BOUNDARY SURVEY PLAT
OF
LOT 25 - 1.749 Acres
WASHINGTON HEIGHTS
AT
CHAPPELL HILL
SUBDIVISION
PLAT CABINET 804A, 804B, 805A, P.R.W.C.T.
IN THE
SIMON MILLER SURVEY, A-88
GIBSON KUYKENDALL LEAGUE, A-71
WASHINGTON COUNTY, TEXAS

SM

SCALE: 1" = 30'

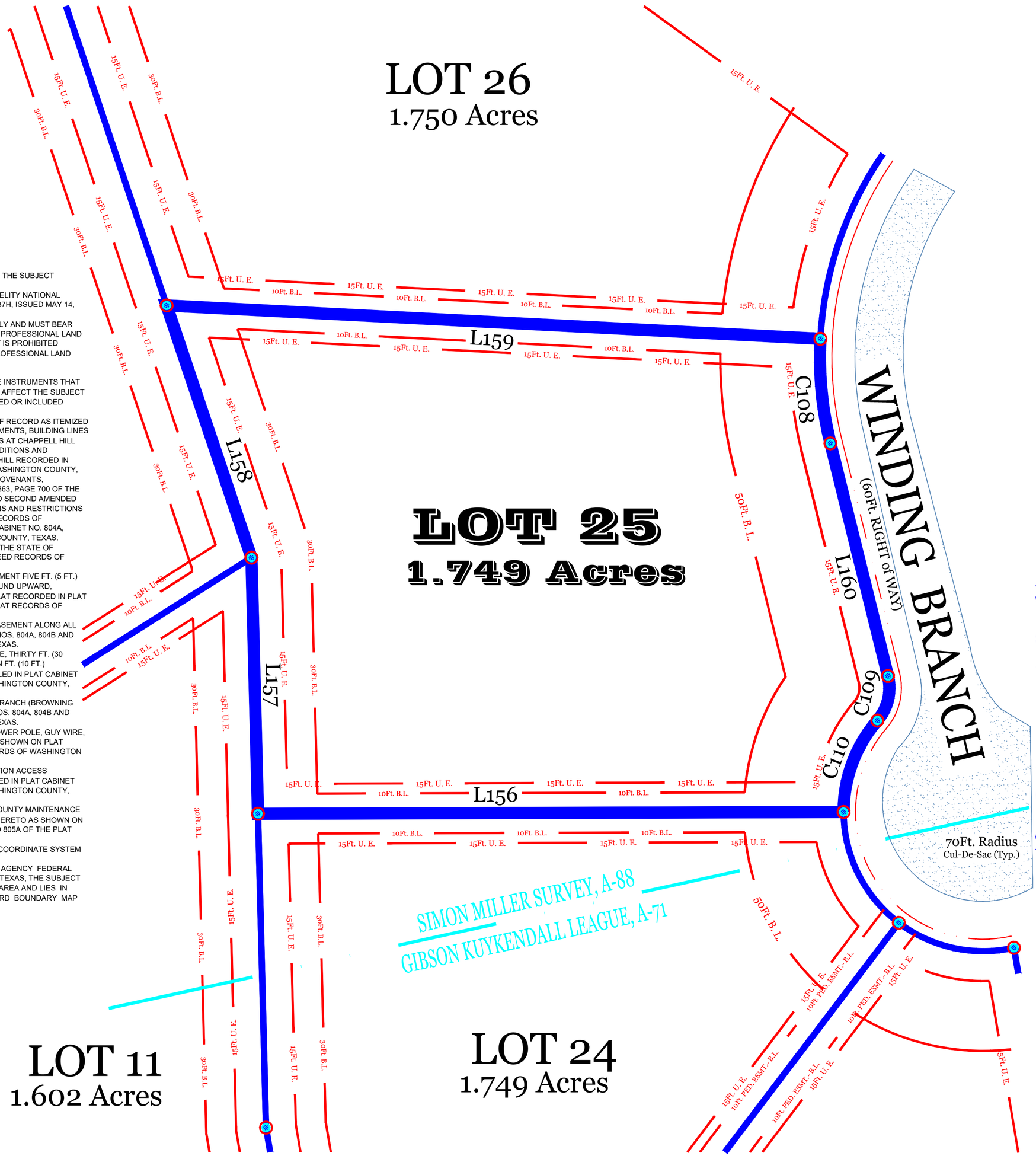
30 0 30 Feet

LEGEND

- 50Ft. B.L. 50Ft. B.L. — 50Ft. BUILDING LINE
- 30Ft. B.L. 30Ft. B.L. — 30Ft. BUILDING LINE
- 10Ft. B.L. 10Ft. B.L. 10Ft. B.L. — 10Ft. BUILDING LINE
- 15Ft. U.E. 15Ft. U.E. — 15Ft. UTILITY EASEMENT
- 6Ft. WASHINGTON COUNTY MAINTENANCE EASEMENT
- ASPHALT

NOTES:

1. THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE CO., UNDER G. F. NO. FTH-93-FAH26005537H, ISSUED MAY 14, 2026 .
3. THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID, ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
4. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
5. SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED BELOW: COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, BUILDING LINES AND RESTRICTIONS APPLICABLE TO WASHINGTON HEIGHTS AT CHAPPELL HILL SUBD., AS SET OUT IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WASHINGTON HEIGHTS AT CHAPPELL HILL RECORDED IN VOLUME 1862, PAGE 460 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN VOLUME 1863, PAGE 700 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN VOLUME 1874, PAGE 654 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND AS SHOWN ON PLAT CABINET NO. 804A, 804B, AND 805A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
6. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO THE STATE OF TEXAS AS RECORDED IN VOLUME 181, PAGE 167 OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
7. SUBJECT TO THAT CERTAIN UNOBSTRUCTED AERIAL EASEMENT FIVE FT. (5 FT.) WIDE FROM A PLANE TWENTY FT. (20 FT.) ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS AS SHOWN ON PLAT RECORDED IN PLAT CABINET CABINET FILE NO. 804A, 804B AND 805A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
8. SUBJECT TO THAT CERTAIN FIFTEEN FT. (15 FT.) UTILITY EASEMENT ALONG ALL LOT LINES AS SET FORTH IN PLAT FILED IN PLAT CABINET NOS. 804A, 804B AND 805A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
9. SUBJECT TO THAT CERTAIN FIFTY FT. (50 FT.) BUILDING LINE, THIRTY FT. (30 FT.) BUILDING LINE, TEN FT. (10 FT.) BUILDING LINE AND TEN FT. (10 FT.) DETENTION AREA BUILDING LINE AS SET FORTH IN PLAT FILED IN PLAT CABINET NOS. 804A, 804B AND 805A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
10. SUBJECT TO THAT CERTAIN CENTER LINE TRIBUTARY TO BRANCH (BROWNING BRANCH) AS SET FORTH IN PLAT FILED IN PLAT CABINET NOS. 804A, 804B AND 805A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
11. SUBJECT TO THAT CERTAIN OVERHEAD ELECTRIC LINE, POWER POLE, GUY WIRE, AND ANY EASEMENT RIGHTS APPURTENANT THERETO, AS SHOWN ON PLAT CABINET FILE NO. 804A, 804B AND 805A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
12. SUBJECT TO THAT CERTAIN FIFTEEN FOOT (15 FT.) DETENTION ACCESS EASEMENT –UTILITY EASEMENT AS SET FORTH IN PLAT FILED IN PLAT CABINET NOS. 804A, 804B AND 805A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
13. SUBJECT TO THAT CERTAIN SIX FT. (6 FT.) WASHINGTON COUNTY MAINTENANCE EASEMENT AND ANY EASEMENT RIGHTS APPURTENANT THERETO AS SHOWN ON PLAT RECORDED IN PLAT CABINET FILE NO. 804A, 804B AND 805A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
14. ALL BEARINGS NOTED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203.
15. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR WASHINGTON COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND LIES IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48477C0500D, DATED MAY 16, 2019.



COURSE & DISTANCE TABLES

LINE No.	BEARING	DISTANCE
L156	S 89°49'47" W	293.73'
L157	N 01°28'00" W	128.46'
L158	N 18°35'01" W	133.41'
L159	S 87°04'41" E	328.34'
L160	S 13°53'52" E	120.17'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C108	180.00'	52.84'	52.65'	S 05°29'14" E	16°49'10"
C109	25.00'	23.83'	22.94'	S 13°24'50" W	54°37'24"
C110	70.00'	49.96'	48.91'	S 20°16'40" W	40°53'45"

I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN HEREON.

DIGITAL PDF COPY OF THE
FINAL BOUNDARY SURVEY PLAT
FOR EXHIBIT PURPOSES ONLY
NOT FOR RECORDATION PURPOSES

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 4361

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PROJECT No.: 23325A

TITLE Co.: FIDELITY NATIONAL TITLE INSURANCE Co.	G.F. No.: FAH 26005537
MORTGAGE Co.: T.B.D.	
PURCHASER: MORE THAN MORTAR, LLC	
ADDRESS: WINDING BRANCH, CHAPPELL HILL, WASHINGTON COUNTY, TEXAS	

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