLAIN PERMIT REQUIREMENTS BEFORE BEGINNING ANY DEVELOPMENT OR CONSTRUCTION ON LOT 18.
- LOTS 1, 29, 30, 34, 35 AND 38 SHALL NOT HAVE ACCESS TO CHAMBER-ADJACENT ROAD.
- (OWNR) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
 (OWNR) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS
 ALL DENOTES BUILDING USE
 D.E. DENOTES DRAINAGE EASEMENT
 B.E.C. DENOTES BLUEBONNET ELECTRIC COOPERATIVE, INC.

OWNER DEDICATION

THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 WE, MOORE WILLIAMS, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF BLUEBONNET RIDGE SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID MOORE WILLIAMS, LLC ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESCRIBED IN THE FOREGOING MAP OF SAID SUBDIVISION, AND WE HEREBY 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 ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRABES, 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, MOORE WILLIAMS, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP WITHIN THE COUNTY AND ADAPTED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNRESTRICTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, THE MOORE WILLIAMS, LLC, DO HEREBY RESERVE FOR THE PUBLIC USE OF LAND, A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL COLLECTOR, PARKWAY, DRAINAGE, 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 BE LIMITED TO RESIDENTIAL DWELLING UNITS, BY AN ACTION OF THE COMMISSIONERS COURT OF WASHINGTON COUNTY, BY WASHINGTON COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

- THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
- DRAINAGE STRUCTURES UNDER PRIVATE DRAINWAYS 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 27TH DAY OF JULY, 2022.

BY: Jacey Moore
 (PRINTED NAME & TITLE)
Jacey Moore, Partner

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 27TH DAY OF JULY, 2022, BY JACEY MOORE
Jacey Moore
 (PRINTED NAME & TITLE)
 NOTARY PUBLIC, STATE OF TEXAS

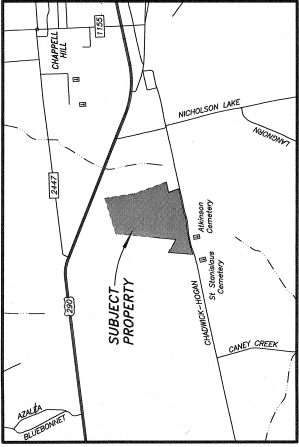


BLUEBONNET RIDGE SUBDIVISION
 CONSISTING OF 36 RESIDENTIAL LOTS, 1 GRAVE SITE (0.005 ACRE), 2 BLOCKS, BLUEBONNET RIDGE DRIVE (4.556 ACRES), WHITE BUD TRAIL (0.260 ACRE), CHAPEL VIEW LANE (0.884 ACRE) AND SLEDGE COURT (0.694 ACRE) - CONTAINING 96.683 ACRES TOTAL

OWNER/DEVELOPER

MOORE WILLIAMS, LLC
 405 EAST BROOKSIDE DRIVE
 BRYAN, TEXAS 77801
 PHONE: 208-869-3800
 EMAIL: tim@williamsresearchinc.com

SHEET 5 OF 5 (FINAL PLAT)



VICINITY MAP (SCALE: 1" = 300')

COMMISSIONERS' COURT ACKNOWLEDGMENT
 APPROVED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY,
 TEXAS, THIS August DAY OF 2022.

Jim Dunning
 COUNTY JUDGE
Neil Priest
 COMMISSIONER, PRECINCT 1
Candice Bulllock
 COMMISSIONER, PRECINCT 2
Neil Priest
 COMMISSIONER, PRECINCT 3
Jim Dunning
 COMMISSIONER, PRECINCT 4

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 I, Beth Cochran, 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 2nd DAY OF August, 2022, AT 9:21 O'CLOCK, A.M. AND DULY RECORDED ON THE 2nd DAY OF August, 2022, AT 9:21 O'CLOCK, A.M. IN CABINET 788 ATB OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
 WITNESSES MY HAND AND SEAL OF OFFICE AT BRENHAM, WASHINGTON COUNTY, TEXAS, THIS DAY AND DATE LAST ABOVE WRITTEN.

Anna Pennington
 CLERK OF THE COUNTY COURT
 WASHINGTON COUNTY, TEXAS