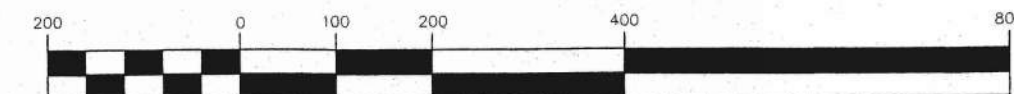


GRAPHIC SCALE



(IN US SURVEY FEET)
1 inch = 200 ft.

Notes:

1. This is a proposed single family residential development.
2. A portion of this tract lies in Shaded Zone A (Special Flood Hazard Areas Without Base Flood Elevation) according to FEMA FIRM Map No. 48477C0350C, effective date: 8-16-2011.
3. Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor of 0.9999600138.
4. Proposed top of slab elevation shall be a minimum of 12-inches (12") above the base flood elevation as shown in the construction plans for the Reserve at Chappell Hill, or latest available information, or eighteen-inches (18") above natural ground, whichever is higher.
5. Lots 3-9; 16 and 28-33 shall not impede drainage from any right-of-way.
6. Drainage, Access & Maintenance easement at the creek crossing along Chappell Reserve Drive shall not have any fence installed within the easement.
7. Lots 3, 4, 5, 6, 7, 8, 9, 28, 29, 30, 31, 32 and 33 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 lots.

Developer:
Clear Property Group, LLC
22803 Schiel Rd.
Cypress, Texas 77433

Engineer:
Pape-Dawson Engineers, Inc.
10350 Richmond Ave, Suite 200
Houston, Texas 77042

Surveyor:
GBI Partners
7696 183A, Building 2, Ste. A
Leander, Texas 78641

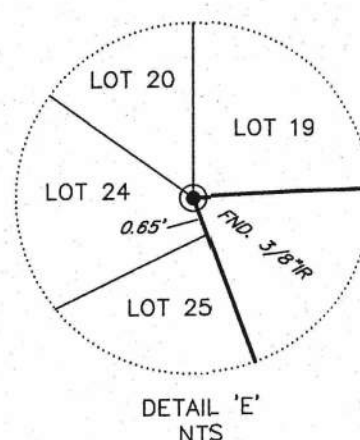
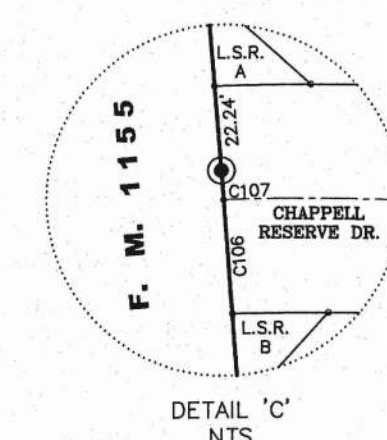
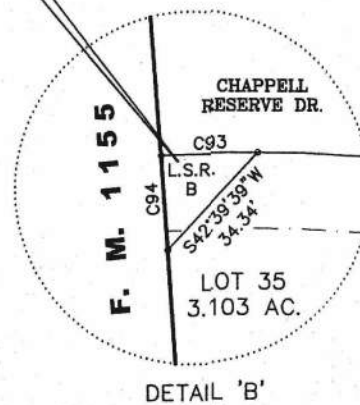
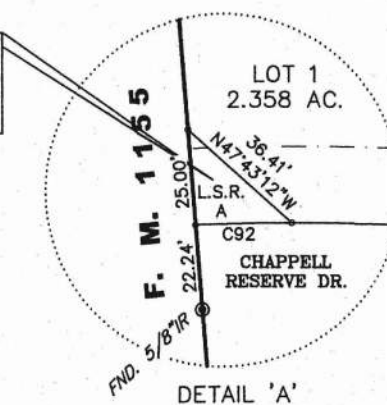
RESTRICTED RESERVE B
RESTRICTED TO LANDSCAPE AND
MONUMENTATION PURPOSES ONLY
0.007 AC (313 S.F.)

RESTRICTED RESERVE A
RESTRICTED TO LANDSCAPE AND
MONUMENTATION PURPOSES ONLY
0.007 AC (310 S.F.)

Benchmark:
Brass disc set in concrete at the southwest
intersection of Chappell Reserve Drive and Wooded
Reserve Court.

Stamped:
W.C. BM#36
Elev=208.10'
(NAVD 88)

FND. 3/8" IR
GRID COORDINATES
N: 10067793.8351'
E: 3592171.3394'



FINAL PLAT RESERVE AT CHAPPELL HILL

35 LOTS 1 BLOCK 2 RESERVES
A SUBDIVISION CONTAINING 115.864 ACRES, SITUATED IN
THE JAMES KEGANS SURVEY, A-68
WASHINGTON COUNTY, TEXAS

GBI PARTNERS
LAND SURVEYING CONSULTANTS
7696 183A, BUILDING 2, STE. A • LEANDER, TX 78641
PHONE: 281-499-4539 • WWW.GBISURVEY.COM
TBPELS #10194150 • TBPE #F17284

SCALE: 1"= 200'	JOB NO. 210119	DATE: 7-13-2022
CREW CHIEF:	FIELD BOOK:	DWG.: 210119-PLAT

SHEET 1 OF 2

HENRY & NANCY HUGHES REVOCABLE
LIVING TRUST
166 ACRES
1633/433, W.C.D.R.

RONALD WERCHAN, ET UX
8.218 ACRES
812/600, W.C.D.R.

L=215.16'
R=5779.58'
Δ=2°07'59"
CHB=N03°23'39"W
CHD=215.15'

DOUG BOSCH, LLC
313.002 ACRES
1359/316, W.C.D.R.

MARION KUHARSKI
19.867 ACRES
1362/284, W.C.D.R.

LUCILLE SKWERS
18.25 ACRES
R16069, W.C.A.D.

RANDALL & MARY WILSON
REVOCABLE LIVING TRUST
33.921 ACRES
1267/720, W.C.D.R.

VICINITY MAP

N.T.S.

FM 1155

SITE

HUGHES LAKE LN

OLD PLANTATION RD

LEGEND

- = SET 5/8" IRON ROD WITH CAP
STAMPED "GBI PARTNERS"
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- W.C.D.R. = WASHINGTON COUNTY DEED RECORDS
- W.C.A.R. = WASHINGTON COUNTY APPRAISAL DISTRICT
- L.S.R. = LANDSCAPE RESERVE
- ▨ = DRAINAGE, ACCESS, AND MAINTENANCE EASEMENT

HERBERT HUGHES, ET UX
297.12 ACRES
1420/202, W.C.D.R.

JAMES KEGANS SURVEY, A-68

CURVE TABLE				
NUMBER	RADIUS	DELTA	ARC	CHORD BEARING
C1	800.00'	30°55'53"	431.88'	N76°16'41"W
C2	800.00'	67°19'51"	940.11'	S85°31'20"W
C3	800.00'	54°59'35"	767.85'	N88°18'33"W
C4	800.00'	12°20'16"	172.27'	S58°01'32"W
C5	800.00'	44°52'44"	626.63'	S74°17'46"W
C6	800.00'	25°30'14"	356.10'	S64°36'31"W
C7	800.00'	19°22'30"	270.52'	S87°02'53"W
C8	600.00'	29°15'01"	306.31'	N00°57'35"W
C9	900.00'	15°08'11"	237.76'	S06°05'50"W
C10	2000.00'	11°41'51"	408.32'	S25°58'10"E
C11	1200.00'	21°35'32"	452.23'	S21°01'19"E
C12	600.00'	8°25'46"	88.27'	S08°25'29"E
C13	600.00'	35°46'29"	374.63'	N15°44'49"W
C14	600.00'	8°47'39"	92.09'	N02°15'24"W
C15	830.00'	30°20'55"	439.64'	N78°40'03"W
C16	770.00'	30°49'30"	414.26'	N78°13'30"W
C17	25.00'	106°01'59"	46.27'	N65°29'25"E
C18	25.00'	76°08'59"	33.23'	S22°44'15"E
C19	25.00'	105°31'20"	46.04'	S66°25'35"W
C20	25.00'	74°28'40"	32.50'	N23°34'25"W
C21	570.00'	20°58'42"	208.70'	N01°59'05"E
C22	630.00'	25°34'57"	281.29'	N02°32'46"E
C23	25.00'	59°17'59"	25.87'	N38°09'15"W
C24	60.00'	278°02'16"	291.16'	S71°12'54"W
C25	25.00'	40°28'45"	17.66'	S09°59'40"W
C26	60.00'	24°28'44"	25.63'	S55°33'52"E
C27	60.00'	107°43'37"	112.81'	S10°32'18"W
C28	60.00'	88°13'59"	92.40'	N71°28'54"W
C29	60.00'	57°35'56"	60.32'	N01°26'04"E
C30	630.00'	11°05'06"	121.88'	N04°42'10"W
C31	630.00'	14°29'51"	159.41'	N08°05'19"E
C32	770.00'	66°41'09"	896.19'	N85°50'40"E
C33	830.00'	50°59'21"	738.64'	S86°18'25"E
C34	770.00'	25°48'47"	346.45'	S73°42'09"E
C35	770.00'	40°54'22"	549.74'	N72°57'17"E
C36	830.00'	24°26'48"	354.14'	S73°02'09"E
C37	830.00'	26°32'33"	384.50'	N81°28'11"E
C38	25.00'	90°02'52"	39.29'	N66°46'40"W
C39	25.00'	82°20'49"	35.93'	S19°37'54"W
C40	2030.00'	10°03'51"	356.58'	S26°47'09"E
C41	1970.00'	1016'35"	353.33'	S26°40'48"E
C42	1170.00'	19°44'42"	403.20'	N21°56'44"W
C43	1230.00'	17°59'11"	386.12'	N22°49'30"W
C44	25.00'	27°35'02"	12.04'	N01°43'07"E
C45	60.00'	27°35'14"	286.88'	N58°32'01"E
C46	25.00'	64°36'41"	28.19'	S46°08'15"E
C47	60.00'	108°41'46"	113.83'	S38°50'15"E
C48	60.00'	103°53'23"	108.79'	N34°52'11"E
C49	60.00'	61°22'05"	64.26'	N47°45'33"W
C50	1230.00'	6°10'20"	132.50'	N16°55'04"W
C51	1230.00'	11°48'51"	253.62'	N25°54'40"W
C52	25.00'	81°40'00"	35.63'	N11°40'05"E
C53	25.00'	100°48'18"	43.98'	S77°44'27"E
C54	630.00'	31°18'20"	344.22'	S13°30'44"E
C55	570.00'	29°28'43"	293.27'	S12°35'56"E
C56	570.00'	0°49'47"	8.26'	N01°43'32"E
C57	630.00'	5°17'44"	58.23'	N00°30'26"W
C58	25.00'	70°38'14"	30.82'	N34°00'29"W
C59	60.00'	27°04'32"	283.50'	S66°02'07"W
C60	25.00'	24°33'07"	10.71'	S09°07'16"W
C61	60.00'	68°53'26"	72.14'	S34°52'53"E
C62	60.00'	87°15'59"	91.39'	S43°11'50"W
C63	60.00'	87°15'59"	91.39'	N49°32'10"W
C64	60.00'	27°18'00"	28.59'	N07°44'49"E
C65	830.00'	41°59'51"	608.39'	S72°51'20"W
C66	770.00'	21°16'12"	285.85'	S62°29'30"W
C67	25.00'	94°14'01"	41.12'	N59°45'23"W
C68	25.00'	94°14'01"	41.12'	S34°28'39"W
C69	570.00'	8°25'46"	83.86'	N08°25'29"W
C70	630.00'	8°25'46"	92.69'	N08°25'29"W
C71	25.00'	58°49'32"	25.67'	N25°12'10"E
C72	60.00'	277°53'13"	291.00'	S84°19'41"E
C73	25.00'	39°03'41"	17.04'	S23°44'27"E
C74	60.00'	142°48'53"	149.56'	S16°47'31"E
C75	60.00'	99°55'35"	104.64'	N41°50'15"E
C76	60.00'	35°08'45"	36.80'	N25°41'55"W
C77	830.00'	14°03'37"	203.68'	S58°53'13"W
C78	830.00'	16°13'29"	235.04'	S74°01'46"W
C79	830.00'	11°42'45"	169.67'	S87°59'53"W
C80	770.00'	13°09'38"	176.87'	S88°10'29"W
C81	25.00'	55°26'10"	24.19'	N66°08'10"E
C82	60.00'	278°43'39"	291.88'	N02°13'06"W
C83	25.00'	42°23'26"	18.50'	N64°02'59"W
C84	60.00'	48°14'13"	50.51'	S62°32'11"W
C85	60.00'	89°08'07"	93.34'	N48°46'39"W
C86	60.00'	141°21'20"	148.03'	N66°28'04"E
C87	830.00'	8°56'54"	129.63'	N56°19'51"E
C88	2030.00'	4°47'01"	169.49'	S24°08'44"E
C89	2030.00'	5°16'50"	187.09'	S29°10'40"E
C90	1970.00'	6°38'45"	228.51'	S24°51'53"E
C91	1970.00'	3°37'49"	124.82'	S30°00'10"E
C92	830.00'	1°43'33"	25.00'	S89°01'16"W
C93	770.00'	1°51'37"	25.00'	S89°17'01"W
C94	5779.58'	0°14'52"	25.00'	N03°57'42"W
C95	930.00'	11°52'18"	192.69'	S07°43'46"W
C96	870.00'	10°12'37"	155.03'	S08°33'37"W
C97	25.00'	62°29'59"	27.27'	S27°47'41"E
C98	60.00'	276°38'33"	289.70'	N79°16'36"E
C99	25.00'	35°48'15"	15.62'	N19°41'45"E
C100	80.00'	50°33'40"	52.95'	N33°45'51"W
C101	60.00'	95°20'21"	99.84'	N39°11'10"E
C102	60.00'	130°44'32"	136.91'	S27°46'24"E
C103	930.00'	3°25'48"	55.67'	S03°30'31"W
C104	930.00'	8°26'30"	137.02'	S09°26'40"W
C105	5779.58'	1°30'37"	152.34'	N03°04'58"W
C106	5779.58'	0°17'52"	30.03'	N04°14'04"W
C107	5779.58'	0°04'37"	7.75'	N04°25'19"W

CURVE TABLE				
NUMBER	RADIUS	DELTA	ARC	CHORD BEARING
C108	5.00'	58°49'32"	5.13'	N25°12'10"E
C109	80.00'	52°23'09"	73.14'	S28°25'21"W
C110	110.00'	41°53'13"	80.42'	S18°42'50"E
C111	110.00'	33°22'56"	64.09'	S72°19'38"E
C112	1230.00'	1°28'24"	31.63'	N30°37'59"W
C113	1230.00'	1°47'41"	38.53'	N28°15'06"W
C114	710.00'	3°24'59"	42.33'	S84°15'54"E
C115	720.00'	17°17'02"	217.20'	S73°55'34"E
C116	710.00'	4°10'13"	51.68'	S88°03'30"E
C117	720.00'	16°02'00"	201.48'	N81°51'04"E
C118	890.00'	2°32'35"	39.50'	S85°01'56"E
C119	880.00'	18°16'15"	280.62'	S74°37'05"E
C120	890.00'	3°36'39"	56.09'	S88°06'33"E
C121	880.00'	17°31'52"	269.26'	N81°16'45"E
C122	110.00'	29°58'13"	57.54'	N67°43'29"W
C123	100.00'	57°51'06"	100.97'	N43°58'01"W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S60°48'45"E	62.31'
L2	S60°48'45"E	98.68'
L3	N51°51'24"E	40.45'
L4	N51°51'24"E	335.87'
L5	S83°15'52"E	29.36'
L6	N06°44'08"E	9.28'
L7	N13°39'55"E	60.99'
L8	S74°24'54"W	7.08'
L9	S13°39'55"W	167.89'
L10	S84°48'19"W	12.57'
L11	S79°46'27"W	20.97'
L12	S12°38'22"E	164.94'
L13	S85°47'24"W	11.00'
L14	N02°08'26"E	154.36'
L15	N83°20'47"E	21.24'
L16	N60°48'45"W	57.16'
L17	N60°48'45"W	26.32'
L18	S60°48'45"E	20.50'
L19	S85°47'24"W	20.00'
L20	N87°46'14"W	30.00'
L21	S53°30'33"W	83.81'
L22	S45°43'10"W	109.75'
L23	S30°01'10"W	160.32'
L24	S40°53'23"W	144.28'
L25	N40°53'23"E	157.16'
L26	N30°01'10"E	159.04'
L27	N45°43'10"E	103.57'
L28	N53°30'33"E	87.69'
L29	N00°00'04"W	50.01'
L30	N03°52'29"W	60.53'
L31	S06°37'51"W	10.00'
L32	S23°55'12"W	30.00'
L33	N00°40'09"E	10.00'
L34	N15°22'11"W	30.00'
L35	S10°25'33"E	62.01'
L36	N50°35'44"E	10.00'
L37	N23°51'59"E	30.00'
L38	S00°43'45"W	10.00'
L39	S16°48'07"E	30.00'
L40	N76°46'54"E	67.12'
L41	S13°13'06"E	30.00'
L42	S76°46'54"W	49.51'
L43	N78°00'14"E	40.00'
L44	N75°45'47"E	20.00'

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

We, Cale Kobza and Dustin Berry, President and Member, respectively of Clear Property Group, LLC, owner of the property subdivided in the above and foregoing map of Reserve at Chappell Hill, do hereby make subdivision of said property for and on behalf of said Clear Property Group, LLC according to the lines, streets, lots, alleys, parks, building lines and easements thereon shown and designate said subdivision as Reserve at Chappell Hill, located in the James Kegans Survey, A-68, Washington County, Texas, and on behalf of said Clear Property Group, 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 we, Cale Kobza and Dustin Berry, president and member, respectively of Clear Property Group, LLC owner of the property subdivided in the above and foregoing map of Reserve at Chappell Hill have complied or will comply with all regulations heretofore on file with the County and adopted by the Commissioners Court of Washington County, Texas.

FURTHER we, Clear Property Group, 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:

- That 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, I Cale Kobza and Dustin Berry 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 (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.

IN TESTIMONY WHEREOF, Clear Property Group, LLC has caused these presents to be signed by Cale Kobza its President, thereto authorized, attested by its Member, Dustin Berry, and its common seal hereunto affixed this 20th day of July, 2022.

Cale Kobza
Clear Property Group, LLC

By: *[Signature]*
(signature of president)

Cale Kobza
(printed name of president)
Dustin Berry
(signature of secretary)
Dustin Berry
(printed name of secretary)

ACKNOWLEDGMENT FOR CORPORATIONS

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

This instrument was acknowledged before me on the 14 day of July, 2022 by *Cale Kobza*

Notary Signature *[Signature]*
Notary Printed name *Shannan Stephens*
Notary Commission Expiration *7-30-2025*

Notary Commission Expiration *7-30-2025*

This is to certify that I, Alan J. Horton a Registered Professional Land Surveyor of the State of Texas, Registration No. 5768 have plotted 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 minimum 5/8 inch diameter and thirty (30) inches long, and that this plat correctly represents that survey made by me.

Alan Jay Horton
RPLS No. 5768



APPROVED by the Commissioners Court of Washington County, Texas, this ____ day of ____ 2022.

[Signature]
County Judge
[Signature]
Commissioner, Precinct 1
[Signature]
Commissioner, Precinct 2
[Signature]
Commissioner, Precinct 3
[Signature]
Commissioner, Precinct 4

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

I, Beth A. Rothermel, 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 day of July, 2022 at 4:05 o'clock P.M. and duly recorded on the 20 day of July, 2022 at 4:05 o'clock P.M. in plat cabinet 2 sheet 166 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]
Clerk of the County Court Washington County, Texas

DIRECTIONS FOR PROPER DEDICATION EXECUTION

All plats submitted for approval, and recording, shall have original signatures in black ink. Each signature shall have, immediately under it in legible lettering or typing in black ink, the name corresponding to the original signature. All corporate, legal, license and registration seals shall be affixed and darkened in such as manner as to be legible.

NOTATION FOR ALL PLATS

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.

FINAL PLAT
RESERVE AT CHAPPELL HILL
35 LOTS 1 BLOCK 2 RESERVES
A SUBDIVISION CONTAINING 115.864 ACRES, SITUATED IN
THE JAMES KEGANS SURVEY, A-68
WASHINGTON COUNTY, TEXAS

GBI PARTNERS LAND SURVEYING CONSULTANTS 7696 183A, BUILDING 2, STE. A • LEANDER, TX 78641 PHONE: 281-499-4539 • WWW.GBISURVEY.COM TBPELS # 10194150 • TBPE # F17284	SCALE: 1"= 200'	JOB NO. 210119	DATE: 7-13-2022
	SHEET 2 OF 2	CREW CHIEF:	FIELD BOOK: