

**BENCHMARKS:**  
 BENCHMARK NO. 37:  
 12" DIA. CONCRETE MONUMENT WITH BRASS DISK STAMPED #37 ELEVATION: 229.00'  
 BENCHMARK NO. 38:  
 12" DIA. CONCRETE MONUMENT WITH BRASS DISK STAMPED #38 ELEVATION: 222.50'

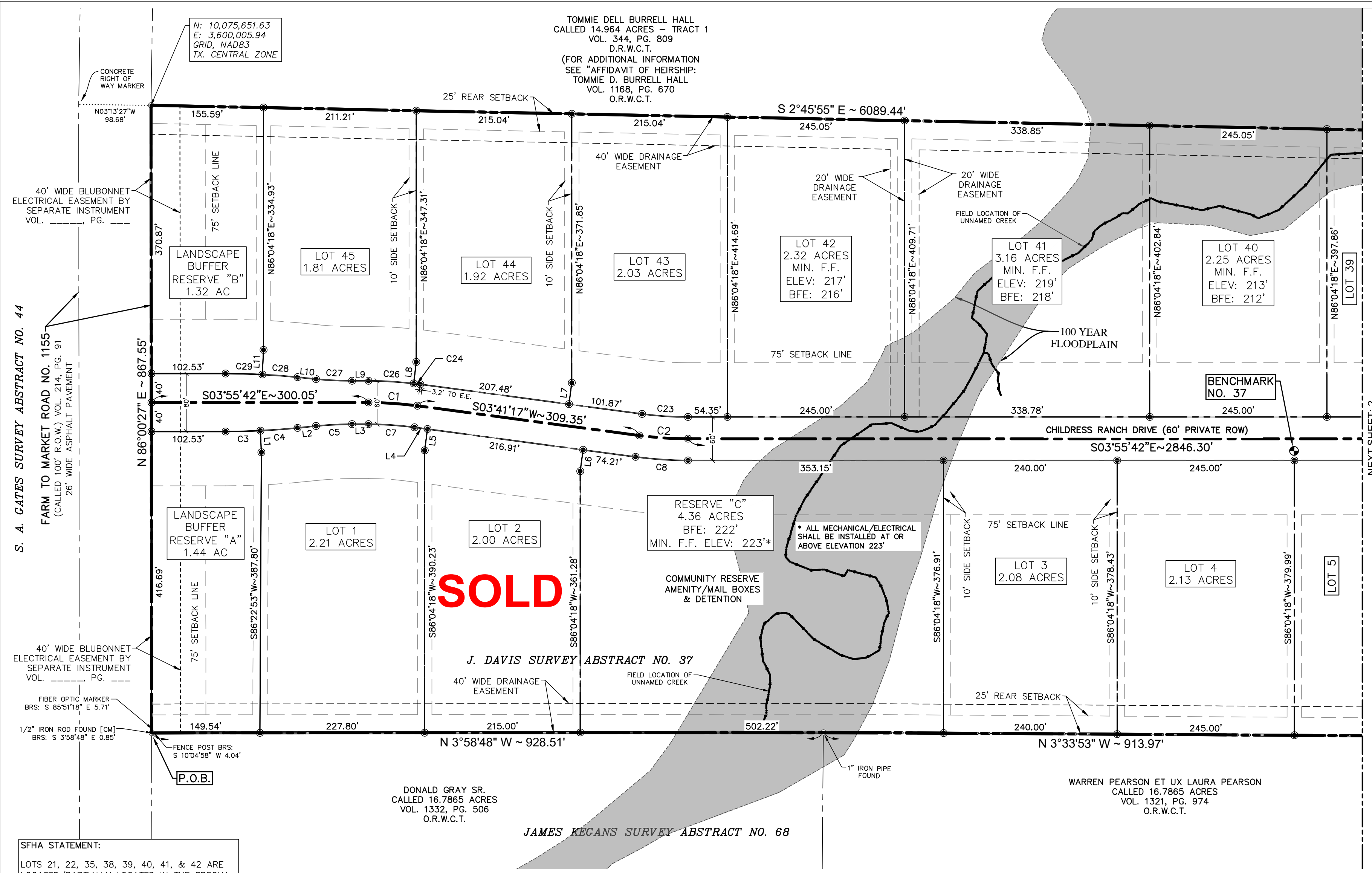
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 83°18'48" W	29.96'
L2	S 9°38'21" E	25.69'
L3	S 3°55'42" E	22.71'
L4	S 3°41'17" W	18.23'
L5	N 86°18'43" W	29.74'
L6	N 86°18'43" W	29.74'
L7	S 86°18'43" E	29.74'
L8	S 87°15'45" E	29.97'
L9	N 3°55'42" W	22.71'
L10	N 1°46'56" E	25.69'
L11	N 88°58'58" E	34.11'



CIVIL | CMT | GEOTECHNICAL  
 STRUCTURAL | SURVEY

CORPORATE OFFICE  
 401 W 26TH ST  
 BRYAN, TEXAS 77803  
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 FORT WORTH 817.405.0774  
 GEORGETOWN 512.930.5832  
 SAN ANTONIO 210.305.4792  
 TBPELS FIRM REGISTRATION  
 NUMBERS:  
 F-7451 & F-101914599

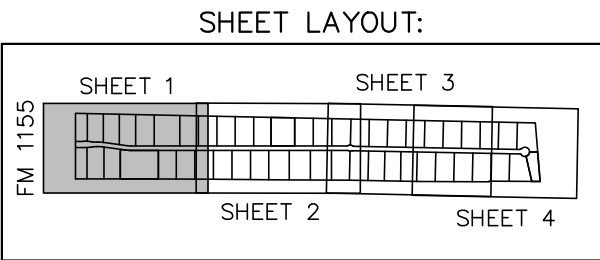
**FINAL PLAT**  
 ISSUE DATE: 02/08/23  
 DRAWN BY: TPD  
 CHECKED BY: KJP  
 PROJECT #: 22-0776



**SOLD**

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C3	2°45'30"	1000.00'	48.14'	24.08'	S 5°18'27" E	48.14'
C4	2°57'08"	1000.00'	51.53'	25.77'	S 8°09'46" E	51.52'
C5	5°42'38"	500.00'	49.83'	24.94'	S 6°47'02" E	49.81'
C7	7°36'59"	480.00'	63.81'	31.95'	S 0°07'13" E	63.76'
C8	7°36'59"	540.00'	71.78'	35.94'	S 0°07'13" E	71.73'
C23	7°36'59"	480.00'	63.81'	31.95'	N 0°07'13" W	63.76'
C24	0°57'02"	540.00'	8.96'	4.48'	N 3°12'46" E	8.96'
C26	6°39'57"	540.00'	62.82'	31.45'	N 0°35'44" W	62.79'
C27	5°42'38"	500.00'	49.83'	24.94'	N 1°04'23" W	49.81'
C28	2°47'58"	1000.00'	48.86'	24.43'	N 0°22'57" E	48.86'
C29	2°54'40"	1000.00'	50.81'	25.41'	N 2°28'22" W	50.80'

CHILDRESS RANCH DRIVE				
CURVE #	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C1	510.00'	67.79'	S00° 07' 13"E	67.74'
C2	510.00'	67.79'	S00° 07' 13"E	67.74'



**SFHA STATEMENT:**  
 LOTS 21, 22, 35, 38, 39, 40, 41, & 42 ARE LOCATED/PARTIALLY LOCATED IN THE SPECIAL FLOOD HAZARD AREA. CONTACT THE WASHINGTON COUNTY FLOODPLAIN ADMINISTRATOR FOR FLOODPLAIN PERMIT REQUIREMENTS BEFORE BEGINNING ANY DEVELOPMENT OR CONSTRUCTION ON LOTS 21, 22, 35, 38, 39, 40, 41, OR 42.

- LEGEND**
- BOUNDARY LINE
  - - - ADJOINER BOUNDARY LINE
  - SURVEY MONUMENT
  - 1/2" CAPPED IRON ROD SET MARKED 'GESSNER'
  - IRF IRON ROD FOUND
  - O.R.W.C.T. OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
  - D.R.W.C.T. DEED RECORDS OF WASHINGTON COUNTY, TEXAS
  - [CM] CONTROLLING MONUMENT

**FINAL PLAT**  
**CHILDRESS RANCH ESTATES**

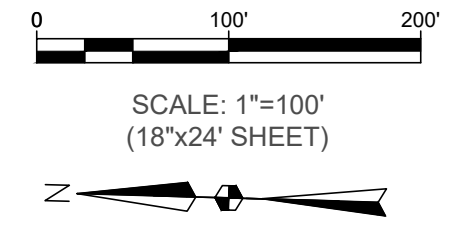
**115.34 ACRES**

J. DAVIS SURVEY ABSTRACT NO. 37  
 WASHINGTON COUNTY, TEXAS  
 SCALE: 1"=100' JANUARY, 2023

DEVELOPED BY:  
**DEMPSEYGILL, LLC**  
 8904 FM 2920 STE. 1A  
 SPRING, TEXAS 77379

**SHEET 1 OF 5**

SEE SHEET 5 FOR NOTES AND SIGNATURES/DECLARATIONS



**BENCHMARKS:**  
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 BENCHMARK NO. 38:  
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 ELEVATION: 222.50'

**SOLD**



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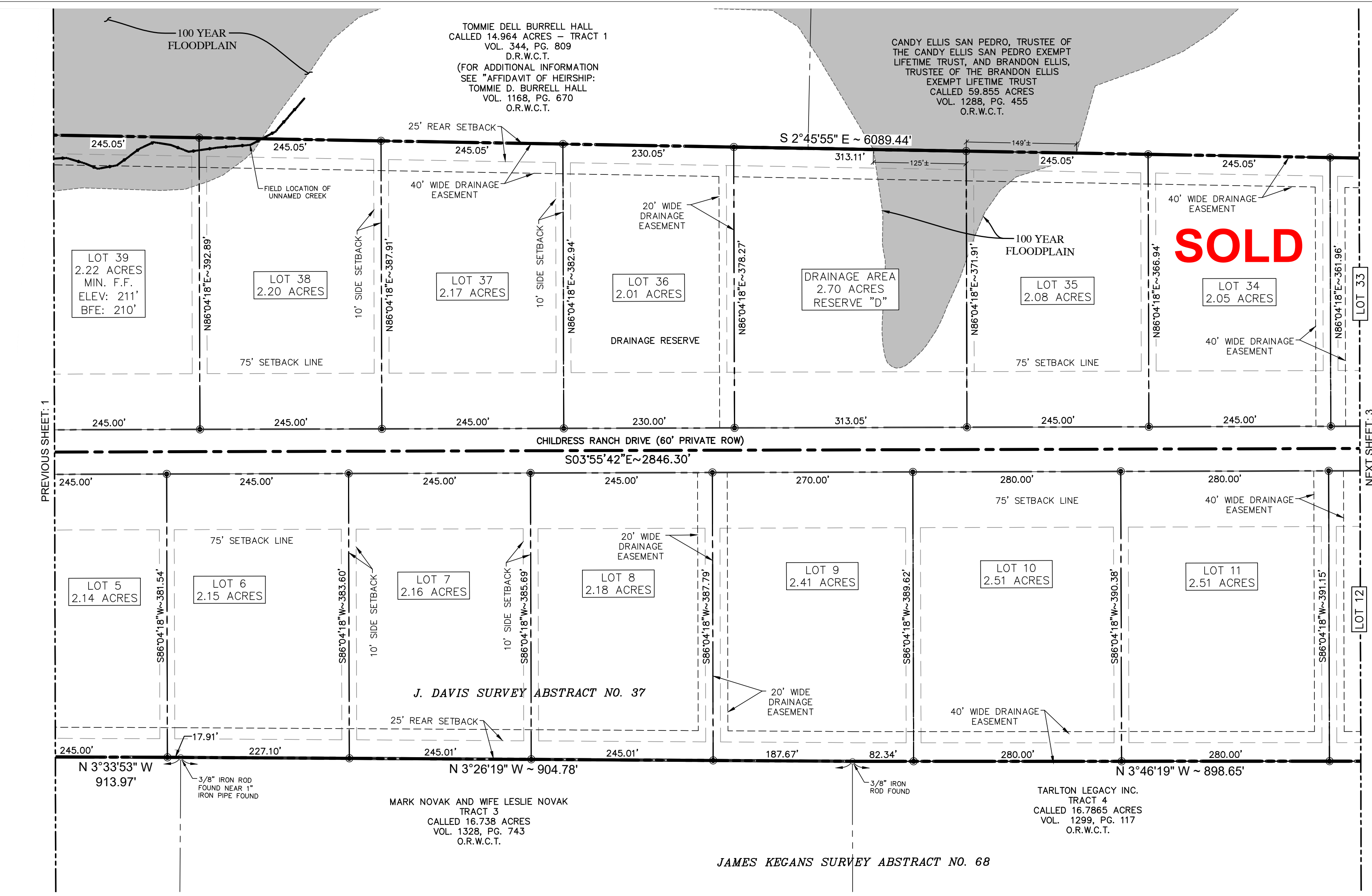
**FINAL PLAT**  
**CHILDRESS RANCH ESTATES**  
**115.34 ACRES**

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**SHEET 2 OF 5**

**FINAL PLAT**

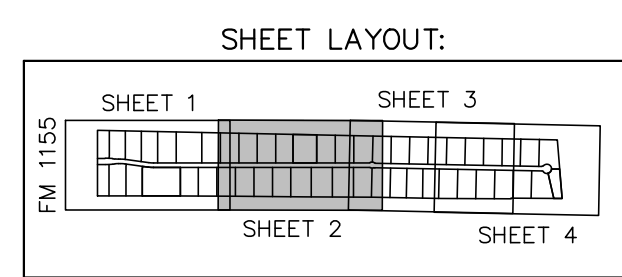
ISSUE DATE: 02/08/23  
 DRAWN BY: TPD  
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**LEGEND**

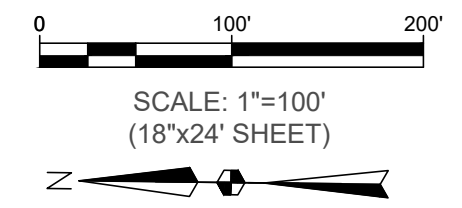
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	SURVEY MONUMENT 1/2" CAPPED IRON ROD SET MARKED 'GESSNER'
	IRON ROD FOUND
	OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
	DEED RECORDS OF WASHINGTON COUNTY, TEXAS
	CONTROLLING MONUMENT

**SFHA STATEMENT:**  
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 LOCATED/PARTIALLY LOCATED IN THE SPECIAL  
 FLOOD HAZARD AREA. CONTACT THE  
 WASHINGTON COUNTY FLOODPLAIN  
 ADMINISTRATOR FOR FLOODPLAIN PERMIT  
 REQUIREMENTS BEFORE BEGINNING ANY  
 DEVELOPMENT OR CONSTRUCTION ON LOTS 21,  
 22, 35, 38, 39, 40, 41, OR 42.



SEE SHEET 5 FOR NOTES AND  
 SIGNATURES/DECLARATIONS

CANDY ELLIS SAN PEDRO, TRUSTEE OF THE CANDY ELLIS SAN PEDRO EXEMPT LIFETIME TRUST, AND BRANDON ELLIS, TRUSTEE OF THE BRANDON ELLIS EXEMPT LIFETIME TRUST CALLED 59.855 ACRES VOL. 1288, PG. 455 O.R.W.C.T.



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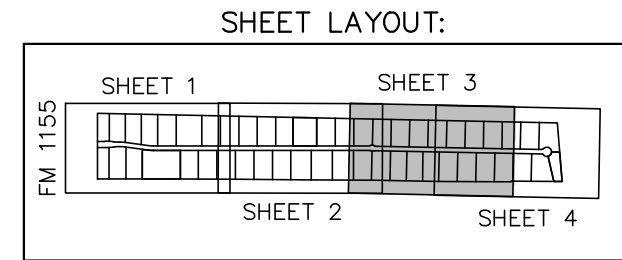
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OZELIA PALMER  
 TRACT 5  
 CALLED 16.7865 ACRES  
 VOL. 1324, PG. 342  
 O.R.W.C.T.

HARDY B. JOHNSON  
 TRACT 6  
 CALLED 16.7865 ACRES  
 VOL. 388, PG. 896  
 O.R.W.C.T.

JAMES KEGANS SURVEY ABSTRACT NO. 68

**SFHA STATEMENT:**  
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SEE SHEET 5 FOR NOTES AND SIGNATURES/DECLARATIONS

**FINAL PLAT**  
**CHILDRESS RANCH ESTATES**  
**115.34 ACRES**

J. DAVIS SURVEY ABSTRACT NO. 37  
 WASHINGTON COUNTY, TEXAS  
 SCALE: 1"=100' JANUARY, 2023  
 DEVELOPED BY:  
 DEMPSEYGILL, LLC  
 8904 FM 2920 STE. 1A  
 SPRING, TEXAS 77379

**SHEET 3 OF 5**

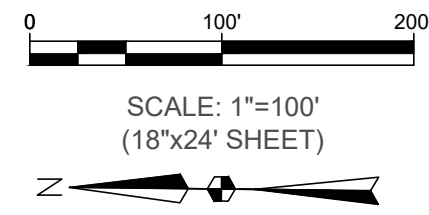
**LEGEND**

	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	SURVEY MONUMENT
	1/2" CAPPED IRON ROD SET MARKED 'GESSNER'
	IRON ROD FOUND
	IRF
	O.R.W.C.T.
	D.R.W.C.T.
	[CM]
	CONTROLLING MONUMENT

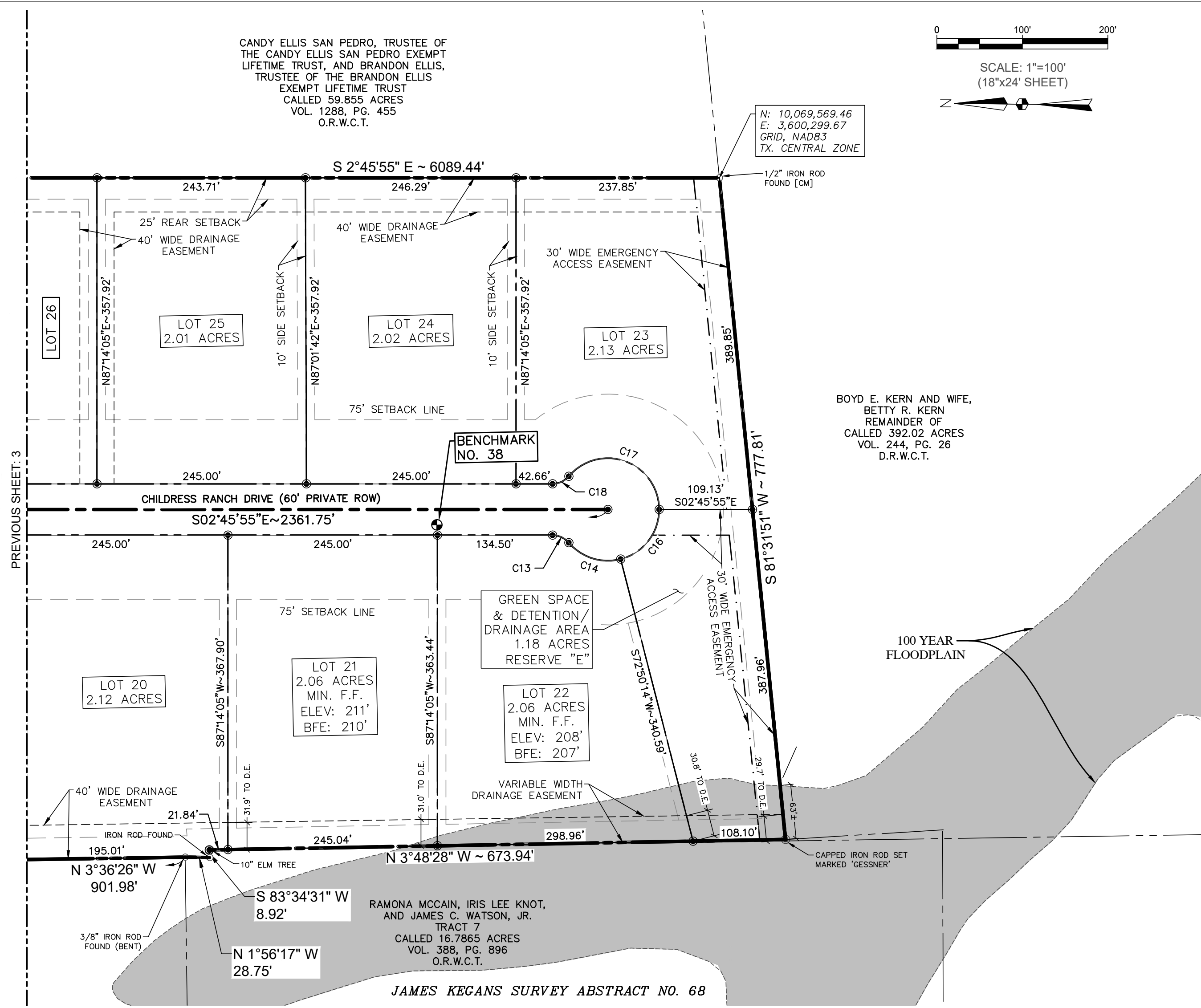
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C9	35°02'29"	25.00'	15.29'	7.89'	S 13°35'32" W	15.05'
C10	33°52'42"	41.00'	24.24'	12.49'	S 14°10'26" W	23.89'
C11	33°33'26"	41.00'	24.01'	12.36'	S 19°32'38" E	23.67'
C12	33°33'26"	25.00'	14.64'	7.54'	S 19°32'38" E	14.43'
C19	33°33'26"	25.00'	14.64'	7.54'	N 14°00'48" E	14.43'
C20	33°17'12"	41.00'	23.82'	12.26'	N 14°08'55" E	23.49'
C21	33°26'47"	41.00'	23.93'	12.32'	N 19°13'05" W	23.60'
C22	32°00'46"	25.00'	13.97'	7.17'	N 19°56'05" W	13.79'

CANDY ELLIS SAN PEDRO, TRUSTEE OF THE CANDY ELLIS SAN PEDRO EXEMPT LIFETIME TRUST, AND BRANDON ELLIS, TRUSTEE OF THE BRANDON ELLIS EXEMPT LIFETIME TRUST  
 CALLED 59.855 ACRES  
 VOL. 1288, PG. 455  
 O.R.W.C.T.



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C13	49°40'47"	25.00'	21.68'	11.57'	S 22°04'29" W	21.00'
C14	64°04'38"	60.00'	67.10'	37.55'	S 14°52'33" W	63.66'
C16	75°36'09"	60.00'	79.17'	46.54'	S 54°57'50" E	73.55'
C17	139°40'47"	60.00'	146.27'	163.43'	N 17°23'41" E	112.65'
C18	49°40'47"	25.00'	21.68'	11.57'	N 27°36'19" W	21.00'



BOYD E. KERN AND WIFE, BETTY R. KERN  
 REMAINDER OF CALLED 392.02 ACRES  
 VOL. 244, PG. 26  
 D.R.W.C.T.

RAMONA MCCAIN, IRIS LEE KNOT, AND JAMES C. WATSON, JR.  
 TRACT 7  
 CALLED 16.7865 ACRES  
 VOL. 388, PG. 896  
 O.R.W.C.T.

JAMES KEGANS SURVEY ABSTRACT NO. 68



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## FINAL PLAT CHILDRESS RANCH ESTATES

**115.34 ACRES**

J. DAVIS SURVEY ABSTRACT NO. 37  
 WASHINGTON COUNTY, TEXAS  
 SCALE: 1"=100' JANUARY, 2023

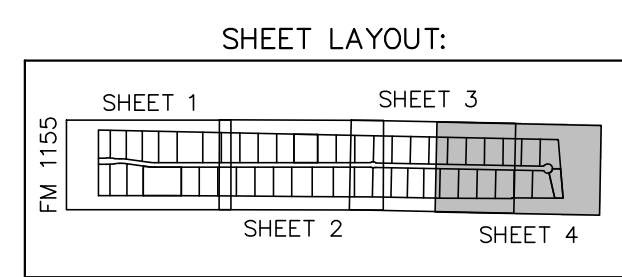
DEVELOPED BY:  
**DEMPSEYGILL, LLC**  
 8904 FM 2920 STE. 1A  
 SPRING, TEXAS 77379

**SHEET 4 OF 5**

- LEGEND**
- BOUNDARY LINE
  - - - ADJOINER BOUNDARY LINE
  - SURVEY MONUMENT
  - 1/2" CAPPED IRON ROD SET MARKED 'GESSNER'
  - IRF IRON ROD FOUND
  - O.R.W.C.T. OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
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 ELEVATION: 222.50'



SEE SHEET 5 FOR NOTES AND SIGNATURES/DECLARATIONS

**FINAL PLAT**

ISSUE DATE: 02/08/23  
 DRAWN BY: TPD  
 CHECKED BY: KJP  
 PROJECT #: 22-0776

CHILDRESS RANCH ESTATES  
115.34 ACRE TRACT  
J. DAVIS SURVEY, A-37  
WASHINGTON COUNTY, TEXAS

Field notes of a 115.34 acre tract or parcel of land, lying and being situated in the J. Davis Survey, A-37, Washington County, Texas and being all of the called 115.41 acre tract described in the deed from Gail Marie Flewellen Brooks to IGOR, LLC as recorded in Volume 1833, Page 815 of the Official Records of Washington County, Texas and said 115.34 acre tract being more particularly described by metes and bounds, as follows:

BEGINNING at the northwest corner of the beforementioned 115.41 acre tract in the south right of way line of Farm to Market Road No. 1155, same being the northeast corner of the Gray, Sr.-called 16.7865 acre tract-Volume 1332, Page 506 of the Official Records of Washington County, Texas;

THENCE N 86° 00' 27" E along the south right of way line of FM No. 1155 (100' wide row) for a distance of 867.56 feet to the northeast corner of the 115.45 acre tract, same being the northwest corner of the Hall-called 14.964 acre-Tract 1-Volume 344, Page 809 of the Deed Records of Washington County, Texas, ( See also Volume 1168, Page 670 of the Official Records of Washington County, Texas), from which a concrete right of way marker bears N 03° 13' 27" W-98.68 feet;

THENCE S 02° 45' 55" E along the east line of the beforementioned 115.41 acre tract, same being the west line of the beforementioned 14.964 acre tract and the west line of the Pedro & Ellis-59.855 acre tract-Volume 1288, Page 455 of the Official Records of Washington County, Texas, adjacent to a fence, at a distance of 1.89 feet, pass a ½" iron rod found, continue on for a total distance of 6089.44 feet to a ½" iron rod found at a fence corner marking the southeast corner of the 115.41 acre tract in the north line of the Kern-remainder of 392.02 acre tract-Volume 244, Page 26 of the Deed Records of Washington County, Texas, same being the southwest corner of the 59.855 acre tract;

THENCE S 81° 31' 51" W along the south line of the beforementioned 115.41 acre tract, same being the north line of the beforementioned 392.02 acre tract, adjacent to a fence, for a distance of 777.81 feet to a ½" iron rod with "Gessner" cap set at the southwest corner of the 115.41 acre tract, same being the northwest corner of the 392.02 acre tract in the east line of the McCain, et al-called 16.7865 acre -Tract 7, Volume 388, Page 896 of the Official Records of Washington County, Texas;

THENCE along the east line of the following tracts: the beforementioned 16.7865 acre-Tract 7, the Johnson-16.7865 acre-Tract 6- Volume 388, Page 896, the Palmer-16.7865 acre -Tract 5-Volume 1324, Page 342, the Tarleton Legacy Inc -16.7865 acre Tract 4 -Volume 1299, Page 117, the Novac-16.738 acre Tract 3-Volume 1328, Page 743, the Pearson-16.7865 acre tract- Volume 1321, Page 974 and the beforementioned Gray-16.7865 acre tract (1332/506), along or near the east line of the abovementioned Davis Survey, A-37, adjacent to a crooked fence, as follows:

N 03° 48' 28" W for a distance of 673.94 feet to a 10" Elm Tree fence corner;

S 83° 34' 31" W for a distance of 8.92 feet to an iron rod found marking the interior ell corner of the 16.7895 acre -Tract 7;

N 01° 56' 17" W for a distance of 28.75 feet to a 3/8" iron rod found (bent) at the common corner of the 16.7865 acre -Tract 7 and the 16.7895 acre- Tract 6;

N 03° 36' 26" W for a distance of 901.98 feet to a 3/8" iron rod found (bent) marking the common corner of the 16.7865 acre -Tract 6 and the 16.7865 acre-Tract 5;

N 02° 47' 58" W for a distance of 898.85 feet to a 3/8" iron rod found marking the common corner of the 16.7865 acre -Tract 5 and the 16.7895 acre- Tract 4;

N 03° 46' 19" W for a distance of 898.65 feet to a 3/8" iron rod found marking the common corner of the 16.7865 acre -Tract 4 and the 16.738 acre- Tract 3;

N 03° 26' 19" W for a distance of 904.78 feet to a 3/8" iron rod found near a 1" iron pipe found marking the common corner of the 16.738 acre -Tract 3 and the 16.7865 acre tract (1321/974);

N 03° 33' 53" W for a distance of 913.97 feet to a 1" iron pipe found marking the common corner of the 16.7865 acre tract (1321/974) and the 16.7865 acre tract (1332/506);

N 03° 58' 48" W for a distance of 928.51 feet to the PLACE OF BEGINNING, containing 115.34 acres of land, more or less.



**BENCHMARKS:**  
BENCHMARK NO. 37:  
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12" DIA. CONCRETE MONUMENT WITH BRASS DISK STAMPED #38 ELEVATION: 222.50'

OWNER DEDICATION  
THE STATE OF TEXAS  
COUNTY OF WASHINGTON

I, CURT JOSLIN, MANAGING PARTNER OF CHILDRESS RANCH, LP, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF CHILDRESS RANCH SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS CHILDRESS RANCH SUBDIVISION IN THE J. DAVIS SURVEY A-37, 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 MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT I, CURT JOSLIN, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY.

FURTHER, I, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE OF 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 OTHER CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

- 1.) THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY OR ANY 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, I DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MANUFACTURED HOUSING SUBDIVISION) AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

FURTHER, I DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS BY THE OWNERS, HEIRS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREMAN, FIRE FIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNED AND ESTABLISHED AS PRIVATE STREETS.

WITNESS MY HAND IN \_\_\_\_\_, WASHINGTON COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2\_\_\_\_.

(SIGNATURE OF OWNER)

(PRINTED NAME OF OWNER)

**NOTARY PUBLIC ACKNOWLEDGMENT**

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_.

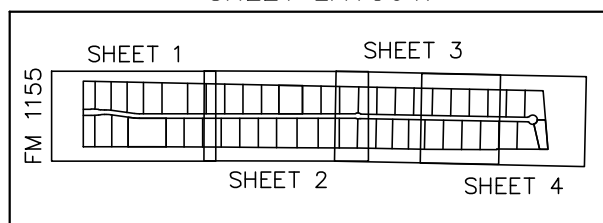
NOTARY PUBLIC, STATE OF TEXAS

NOTARY SIGNATURE

NOTARY PRINTED NAME

NOTARY COMMISSION EXPIRATION

**SHEET LAYOUT:**



**SURVEYOR'S ACKNOWLEDGEMENT**

THIS IS TO CERTIFY THAT I, S.M. KLING, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 2003 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 MINIMUM 5/8 INCH DIAMETER AND THIRTY (30) INCHES LONG, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

(SURVEYOR SIGNATURE)

(TEXAS REGISTRATION NO)

**COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT**

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

I, \_\_\_\_\_, 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 \_\_\_\_\_, 2\_\_\_\_, AT \_\_\_\_\_ O'CLOCK. \_\_\_\_M, AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_, AT \_\_\_\_\_ O'CLOCK. \_\_\_\_M, IN PLAT CABINET \_\_\_\_\_ SHEET \_\_\_\_\_ 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.

CLERK OF THE COUNTY COURT  
WASHINGTON COUNTY, TEXAS

**COMMISSIONERS COURT ACKNOWLEDGEMENT**

APPROVED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS, THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_.

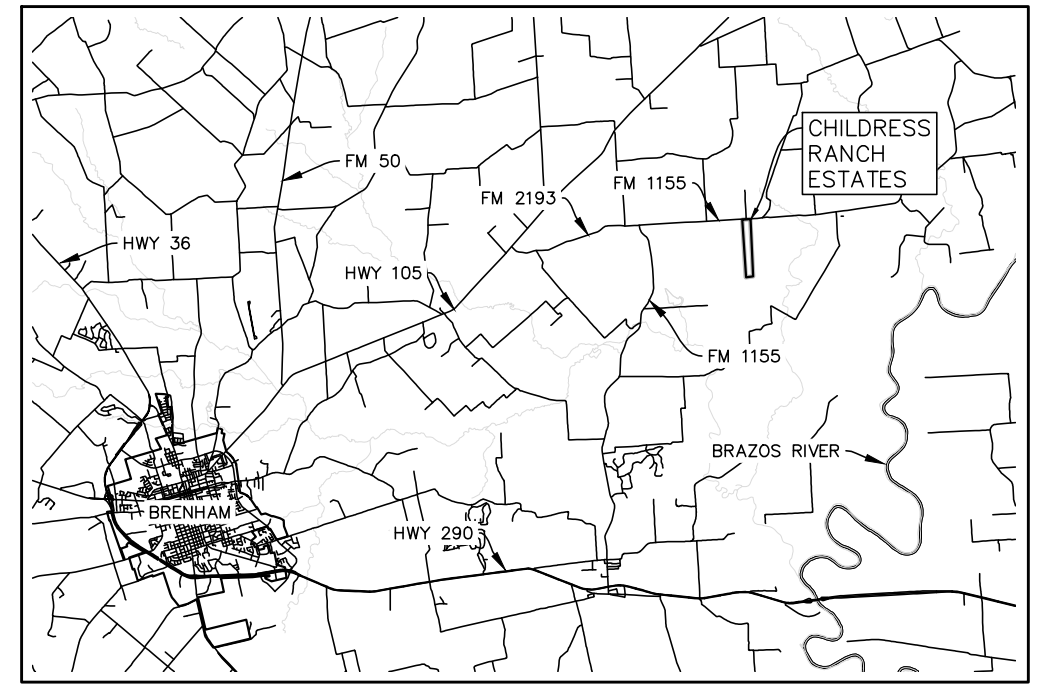
COUNTY JUDGE

COMMISSIONER, PRECINCT 1

COMMISSIONER, PRECINCT 3

COMMISSIONER, PRECINCT 2

COMMISSIONER, PRECINCT 4



**VICINITY MAP  
NOT TO SCALE**

NOTES:

1. CURRENT TITLE APPEARS TO BE VESTED IN IGOR, LLC BY VIRTUE OF GENERAL WARRANTY DEED RECORDED IN VOL. 1833, PG. 815 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
2. BASIS OF BEARINGS IS THE MONUMENTED EAST LINE OF THE CALLED 117.41 ACRE TRACT DESCRIBED IN VOL. 1833, PG. 815 WITH A RECORD BEARING OF S 02°45'55"E.
3. ELEVATIONS CORRESPOND TO NAVD 88 COORDINATES AND ARE DERIVED FROM GPS OBSERVATION.
4. PORTIONS OF THIS PROPERTY FALL WITHIN THE 100 YEAR FLOODPLAIN, ZONE A (SHADED AREA) – AREAS OF 1% ANNUAL CHANCE FLOOD ACCORDING TO THE FEMA FIRM MAP FOR WASHINGTON COUNTY, TEXAS (UNINCORPORATED AREAS), COMMUNITY MAP NO. 481188, PANEL NO. 0350C, MAP NO. 48477C0350C, EFFECTIVE DATE OF AUGUST 16, 2011.  
ALL FINISHED FLOOR ELEVATIONS LOCATED OUTSIDE THE FEMA 100 YEAR FLOODPLAIN SHALL HAVE A MINIMUM ELEVATION 1-FOOT ABOVE THE NEAREST HIGHEST ADJACENT GRADE.  
LOTS 21, 22, 39, 40, 41 & 42 ARE LOCATED/ARE PARTIALLY LOCATED IN ZONE A. CONTACT THE WASHINGTON COUNTY FLOODPLAIN ADMINISTRATOR FOR FLOODPLAIN PERMIT REQUIREMENTS BEFORE BEGINNING ANY DEVELOPMENT OR CONSTRUCTION ON LOTS 21, 22, 39, 40, 41 & 42.
5. MINIMUM BUILDING SETBACKS:  
• 75' FRONT SETBACK  
• 25' REAR SETBACK  
• 10' MINIMUM SIDELINE SETBACK
6. 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.
7. 12" DIA. CONCRETE MONUMENT BENCHMARK #XXX – DATUM: NAVD88

CIVIL | CMT | GEOTECHNICAL  
STRUCTURAL | SURVEY

CORPORATE OFFICE  
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GEORGETOWN 512.930.5832  
SAN ANTONIO 210.305.4792  
TBPELS FIRM REGISTRATION  
NUMBERS:  
F-7451 & F-101914599

**FINAL PLAT  
CHILDRESS RANCH ESTATES**

**115.34 ACRES**

J. DAVIS SURVEY ABSTRACT NO. 37  
WASHINGTON COUNTY, TEXAS

SCALE: 1"=100' JANUARY, 2023

DEVELOPED BY:  
**DEMPSEYGILL, LLC**  
8904 FM 2920 STE. 1A  
SPRING, TEXAS 77379

**SHEET 5 OF 5**

**FINAL PLAT**

ISSUE DATE: 02/08/23  
DRAWN BY: TPD  
CHECKED BY: KJP  
PROJECT #: 22-0776