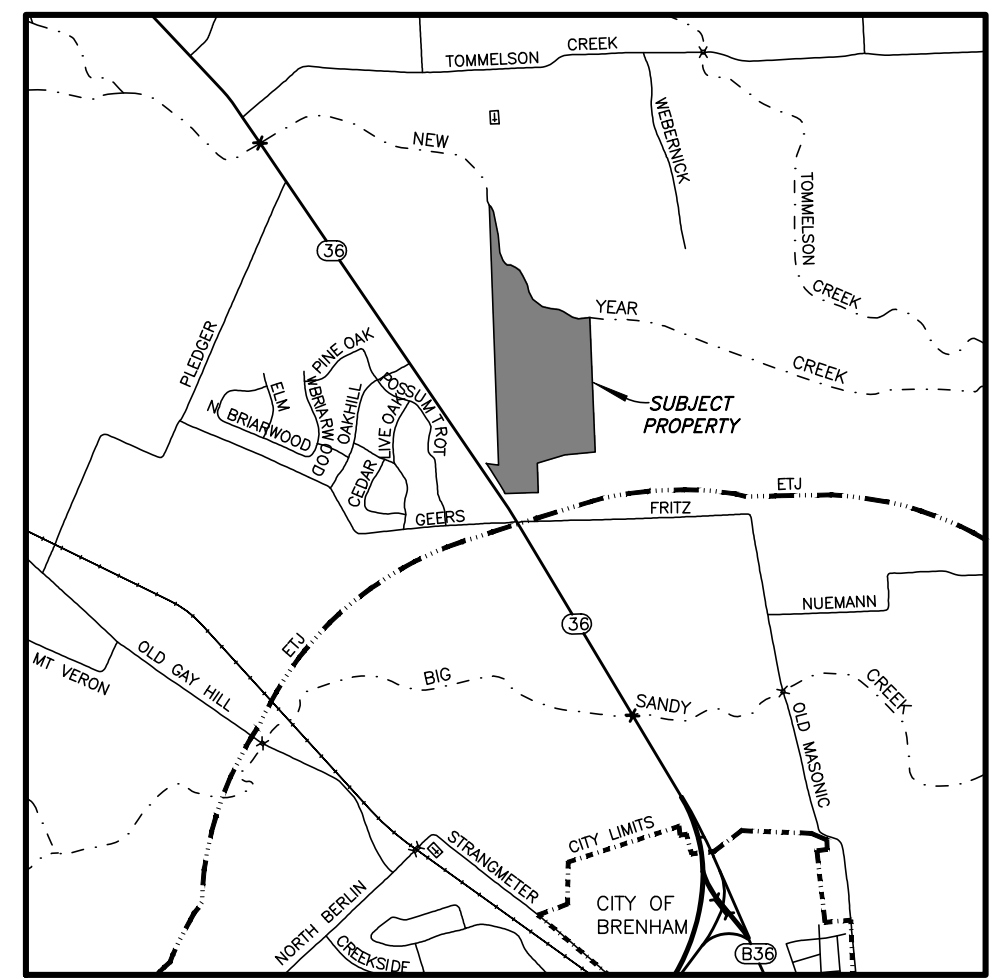
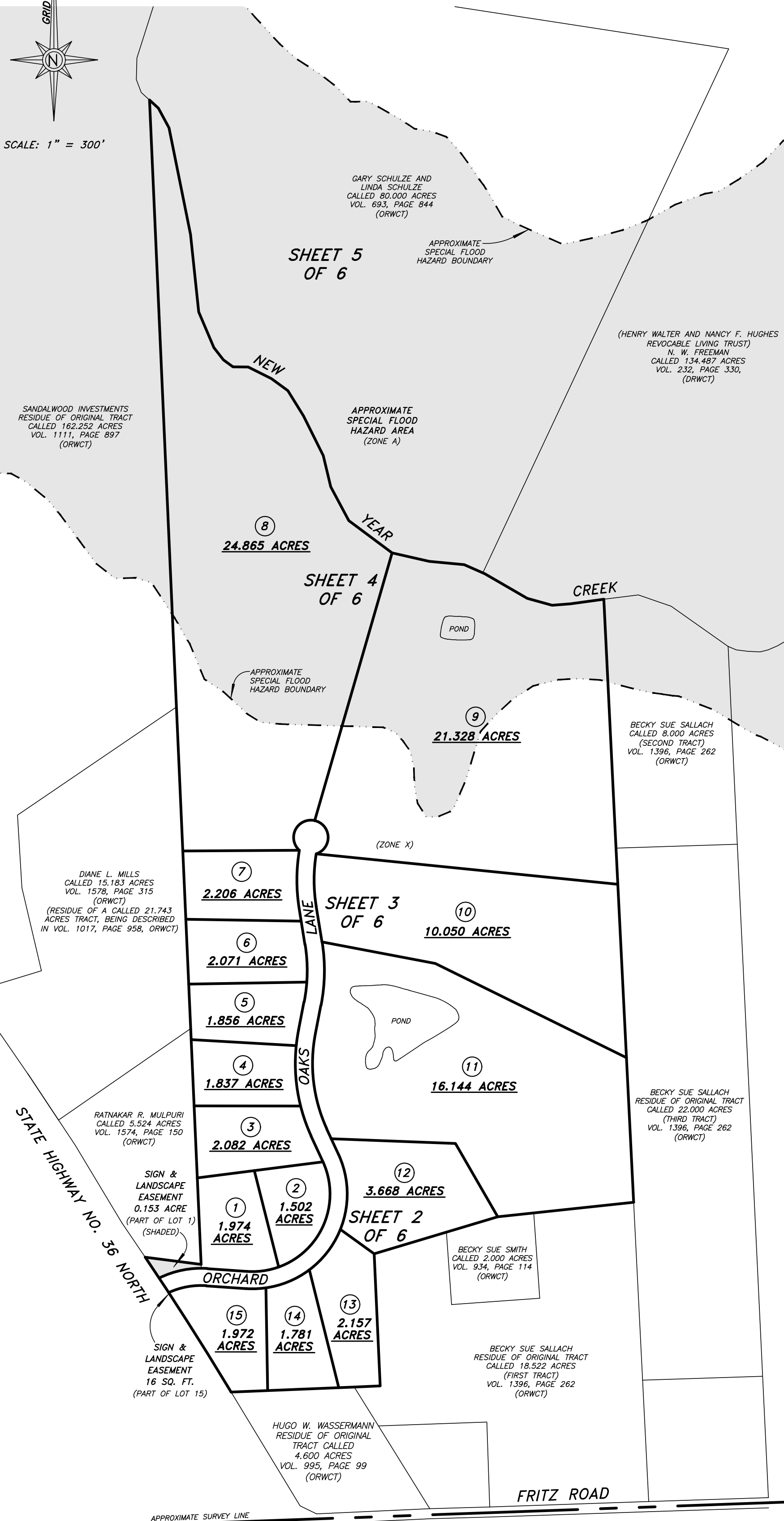


VICINITY MAP
SCALE: 1" = 3000'



ELIJAH ALLCORN SURVEY, A-1
WASHINGTON COUNTY, TEXAS



LINE TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S 47°33'28" E	42.05'	L29	N 11°04'15" E	100.00'
L2	S 28°26'10" E	77.70'	L30	N 9°09'11" W	126.61'
L3	S 11°24'11" E	379.22'	L31	S 9°09'11" E	43.37'
L4	S 5°58'09" E	271.07'	L32	S 9°09'11" E	83.24'
L5	S 23°09'21" E	135.39'	L33	S 11°04'15" W	100.00'
L6	S 37°50'59" E	53.88'	L34	S 24°35'31" E	100.00'
L7	S 53°32'46" E	41.75'	L35	N 86°02'55" W	138.50'
L8	S 89°43'48" E	52.64'	L36	S 2°32'18" E	14.13'
L9	S 63°24'09" E	90.59'	L37	S 86°02'55" E	138.50'
L10	S 53°52'02" E	71.37'	L38	N 24°35'31" W	100.00'
L11	S 31°47'38" E	103.17'	L39	N 11°04'15" E	100.00'
L12	S 26°32'54" E	155.01'	L40	N 9°09'11" W	126.61'
L13	S 13°16'41" E	111.68'	L41	S 24°35'31" E	82.64'
L14	S 28°16'52" E	133.61'	L42	S 24°35'31" E	17.36'
L15	S 53°14'14" E	188.56'	L43	N 87°51'44" W	32.05'
L16	S 77°17'24" E	132.79'	L44	N 26°48'08" W	25.00'
L17	S 84°41'09" E	122.38'	L45	N 36°39'34" E	14.13'
L18	S 66°14'43" E	78.16'	L46	N 36°39'34" E	23.00'
L19	S 59°50'44" E	171.77'	L47	N 82°44'07" E	21.13'
L20	S 74°31'11" E	89.50'	L48	N 76°56'07" E	44.69'
L21	N 85°38'49" E	64.36'	L49	S 37°09'28" E	25.00'
L22	N 82°01'44" E	117.66'	L50	S 30°10'36" W	62.00'
L23	S 87°23'10" W	90.29'	L51	N 24°35'31" W	38.54'
L24	N 31°11'45" W	25.02'	L52	N 24°35'31" W	22.94'
L25	S 86°02'55" E	138.50'	L53	S 89°42'58" W	328.20'
L26	N 54°08'40" W	145.37'	L54	N 2°32'18" W	18.01'
L27	N 24°35'31" W	61.48'	L55	S 89°42'58" W	20.02'
L28	N 24°35'31" W	38.52'			

CURVE DATA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	2°38'20"	531.92'	11549.16'	N 32°34'21" W	531.87'
C2	1°54'12"	383.66'	11549.16'	N 32°12'17" W	383.64'
C3	0°09'01"	30.30'	11549.16'	N 33°13'54" W	30.31'
C4	0°09'00"	30.26'	11549.16'	N 33°22'54" W	30.26'
C5	0°26'06"	87.70'	11549.16'	N 33°40'28" W	87.70'
C6	28°35'42"	134.75'	270.00'	N 79°39'14" E	133.36'
C7	12°05'35"	69.65'	330.00'	N 87°54'18" E	69.52'
C8	28°45'50"	165.67'	330.00'	N 67°28'35" E	163.93'
C9	31°13'23"	179.83'	330.00'	N 37°28'59" E	177.62'
C10	46°27'48"	267.61'	330.00'	N 1°21'37" W	260.34'
C11	35°39'46"	339.23'	545.00'	N 6°45'38" W	333.78'
C12	20°13'27"	222.37'	630.00'	N 0°57'32" E	221.22'
C13	18°21'42"	182.67'	570.00'	N 0°01'39" E	181.89'
C14	148°48'42"	155.84'	60.00'	N 2°37'07" W	115.58'
C15	151°07'34"	158.26'	60.00'	S 27°24'45" W	116.21'
C16	18°36'37"	204.63'	630.00'	S 0°09'07" W	203.73'
C17	13°08'56"	130.81'	570.00'	S 2°34'44" E	130.52'
C18	7°04'31"	70.39'	570.00'	S 7°32'00" W	70.34'
C19	5°07'25"	54.10'	605.00'	S 8°30'33" W	54.08'
C20	20°06'31"	212.33'	605.00'	S 4°06'25" E	211.24'
C21	10°25'50"	110.14'	605.00'	S 19°22'36" E	109.99'
C22	94°49'21"	446.84'	270.00'	S 22°49'09" W	397.56'
C23	23°43'16"	111.78'	270.00'	S 82°05'27" W	110.99'
C24	30°10'45"	173.82'	330.00'	S 78°51'43" W	171.82'
C25	3°47'38"	21.85'	330.00'	N 87°56'44" W	21.85'
C26	26°23'06"	151.97'	330.00'	S 76°57'54" W	150.63'
C27	29°27'33"	154.25'	300.00'	N 79°13'18" E	152.56'
C28	118°32'36"	620.69'	300.00'	N 34°40'47" E	515.76'
C29	35°39'46"	357.90'	575.00'	N 6°45'38" W	352.15'
C30	20°13'27"	211.79'	600.00'	N 0°57'32" E	210.69'
C31	23°27'15"	245.61'	600.00'	N 2°34'26" E	243.90'
C32	8°29'53"	40.05'	270.00'	S 20°20'35" E	40.01'
C33	5°18'50"	30.61'	330.00'	N 21°56'06" W	30.59'
C34	0°51'33"	4.05'	270.00'	N 65°47'10" E	4.05'
C35	0°01'12"	4.05'	11553.16'	S 33°08'35" E	4.05'
C36	0°52'21"	4.05'	266.00'	S 65°55'17" W	4.05'
C37	0°01'12"	4.05'	11549.16'	N 33°08'47" W	4.05'

A. HARRINGTON SURVEY
A-55
WASHINGTON COUNTY, TEXAS

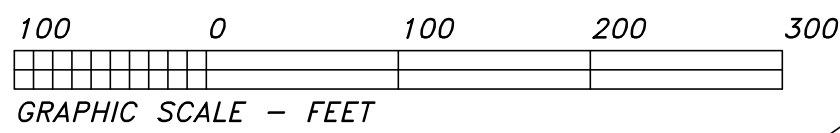
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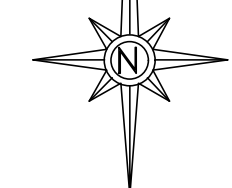
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BLEX EXCHANGE III LP
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HOUSTON, TEXAS 77024
PHONE 713-973-3508

**SHEET 1
OF 6
(FINAL PLAT)**



**ELIJAH ALLCORN SURVEY
A-1
WASHINGTON COUNTY, TEXAS**



SCALE: 1" = 100'

STATE HIGHWAY NO. 36 NORTH
(RIGHT OF WAY WIDTH VARIES)

RATNAKAR R. MULPURI
CALLED 5.524 ACRES
VOL. 1574, PAGE 150
(ORWCT)

AT 281.96' PASS A 1/2" IRON
ROD FOUND AT A HACKBERRY
TREE IN FENCE LINE, BEING
0.82' EAST OF BOUNDARY LINE

SIGN & LANDSCAPE
EASEMENT
0.153 ACRE
(PART OF LOT 1)
(SHADED)

FOUND 1/2" IRON ROD
AT A RAILROAD TIE
FENCE CORNER POST
N: 10062764.81'
E: 3532947.66'

CORNER, 1/2" IRON ROD
FOUND WITH ID. CAP (PAYNE
6064) 2.0' NORTHWEST OF A
7" CEDAR FENCE CORNER POST
BEARS N 82°42'55" W 0.33'

SIGN & LANDSCAPE
EASEMENT
16 SQ. FT.
(PART OF LOT 15)
(SEE DETAIL)

FIBER OPTIC CABLE
WARNING SIGN

STATE OF TEXAS
CALLED 0.36 ACRE
(PART OF ORIGINAL TRACT CALLED 98.505 ACRES)
VOL. 621, PAGE 304
(ORWCT)

MANHOLE, AIR RELEASE
VALVE & VENT PIPE

FOUND BROKEN CONCRETE
MONUMENT (HIGHWAY R/W
MARKER) NEAR FENCE LINE

CORNER, A 60D NAIL FOUND
1.8' SOUTH OF A 10"
BOIS-D-ARC FENCE POST
BEARS S 87°41'31" W 0.07'

HUGO W. WASSERMANN
RESIDUE OF ORIGINAL TRACT
CALLED 4.600 ACRES
VOL. 995, PAGE 99
(ORWCT)

CORNER IN A 7"
TREATED FENCE
CORNER POST IN
CONCRETE

FOUND 1/2" IRON ROD
(DISTURBED) AT A 7"
TREATED FENCE CORNER
POST IN CONCRETE

BECKY SUE SMITH
CALLED 2.000 ACRES
VOL. 934, PAGE 114
(ORWCT)

BECKY SUE SALLACH
RESIDUE OF ORIGINAL TRACT
CALLED 18.522 ACRES
(FIRST TRACT)
VOL. 1396, PAGE 262
(ORWCT)

BECKY SUE SALLACH
RESIDUE OF ORIGINAL TRACT
CALLED 22.000 ACRES
(THIRD TRACT)
VOL. 1396, PAGE 262
(ORWCT)

FOUND 3/8" IRON
ROD NEAR A 7"
TREATED FENCE
CORNER POST
N: 10062981.35'
E: 3534456.28'

AT 350.81' PASS A 1/2"
IRON ROD FOUND WITH
ID. CAP (RPLS 1732) IN
FENCE LINE

FOUND 3/8" IRON
ROD IN FENCE LINE,
NEAR A 7" TREATED
FENCE POST

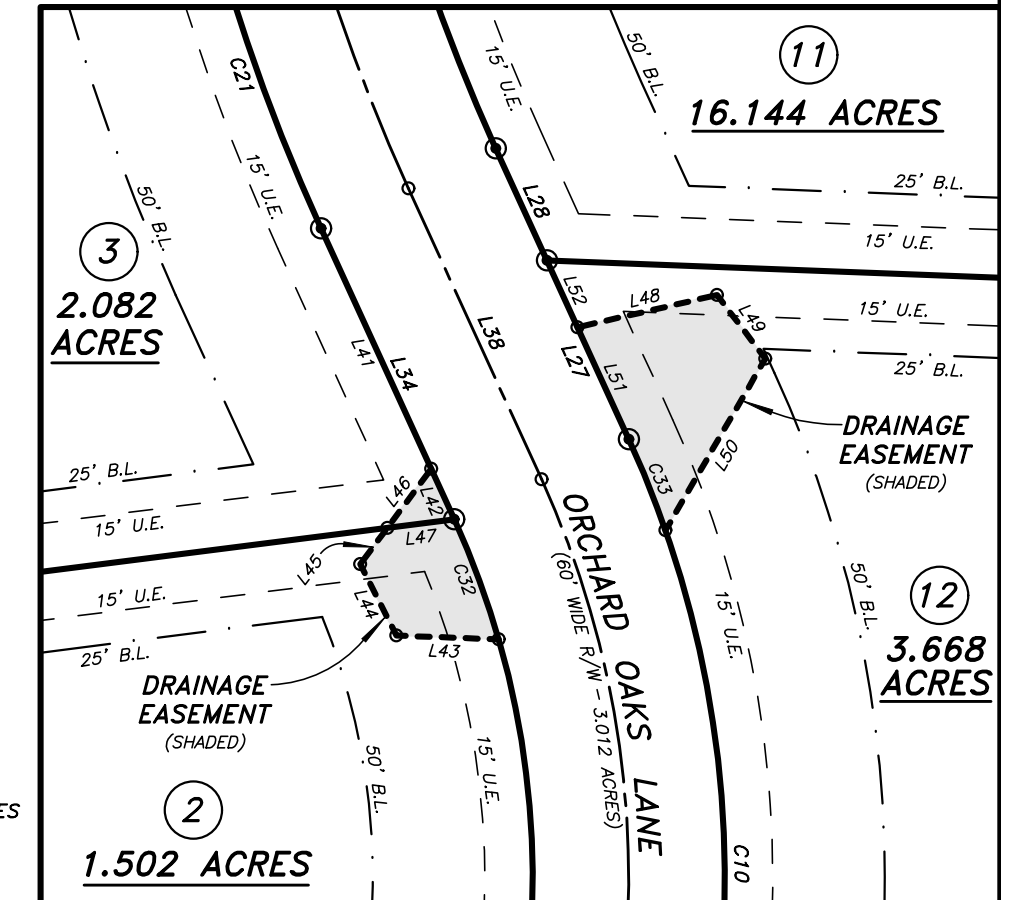
AT 186.99' PASS A
1/2" IRON ROD FOUND
WITH ID. CAP (RPLS
1732) IN FENCE LINE

DRAINAGE EASEMENT
(SEE DETAIL)

DRAINAGE EASEMENT
(SEE DETAIL)

DRAINAGE EASEMENT DETAIL

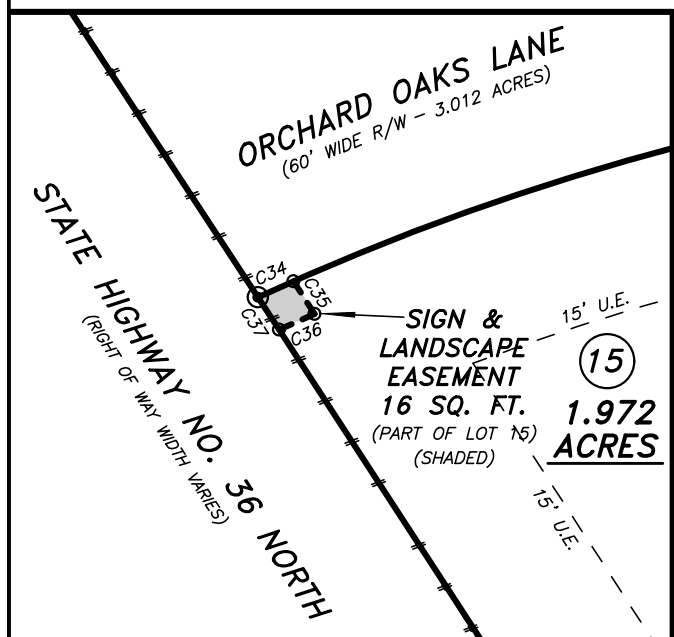
SCALE: 1" = 60'



- LEGEND**
- ⚡ ELECTRIC POLE
 - GUY ANCHOR
 - TELEPHONE CABLE JUNC. BOX
 - AE AERIAL ELECTRIC LINES
 - X BARBED WIRE FENCE
 - MESH WIRE FENCE

SIGN & LANDSCAPE EASEMENT DETAIL

SCALE: 1" = 20'

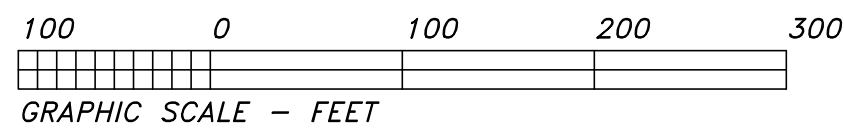


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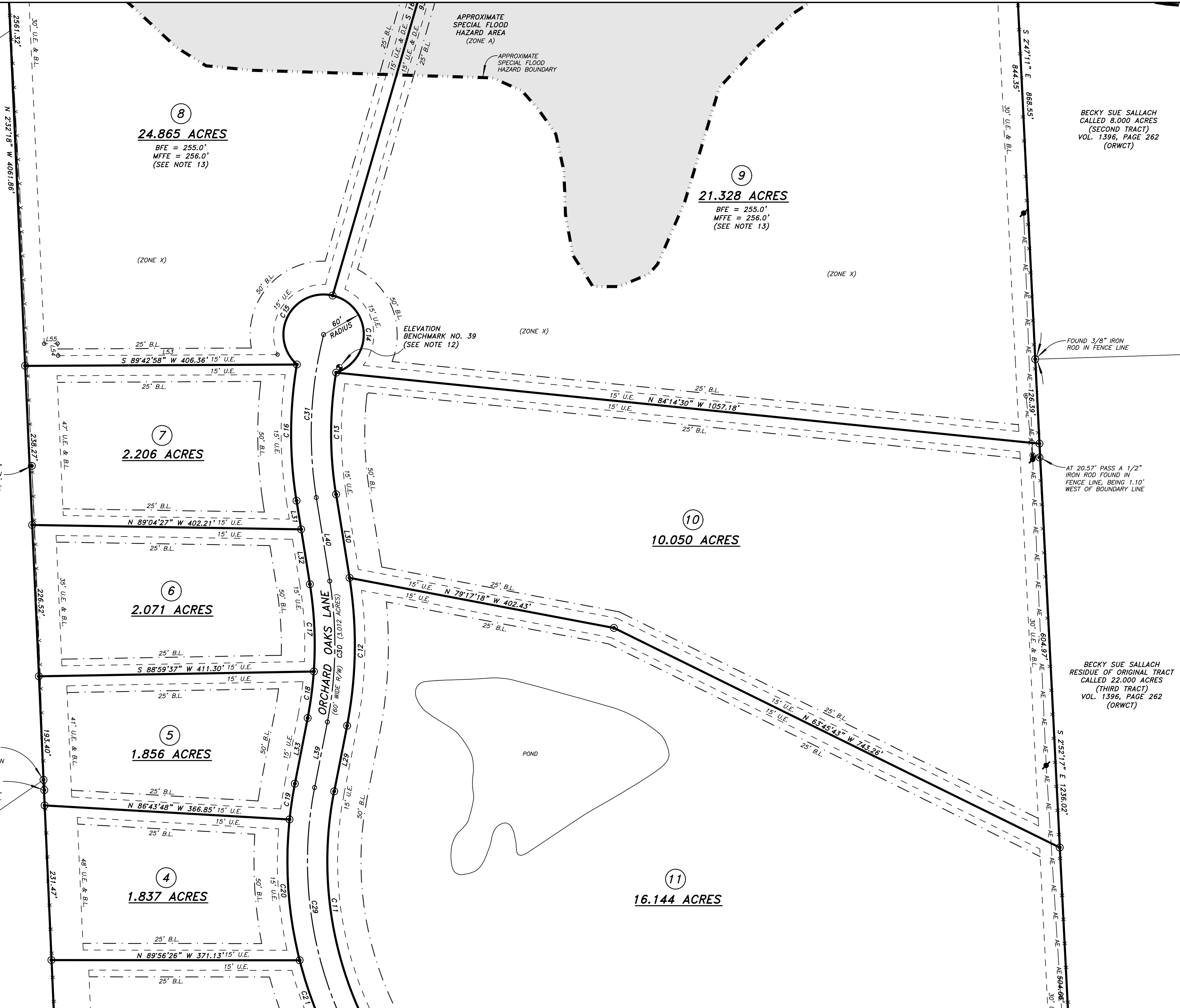
**SHEET 2
OF 6
(FINAL PLAT)**



**ELIJAH ALLCORN SURVEY
A-1
WASHINGTON COUNTY, TEXAS**

GRID NORTH

SCALE: 1" = 100'



DIANE L. MILLS
CALLED 15.183 ACRES
VOL. 1578, PAGE 315
(ORWCT)
(RESIDUE OF A CALLED 21.743
ACRES TRACT, BEING DESCRIBED
IN VOL. 1017, PAGE 958, ORWCT)

AT 88.36' PASS A 1/2"
IRON ROD FOUND IN
FENCE LINE, BEING 3.37'
EAST OF BOUNDARY LINE

AT 38.41' PASS A 1/2"
IRON ROD FOUND WITH
ID. CAP (PAYNE 6064) IN
FENCE LINE

AT 22.89' PASS A 1/2"
IRON ROD FOUND IN
FENCE LINE, BEING 0.50'
EAST OF BOUNDARY LINE

RATNAKAR R. MULPURI
CALLED 5.524 ACRES
VOL. 1574, PAGE 150
(ORWCT)

BECKY SUE SALLACH
CALLED 8.000 ACRES
(SECOND TRACT)
VOL. 1396, PAGE 262
(ORWCT)

AT 20.57' PASS A 1/2"
IRON ROD FOUND IN
FENCE LINE, BEING 1.10'
WEST OF BOUNDARY LINE

BECKY SUE SALLACH
RESIDUE OF ORIGINAL TRACT
CALLED 22.000 ACRES
(THIRD TRACT)
VOL. 1396, PAGE 262
(ORWCT)

LEGEND

- ⬤ ELECTRIC POLE
- ⊙ GUY ANCHOR
- ⊙ TELEPHONE CABLE JUNC. BOX
- AE — AERIAL ELECTRIC LINES
- X — BARBED WIRE FENCE
- M — MESH WIRE FENCE

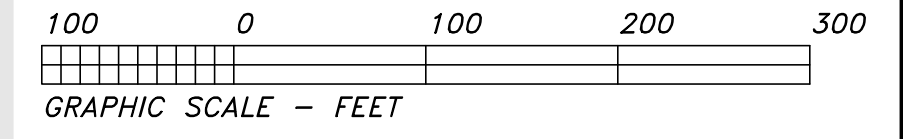
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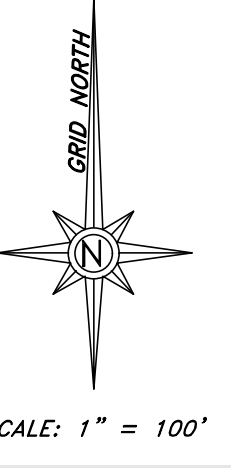
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**SHEET 3
OF 6
(FINAL PLAT)**



ELIJAH ALLCORN SURVEY
A-1
 WASHINGTON COUNTY, TEXAS



GARY SCHULZE AND
 LINDA SCHULZE
 CALLED 80.000 ACRES
 VOL. 693, PAGE 844
 (ORWCT)

SUBJECT TO
 BOUNDARY AGREEMENT
 (CENTER LINE OF NEW YEAR CREEK)
 WALTER BORCHGARDT, ET UX WITH
 ERWIN O. SCHULZE, ET UX,
 VOL. 380, PAGE 605
 (DRWCT)

(HENRY WALTER AND NANCY F.
 HUGHES REVOCABLE LIVING TRUST)
 N. W. FREEMAN
 CALLED 134.487 ACRES
 VOL. 232, PAGE 330,
 (DRWCT)

SANDALWOOD INVESTMENTS
 RESIDUE OF ORIGINAL TRACT
 CALLED 162.252 ACRES
 VOL. 1111, PAGE 897
 (ORWCT)

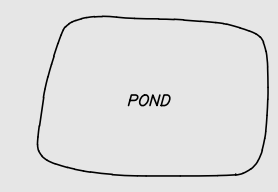
APPROXIMATE
 SPECIAL FLOOD
 HAZARD AREA
 (ZONE A)

8
24.865 ACRES
 BFE = 255.0'
 MFFE = 256.0'
 (SEE NOTE 13)

SET 5/8" IRON ROD
 WITH 1D. CAP (HODDE
 & HODDE LAND
 SURVEYING) FOR
 REFERENCE

SUBJECT TO
 BOUNDARY AGREEMENT
 (CENTER LINE OF NEW YEAR CREEK)
 WALTER BORCHGARDT, ET UX
 WITH N. W. FREEMAN
 VOL. 380, PAGE 715
 (DRWCT)

CORNER IN CENTER
 OF NEW YEAR CREEK
 AT 24.20' PASS A 3/8" IRON
 ROD FOUND FOR REFERENCE



APPROXIMATE
 SPECIAL FLOOD
 HAZARD AREA
 (ZONE A)

9
21.328 ACRES
 BFE = 255.0'
 MFFE = 256.0'
 (SEE NOTE 13)

BECKY SUE SALLACH
 CALLED 8.000 ACRES
 (SECOND TRACT)
 VOL. 1396, PAGE 262
 (ORWCT)

LEGEND

- ⚡ ELECTRIC POLE
- ← GUY ANCHOR
- ⊙ TELEPHONE CABLE JUNC. BOX
- AE — AERIAL ELECTRIC LINES
- X — BARBED WIRE FENCE
- M — MESH WIRE FENCE

DIANE L. MILLS
 CALLED 15.183 ACRES
 VOL. 1578, PAGE 315
 (ORWCT)
 (RESIDUE OF A CALLED 21.743
 ACRES TRACT, BEING DESCRIBED
 IN VOL. 1017, PAGE 958, ORWCT)

W. O. NO. 8118 (METRO NATIONAL 8101 SUB.DWG) REF: METRO NATIONAL 8101.SURVEY

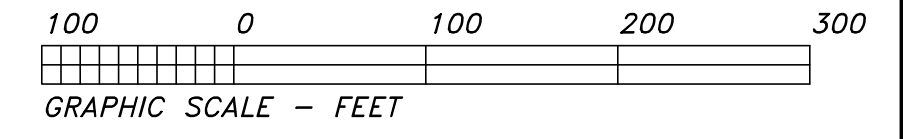
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ORCHARD OAKS SUBDIVISION

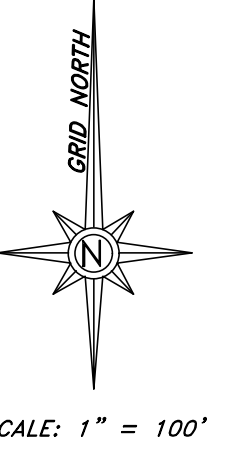
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**SHEET 4
 OF 6
 (FINAL PLAT)**



ELIJAH ALLCORN SURVEY
A-1
WASHINGTON COUNTY, TEXAS



CORNER IN CENTER OF NEW YEAR CREEK

AT 2561.32' PASS A 5/8" IRON ROD FOUND FOR REFERENCE

AT 2557.18' PASS A 1/2" IRON ROD FOUND AT A 5" CEDAR POST, BEING 0.92' WEST OF BOUNDARY LINE

SANDALWOOD INVESTMENTS
RESIDUE OF ORIGINAL TRACT
CALLED 162.252 ACRES
VOL. 1111, PAGE 897
(ORWCT)

GARY SCHULZE AND
LINDA SCHULZE
CALLED 80.000 ACRES
VOL. 693, PAGE 844
(ORWCT)

APPROXIMATE
SPECIAL FLOOD
HAZARD AREA
(ZONE A)

(HENRY WALTER AND NANCY F.
HUGHES REVOCABLE LIVING TRUST)
N. W. FREEMAN
CALLED 134.487 ACRES
VOL. 232, PAGE 330,
(DRWCT)

CENTER OF
NEW YEAR CREEK

SUBJECT TO
BOUNDARY AGREEMENT
(CENTER LINE OF NEW YEAR CREEK)
WALTER BORCHARDT, ET UX WITH
ERWIN O. SCHULZE, ET UX,
VOL. 380, PAGE 605
(DRWCT)

8
24.865 ACRES
BFE = 255.0'
MFFE = 256.0'
(SEE NOTE 13)

APPROXIMATE
SPECIAL FLOOD
HAZARD AREA
(ZONE A)

LEGEND

- ⚡ ELECTRIC POLE
- ⊙ GUY ANCHOR
- ⊙ TELEPHONE CABLE JUNC. BOX
- AE — AERIAL ELECTRIC LINES
- x- BARBED WIRE FENCE
- #- MESH WIRE FENCE

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**SHEET 5
OF 6
(FINAL PLAT)**

NOTES:

- 1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 [2011], CENTRAL ZONE 4203, U.S. SURVEY FEET. DISTANCES SHOWN ARE GROUND DISTANCES. COMBINED SCALE FACTOR IS 0.999965230675, PER AN NGS OPUS SOLUTION.
2. (C) - DENOTES A SET 5/8" IRON ROD WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
3. TRACT USAGE IS TO BE SINGLE FAMILY RESIDENTIAL, AGRICULTURAL AND WILDLIFE OPEN SPACE.
4. 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 CONJUNCTION WITH THIS SUBDIVISION PLAT.
5. PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (ZONE A) AS SHOWN (SHADED) HEREON AND PART OF THE SUBJECT PROPERTY LIES WITHIN AREAS OF MINIMAL FLOOD HAZARD (ZONE X), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN DEPICTED BY SCALED MAP LOCATION AND GEOGRAPHIC PLOTTING ONLY, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0300C, EFFECTIVE DATE AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BOTTS TITLE COMPANY TITLE COMMITMENT OF NO. WA-23-080, EFFECTIVE DATE APRIL 17, 2023, 8:00 AM, ISSUED APRIL 24, 2023, PM.
7. SUBJECT TO BLUEBONNET ELECTRIC COOPERATIVE, INC. EASEMENT DATED SEPTEMBER 24, 1980, AS RECORDED IN VOLUME 401, PAGE 749, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. (BLANKET ACCESS)
8. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO THE EASEMENTS SHOWN HEREON.
9. WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS AND SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
10. THE SUBDIVISION SHOWN HEREON LIES OUTSIDE OF THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRENHAM, TEXAS.
11. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY WASHINGTON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.
12. ELEVATION VALUES FOR THE ELEVATION BENCHMARK AND BASE FLOOD ELEVATIONS (BFE) ARE RELATIVE TO NAVD88 (GEOID 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 AS FOLLOWS: WASHINGTON COUNTY TEXAS BENCHMARK NO. 39 ELEVATION = 261.0' 979-277-6200 THE BENCHMARK IS SHOWN ON THIS MAP AS (C). THE ELEVATION VALUE, B.M. NO. AND LOCATION WILL BE ON RECORD WITH THE WASHINGTON COUNTY FLOODPLAIN ADMINISTRATOR.
13. THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) FOR LOTS 8 AND 9 ARE TO BE 1 FOOT (1') ABOVE BASE FLOOD ELEVATION (BFE) ESTABLISHED BY GRANT L. LISCHKA, PE UTILIZING THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SIMPLIFIED METHOD. LOTS 8 AND 9 ARE PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. CONTACT THE WASHINGTON COUNTY FLOODPLAIN ADMINISTRATOR FOR FLOODPLAIN PERMIT REQUIREMENTS BEFORE BEGINNING ANY DEVELOPMENT OR CONSTRUCTION ON THESE LOTS.
14. LOTS 1 AND 15 SHALL NOT HAVE ACCESS TO STATE HIGHWAY NO. 36 NORTH.
15. (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS B.L. DENOTES BUILDING LINE U.E. DENOTES UTILITY EASEMENT

SURVEY MAP

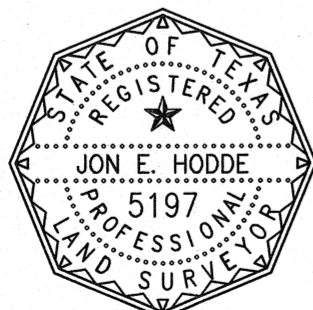
SHOWING A SURVEY OF A SUBDIVISION OF 98.505 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE ELIJAH ALLCORN SURVEY, A-1, BEING THE SAME LAND DESCRIBED AS 98.505 ACRES IN THE DEED FROM NANCY ANNE NARON, INDIVIDUALLY AND SOLE TRUSTEE OF THE NARON REVOCABLE TRUST DATED NOVEMBER 8, 1994, AMENDED AND RESTATED AUGUST 13, 2004 AND FURTHER AMENDED JUNE 24, 2015 AND NANCY ANNE NARON, INDIVIDUALLY AND AS SOLE TRUSTEE OF THE NARON DISCLAIMER TRUST U/T/A DATED NOVEMBER 8, 1994, AMENDED AND RESTATED AUGUST 13, 2004 AND FURTHER AMENDED JUNE 24, 2015 TO BLEX EXCHANGE III LP, DATED MARCH 14, 2023, AS RECORDED IN VOLUME 1882, PAGE 137, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

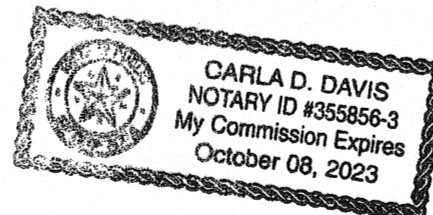
THE STATE OF TEXAS
COUNTY OF WASHINGTON

THIS IS TO CERTIFY THAT I, JON E. HODDE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS REGISTRATION NO. 5197 HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND MEETING ALL MINIMUM STANDARDS AS SET FORTH BY THE TBPLS; 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 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 3RD DAY OF JULY, 2023, A.D.



Jon E. Hodde (SURVEYOR SIGNATURE)
5197 (TEXAS REGISTRATION NO.)
JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BREHMAN, TEXAS 77833
(979)-836-5681
TBPE&LS SURVEY FIRM REG. NO. 10018800



OWNER DEDICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

WE, BLEX EXCHANGE III LP, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF ORCHARD OAKS SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID BLEX EXCHANGE III LP ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS ORCHARD OAKS SUBDIVISION, LOCATED IN THE ELIJAH ALLCORN SURVEY, A-1, WASHINGTON COUNTY, TEXAS, AND ON BEHALF OF SAID BLEX EXCHANGE III LP, 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 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 WE, BLEX EXCHANGE III LP, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF ORCHARD OAKS SUBDIVISION, 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 UNOBSTRUCTED 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, BLEX EXCHANGE III LP, DO HEREBY DEDICATE 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 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 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:

- 1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS 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, 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 OUR HANDS IN BREHMAN, WASHINGTON COUNTY, TEXAS,

THIS 27th DAY OF July, 2023.

BY: Jason Tedrick SUP (SIGNATURE)
Jason Tedrick SUP (PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF Harris

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 27th DAY OF

July, 2023, BY: Jason Tedrick

Carla D. Davis (SIGNATURE)
NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

COMMISSIONERS' COURT ACKNOWLEDGMENT

APPROVED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS, THIS 1st DAY OF August, 2023.

John D. Durenberger (COUNTY JUDGE)
Dan Koetz (COMMISSIONER, PRECINCT 1)
Kiff Hauth (COMMISSIONER, PRECINCT 3)
Candice Bullock (COMMISSIONER, PRECINCT 2)
[Signature] (COMMISSIONER, PRECINCT 4)

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

I, Beth Pothemel, 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 1st DAY OF August, 2023, AT 3:58

O'CLOCK, P.M., AND DULY RECORDED ON THE 1st DAY OF August, 2023, AT 3:58 O'CLOCK, P.M. IN CABINET SHEET OF RECORD IN THE PLAT

RECORDS OF WASHINGTON COUNTY, TEXAS. 825A-827B

WITNESS MY HAND AND SEAL OF OFFICE, AT BREHMAN, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Melissa Chulze Deputy (SIGNATURE)
CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS

W. O. NO. 8118 (METRO NATIONAL 8101 SUB.DWG) REF: METRO NATIONAL 8101.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

ORCHARD OAKS SUBDIVISION
CONSISTING OF 15 RESIDENTIAL LOTS CONTAINING 95.493 ACRES
AND ORCHARD OAKS LANE CONTAINING 3.012 ACRES
CONTAINING 98.505 ACRES TOTAL

OWNER/DEVELOPER
METRO NATIONAL
BLEX EXCHANGE III LP
945 BUNKER HILL ROAD, SUITE 400
HOUSTON, TEXAS 77024
PHONE 713-973-3508

SHEET 6
OF 6
(FINAL PLAT)