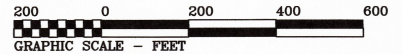


FINAL PLAT OF THE LEGACY HILL

A SUBDIVISION
CONSISTING OF 4 TRACTS
27.094 ACRES TOTAL
IN THE C. CARMONA SURVEY, A-125
WASHINGTON COUNTY, TEXAS

BEING ALL OF THE SAME LAND DESCRIBED AS 21.12 ACRES AND ALL OF THE SAME LAND DESCRIBED AS 6.000 ACRES IN A DEED FROM SARAH BETH LEHMANN OICE, SUCCESSOR TRUSTEE OF THE JAMES H. LEHMANN AND EDITH G. LEHMANN FAMILY TRUST DATED JUNE 1, 2007, AS AMENDED AND LANCE LEHMANN AND WIFE, PATRICKA LEHMANN TO S & G LEASING, LLC, DATED OCTOBER 27, 2021, RECORDED IN VOLUME 1806, PAGE 92, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.



LEGEND:
OHE = OVERHEAD ELECTRICAL LINE
U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE

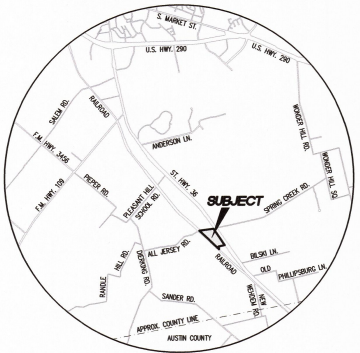
NOTES:

- Denotes 5/8" Iron rod set with plastic cap stamped "Lampe Surveying" unless otherwise noted.
- Bearings, Distances and Coordinates are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.
- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0450C, Washington County, Texas, effective date of August 16, 2011 and Map No. 48477C04750, Washington County, Texas, effective date of May 16, 2019, the subject property does not lie within the Special Flood Hazard Area.
- Contours were derived from USGS map, Welcome, Texas and Kenney, Texas Quadrangles.

COMMISSIONERS' COURT ACKNOWLEDGMENT

APPROVED BY THE COMMISSIONERS' COURT OF WASHINGTON COUNTY, TEXAS this 25 day of July, 2023.

John Surranbonjes
County Judge
Tommy Roberts
Commissioner, Precinct 1
W. Smith
Commissioner, Precinct 3
Candice Bullcock
Commissioner, Precinct 2
J. Smith
Commissioner, Precinct 4



Location Map
NTS

Property Owner: S & G Leasing, LLC
206 W. First Street
Brenham, Texas 77833
TEL: (979) 251-0830

Plat Prepared by: Lampe Surveying, Inc
Donald W. Lampe
1408 West Main Street
Brenham, Texas 77833
TEL: (979) 836-6677

OWNERS ACKNOWLEDGMENT

WE, S & G LEASING, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF "THE LEGACY HILL," DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO LINES THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS "THE LEGACY HILL," IN THE C. CARMONA SURVEY, A-125, WASHINGTON COUNTY, TEXAS.

"THIS IS TO CERTIFY THAT WE, S & G LEASING, LLC HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS' COURT WASHINGTON COUNTY."

"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, 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 CULLETS, DRAINAGE, SWAGS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING WASHINGTON COUNTY AND/OR 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 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) THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY 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 INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS AND/OR COMMERCIAL USE THEREON AND SHALL BE RESTRICTED FOR SAKE UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED."

Witness our hands in Washington County, TEXAS, this 16th day of June, 2023.

Skylar Schultz
Skylar Schultz, Manager
S & G Leasing, LLC

Savannah Gutierrez
Savannah Gutierrez, Manager
S & G Leasing, LLC

SURVEYOR CERTIFICATION

This is to certify that I, Donald W. Lampe, a Registered Professional Land Surveyor of the State of Texas, Registration No. 1732 have plotted 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 are depicted thereon and that all lot corners, angle points and points of curve set by me are properly marked with iron rods of 5/8 inch diameter and (30) inches long, and that this plat correctly represents that survey made by me.

Dated this the 17th day of May, 2023.
Donald W. Lampe
Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc



THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 16 day of June, 2023 by Skylar Schultz, Manager, S & G Leasing, LLC.

Elisette Mariscal Martinez
Notary Public
State of Texas
Notary's Name (Printed): Elisette Mariscal Martinez
Notary's Commission Expires: 01/20/2027

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 16 day of June, 2023 by Savannah Gutierrez, Manager, S & G Leasing, LLC.

Elisette Mariscal Martinez
Notary Public
State of Texas
Notary's Name (Printed): Elisette Mariscal Martinez
Notary's Commission Expires: 01/20/2027



LIEN HOLDER ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

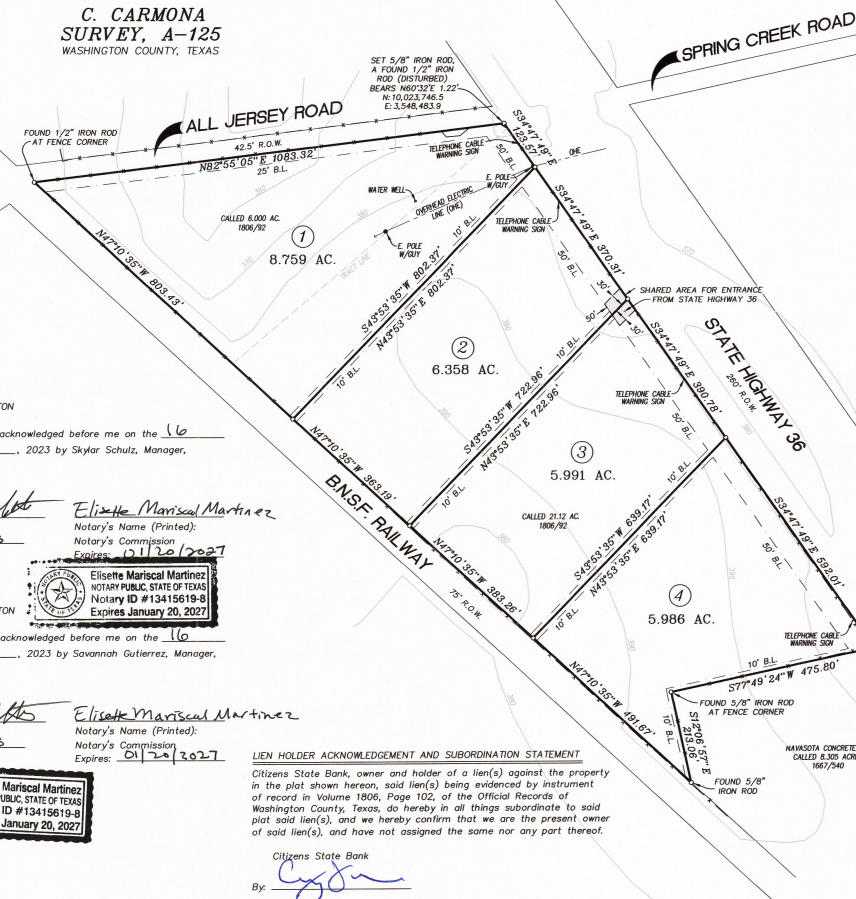
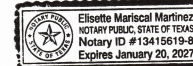
Citizens State Bank, owner and holder of a lien(s) against the property in the plat shown hereon, said lien(s) being evidenced by instrument of record in Volume 1806, Page 102, of the Official Records of Washington County, Texas, do hereby in all things subordinate to said plat said lien(s), and we hereby confirm that we are the present owner of said lien(s), and have not assigned the same nor any part thereof.

Citizens State Bank
By: *Cory Fletcher*
Printed Name: Cory Fletcher Title: Vice President

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 16 day of June, 2023 by Cory Fletcher of Citizens State Bank.

Elisette Mariscal Martinez
Notary Public
State of Texas
Notary's Name (Printed): Elisette Mariscal Martinez
Notary's Commission Expires: 01/20/2027



COUNTY CLERK CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth Rothamel, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the 16th day of July, 2023, A.D. at 10:54 o'clock A. M., and duly recorded the day of July, 2023, A.D. at 10:54 o'clock A. M., in Plat Cabinet File No. 823A.

Witnessed by hand and seal of the County Clerk of the said County, at office in Brenham, Texas.

By: *Melissa Chulze*
Beth Rothamel
County Clerk
Washington County, Texas

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
1408 WEST MAIN STREET
P. O. BOX 2037
BRENNHAM, TEXAS 77834-2037
(979) 836-6677
TEXAS LICENSED SURVEYING FIRM NO. 10040700
W.0.387 388751.DWG 388758.GG.CCG