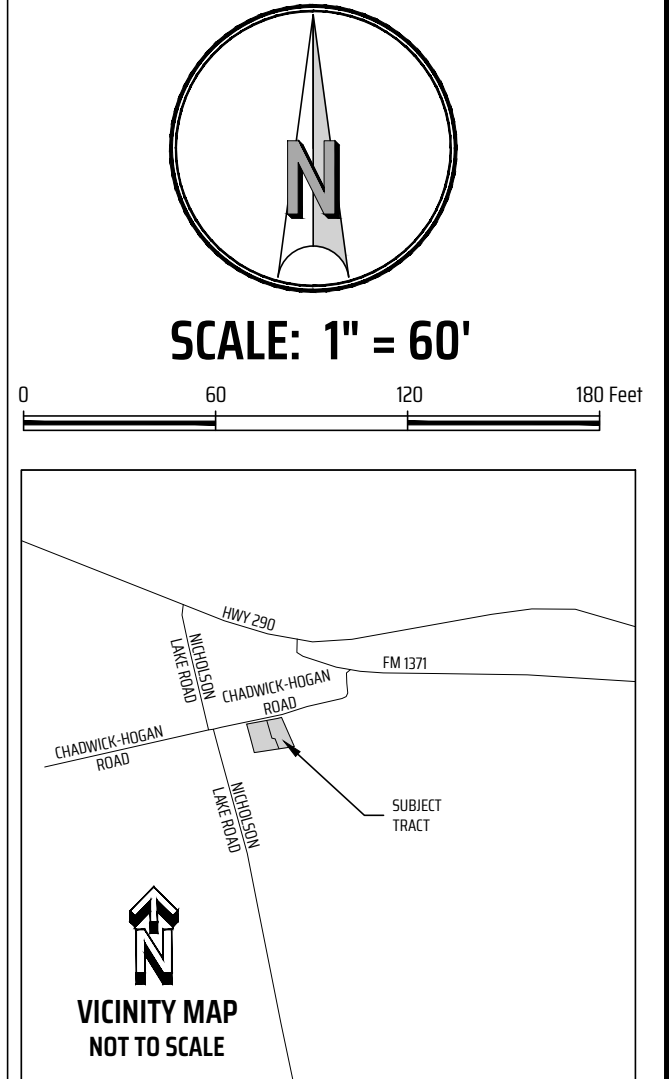


GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0000147859294 (CALCULATED USING GEOID12B).
- THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WASHINGTON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 484770325D, EFFECTIVE DATE: 05-16-2019.
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- (P) INDICATES THE PLAT FILED IN PLAT CABINET FILE NO. 715A & B, PRWCT.
- ALL KNOWN AND APPARENT OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY BOTTS TITLE COMPANY, OF NO. TE-24171-WA, EFFECTIVE DATE: NOVEMBER 10TH, 2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 10i: BLANKET UTILITY EASEMENT AND RIGHT-OF-WAY IN VOLUME 89, PAGE 71, DRWCT, DOES NOT APPLY.
 - ITEM 10j: 80' WIDE PIPELINE EASEMENT IN VOLUME 225, PAGE 111, DRWCT, DOES ADJOIN THIS TRACT, AS SHOWN.
 - ITEM 10k: UTILITY EASEMENT IN VOLUME 238, PAGE 473, DRWCT, DOES NOT APPLY.
 - ITEM 10n: 30' WIDE UTILITY EASEMENT IN VOLUME 1676, PAGE 826, DRWCT, DOES APPLY, AND A POSSIBLE LOCATION AFFECTS AS SHOWN. CANNOT BE DETERMINED DUE TO LACK OF DESCRIPTION OR LOCATION.
 - ITEM 10o: UNOBSTRUCTED AERIAL EASEMENT FOR UTILITIES 5' WIDE FROM A PLANE 20' ABOVE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS AS SHOWN ON PLAT CABINET FILE NO. 715A & B, PRWCT, DOES APPLY, NOT SHOWN HEREON.
 - ITEM 10p: 15' WIDE EASEMENT ALONG THE CENTERLINE OF ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES DOES APPLY, BUT DOES NOT AFFECT THIS TRACT.
 - ITEM 10q: 15' WIDE BUILDING LINES AS SHOWN ON THE PLAT FILED IN PLAT CABINET FILE NO. 715A & B, PRWCT, AFFECTS AS SHOWN.
 - ITEM 10r: 15' WIDE UTILITY EASEMENTS AS SHOWN ON THE PLAT FILED IN PLAT CABINET FILE NO. 715A & B, PRWCT, AFFECTS AS SHOWN.
 - ITEM 10s: 50' WIDE BUILDING LINES AS SHOWN ON THE PLAT FILED IN PLAT CABINET FILE NO. 715A & B, PRWCT, AFFECTS AS SHOWN.
 - ITEM 10t: 30' WIDE UTILITY EASEMENT IN VOLUME 1853, PAGE 959, DRWCT, DOES APPLY, AND A POSSIBLE LOCATION AFFECTS AS SHOWN. CANNOT BE DETERMINED DUE TO LACK OF DESCRIPTION OR LOCATION.
 - ITEM 10w: 30' WIDE UTILITY EASEMENT IN VOLUME 1859, PAGE 931, DRWCT, DOES APPLY, AND A POSSIBLE LOCATION AFFECTS AS SHOWN. CANNOT BE DETERMINED DUE TO LACK OF DESCRIPTION OR LOCATION.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.



- LEGEND:**
- DRWCT = DEED RECORDS OF WASHINGTON COUNTY, TEXAS
 - ORWCT = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
 - PRWCT = PLAT RECORDS OF WASHINGTON COUNTY, TEXAS
 - 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N/F = NOW OR FORMERLY
 - () = RECORD INFORMATION
 - ⊕ = SEPTIC
 - ⊙ = CLEAN OUT

COMMISSIONERS' COURT ACKNOWLEDGMENT

APPROVED BY THE COMMISSIONERS' COURT OF WASHINGTON COUNTY, TEXAS THIS THIS DAY OF _____, 2025.

COUNTY JUDGE _____

COMMISSIONER, PRECINCT 1 _____

COMMISSIONER, PRECINCT 2 _____

COMMISSIONER, PRECINCT 3 _____

COMMISSIONER, PRECINCT 4 _____

SURVEYOR'S CERTIFICATE:

I, DAVID POWELL BRISTER, R.P.L.S. NO. 6537, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

COUNTY CLERK CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, BETH ROTHERMEL, COUNTY CLERK IN AND FOR SAID COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED IN MY OFFICE THE THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THE _____ DAY OF _____, 2024, A.D. AT _____ O'CLOCK _____ .M., AND DULY RECORDED THE _____ DAY OF _____, 2025, A.D. AT _____ O'CLOCK _____ .M., IN PLAT CABINET FILED NO. _____.

WITNESSED BY HAND AND SEAL OF THE COUNTY COURT OF THE SAID COUNTY, AT OFFICE IN BRENHAM, TEXAS.

BY: _____ DEPUTY
BETH ROTHERMEL
COUNTY CLERK
WASHINGTON COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF WASHINGTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2025 BY _____.

NOTARY PUBLIC _____ NOTARY'S NAME (PRINTED)
STATE OF _____ NOTARY'S COMMISSION EXPIRES _____

THE STATE OF TEXAS
COUNTY OF WASHINGTON

WE, JOHN H. REAGAN, II AND TRACIE CAPRII SYMONDS, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE NICHOLSON LAKE SUBDIVISION REPLAT NO. 1 OF LOT 6, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS THE NICHOLSON LAKE SUBDIVISION REPLAT NO. 1 OF LOT 6 IN THE JAMES STEVENS LEAGUE SURVEY, ABSTRACT 101, WASHINGTON COUNTY, TEXAS; 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 HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, JOHN H. REAGAN, II AND TRACIE CAPRII SYMONDS, HAVE COMPILED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY.

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

FURTHER, WE DO HEREBY DEDICATED FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF 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 SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING WASHINGTON COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURE.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF WASHINGTON COUNTY, BY WASHINGTON COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

- THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
- 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, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MANUFACTURED HOUSING SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

THE STATE OF TEXAS
COUNTY OF WASHINGTON

WITNESS OUR HANDS IN _____ COUNTY, _____ THIS IS _____ DAY OF _____, 2025.

JOHN H. REAGAN, II
OWNER
20006 WILD HORSE HOLLOW LANE
TOMBALL, TX 77377

TRACIE CAPRII SYMONDS
702 S. CHAPPELL HILL STREET
BRENHAM, TX 77833
OWNER

NICHOLSON LAKE SUBDIVISION REPLAT NO. 1
OF
LOT 6
OF THE NICHOLSON LAKE SUBDIVISION
PLAT CABINET FILE NO. 715A & B PRWCT
JAMES STEVENS LEAGUE SURVEY, ABSTRACT 101
WASHINGTON COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 02-05-2025 | PLAT DATE: 02-06-2025
JOB NUMBER: 24-972 | CAD NAME: 24-972-FINAL
POINT FILE: 24-972
DRAWN BY: RCU CHECKED BY: DPB
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"