

SCALE: 1" = 100'

WILLIAM GATES SURVEY, A-46
WASHINGTON COUNTY, TEXAS

GARCIA RANCH, LLC
CALLED 10.50 ACRES
VOL. 1576, PAGE 430
(ORWCT)

DONNIE R. WILSON, ET UX
CALLED 5.028 ACRES
VOL. 1639, PAGE 744
(ORWCT)

END OF COUNTY MAINTENANCE

FOUND 5/8" IRON ROD WITH ID. CAP (RPLS 5197) NEAR AN 8" TREATED FENCE CORNER POST

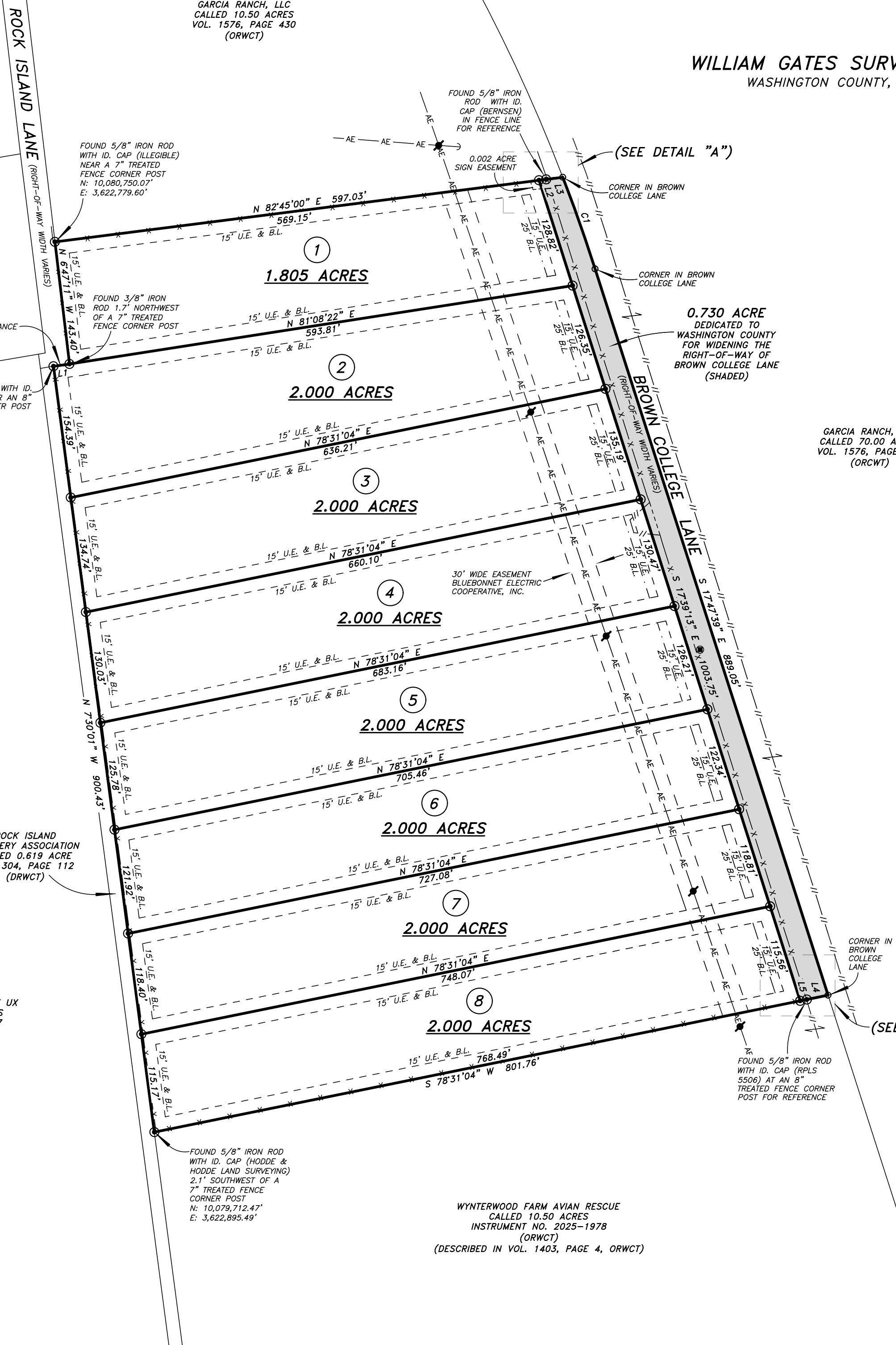
ROCK ISLAND CEMETERY ASSOCIATION
CALLED 0.619 ACRE
VOL. 304, PAGE 112
(DRWCT)

WILLIAM K. ANDREWS, ET UX
CALLED 24.813 ACRES
VOL. 1020, PAGE 307
(ORWCT)

FOUND 5/8" IRON ROD WITH ID. CAP (HODDE & HODDE LAND SURVEYING) 2.1" SOUTHWEST OF A 7" TREATED FENCE CORNER POST
N: 10,079,712.47'
E: 3,622,895.49'

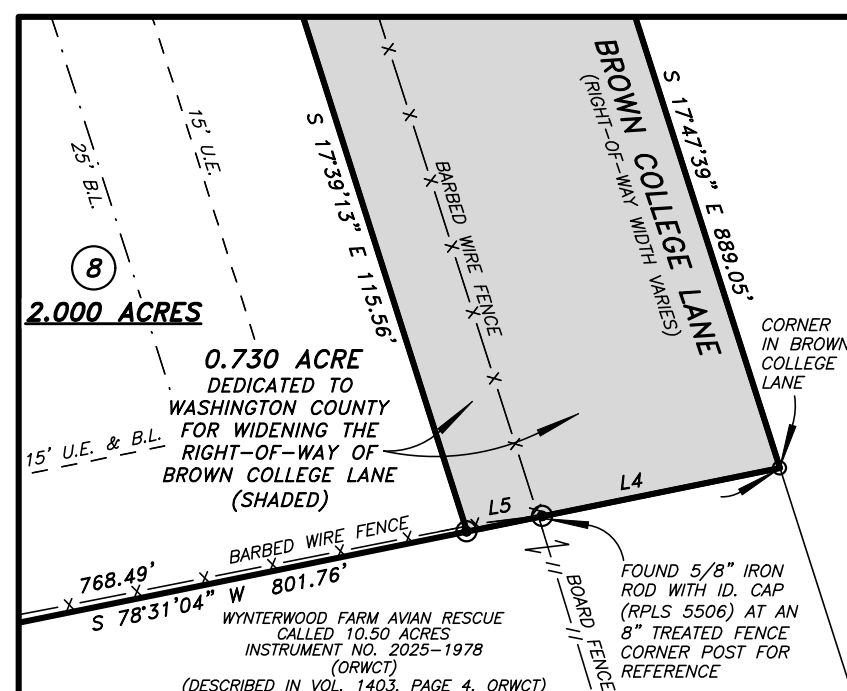
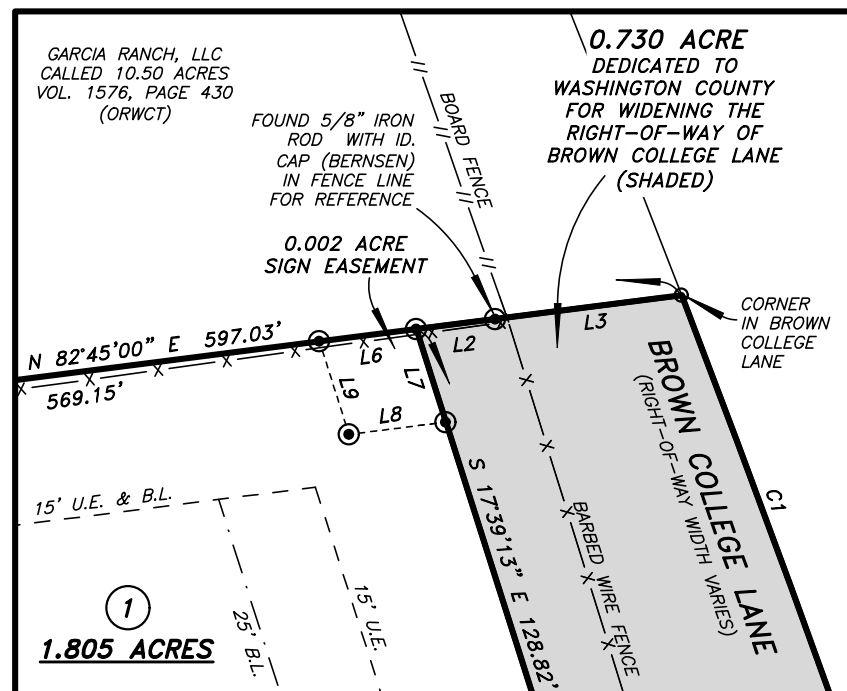
WYNTERWOOD FARM AVIAN RESCUE
CALLED 10.50 ACRES
INSTRUMENT NO. 2025-1978
(ORWCT)
(DESCRIBED IN VOL. 1403, PAGE 4, ORWCT)

GARCIA RANCH, LLC
CALLED 70.00 ACRES
VOL. 1576, PAGE 427
(ORWCT)



DETAIL "A"
SCALE: 1" = 20'

DETAIL "B"
SCALE: 1" = 20'



CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	3°14'23"	113.31'	2003.92'	S 19°24'50" E	113.29'

LINE TABLE

NUM	BEARING	DISTANCE
L1	N 82°17'39" E	18.76'
L2	N 82°45'00" E	8.31'
L3	N 82°45'00" E	19.56'
L4	S 78°31'04" W	25.25'
L5	S 78°31'04" W	8.02'
L6	N 82°45'00" E	10.17'
L7	S 17°39'13" E	10.17'
L8	S 82°45'00" W	10.17'
L9	N 17°39'13" W	10.17'

LEGEND

- ELECTRIC POLE
- GUY ANCHOR
- PHONE CABLE JCT. BOX
- AERIAL ELECTRIC LINES
- BARBED WIRE FENCE
- BOARD FENCE

W. O. NO. 8405 (SOUTHERLY DEV 8405.DWG) REF: SOUTHERLYDEV8405.LEICA

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

OAK HILL RESERVE SUBDIVISION

CONSISTING OF 8 RESIDENTIAL LOTS
CONTAINING 15.805 ACRES, AND 0.730 ACRE DEDICATED FOR
RIGHT-OF-WAY WIDENING OF BROWN COLLEGE LANE
CONTAINING 16.535 ACRES TOTAL

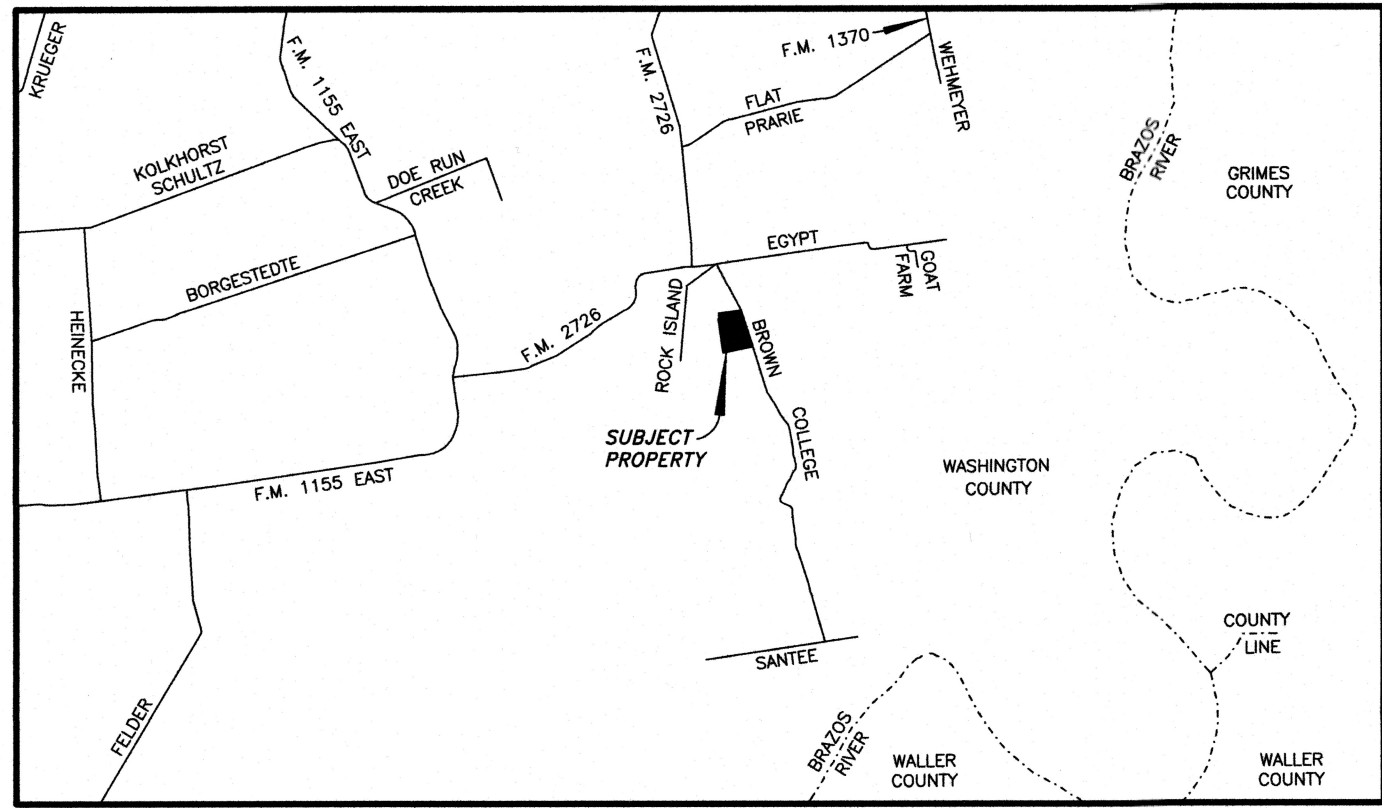
OWNER/DEVELOPER

PYRAMID LAND LLC
440 COBIA DRIVE, STE. 1204
KATY, TEXAS 77494
PHONE: 713-931-5872
EMAIL:
jordan@southerlydevelopment.com

**SHEET 1
OF 2**
(FINAL PLAT)

VICINITY MAP

(SCALE: 1" = 5000')



OWNER DEDICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

WE, PYRAMID LAND LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF OAK HILL RESERVE SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PYRAMID LAND LLC, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS OAK HILL RESERVE SUBDIVISION, LOCATED IN THE WILLIAM GATES SURVEY, A-46, WASHINGTON COUNTY, TEXAS, AND ON BEHALF OF SAID PYRAMID LAND LLC, 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 SUCH LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, PYRAMID LAND LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF OAK HILL RESERVE 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, PYRAMID LAND LLC, 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 MY HAND IN BRENHAM, WASHINGTON COUNTY, TEXAS.

THIS 25th DAY OF September, 2025.

Signature and printed name of Chris Newton.

LIENHOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, SOUTHSTAR BANK, S.S.B., THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS OAK HILL RESERVE SUBDIVISION, SAID LIEN BEING EVIDENCED BY DEED OF TRUST DATED JUNE 27, 2025, AS RECORDED IN INSTRUMENT NO. 2025-3519, IN 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 OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

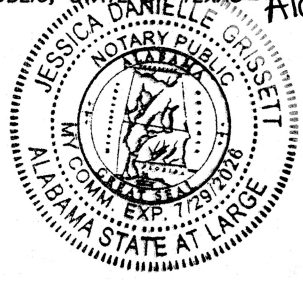
Signature and printed name of Chris Newton.

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS Alabama
COUNTY OF Shelby

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25th DAY OF September, 2025, BY Jessica Grissett

Signature and printed name of Jessica Grissett.



NOTES:

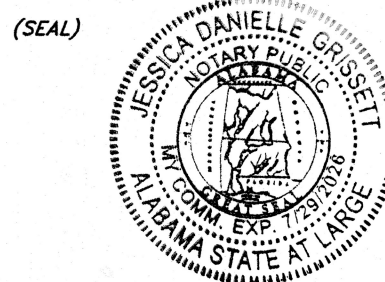
- 1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, CENTRAL ZONE 4203. DISTANCES SHOWN ARE GROUND DISTANCES, U.S. SURVEY FEET.
2. @ - DENOTES A 5/8" IRON ROD SET WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
3. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTY LIES WITHIN 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 48477C0175C, EFFECTIVE DATE AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS.
4. TRACT USAGE IS TO BE SINGLE FAMILY RESIDENTIAL, AGRICULTURAL AND WILDLIFE OPEN SPACE.
5. 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.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BLUEBONNET ABSTRACT AND TITLE, LLC (STEWART TITLE GUARANTY COMPANY) TITLE COMMITMENT OF NO. 25-381-WASH, EFFECTIVE DATE APRIL 17, 2025 AT 8:00 AM, ISSUED 8TH DAY OF MAY, 2025.
7. 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.
8. WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS AND SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
9. THE SUBDIVISION SHOWN HEREON LIES OUTSIDE OF THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRENHAM, TEXAS.
10. 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.
11. (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

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS Alabama
COUNTY OF Shelby

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25th DAY OF September, 2025, BY Jessica Grissett

Signature and printed name of Jessica Grissett.



COMMISSIONERS' COURT ACKNOWLEDGMENT

APPROVED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS, THIS 14th DAY OF October, 2025.

Signatures of County Judge John D. Durrant and Commissioners Missi Harkness, Candice Bullock, Kim Haueth, and Andy.

SURVEY MAP

SHOWING A SURVEY OF A SUBDIVISION OF 16.535 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE WILLIAM GATES SURVEY, A-46, BEING THE SAME LAND DESCRIBED AS 16.535 ACRES IN THE DEED FROM WILLIAM KENTON ANDREWS AND JANET SPARKS ANDREWS TO PYRAMID LAND LLC, DATED JUNE 27, 2025, AS RECORDED IN INSTRUMENT NO. 2025-3518, 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 TBPELS; AND THAT ALL EASEMENTS AS APPEAR OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WASHINGTON COUNTY, TEXAS, BASED ON THE REFERENCED TITLE COMMITMENT OR REPORT, ARE DEPICTED OR NOTED 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, UNLESS FOUND OR NOTED OTHERWISE, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

DATED THIS THE 11TH DAY OF AUGUST, 2025, A.D.



Signature and registration information of Jon E. Hodde.

Professional information for Jon E. Hodde, Registered Professional Land Surveyor No. 5197.

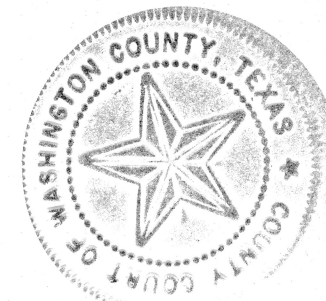
THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Nicholas Prentley, 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 17 DAY OF October, 2025 AT 2:58 O'CLOCK P.M., AND DULY RECORDED ON THE 17 DAY OF October, 2025, AT 2:58 O'CLOCK P.M. IN CABINET FILE 881A 881B 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.

Signature and title of Emily Cortez Deputy, Clerk of the County Court.



W. O. NO. 8405 (SOUTHERLY DEV 8405.DWG) REF: SOUTHERLYDEV8405.LEICA

Hodde & Hodde Land Surveying, Inc. Professional Land Surveying & Engineering 613 E. Blue Bell Road - Brenham, Texas 77833

OAK HILL RESERVE SUBDIVISION CONSISTING OF 8 RESIDENTIAL LOTS CONTAINING 15.805 ACRES, AND 0.730 ACRE DEDICATED FOR RIGHT-OF-WAY WIDENING OF BROWN COLLEGE LANE CONTAINING 16.535 ACRES TOTAL

OWNER/DEVELOPER PYRAMID LAND LLC 440 COBIA DRIVE, STE. 1204 KATY, TEXAS 77494 PHONE: 713-931-5872 EMAIL: jordan@southerlydevelopment.com

SHEET 2 OF 2 (FINAL PLAT)