

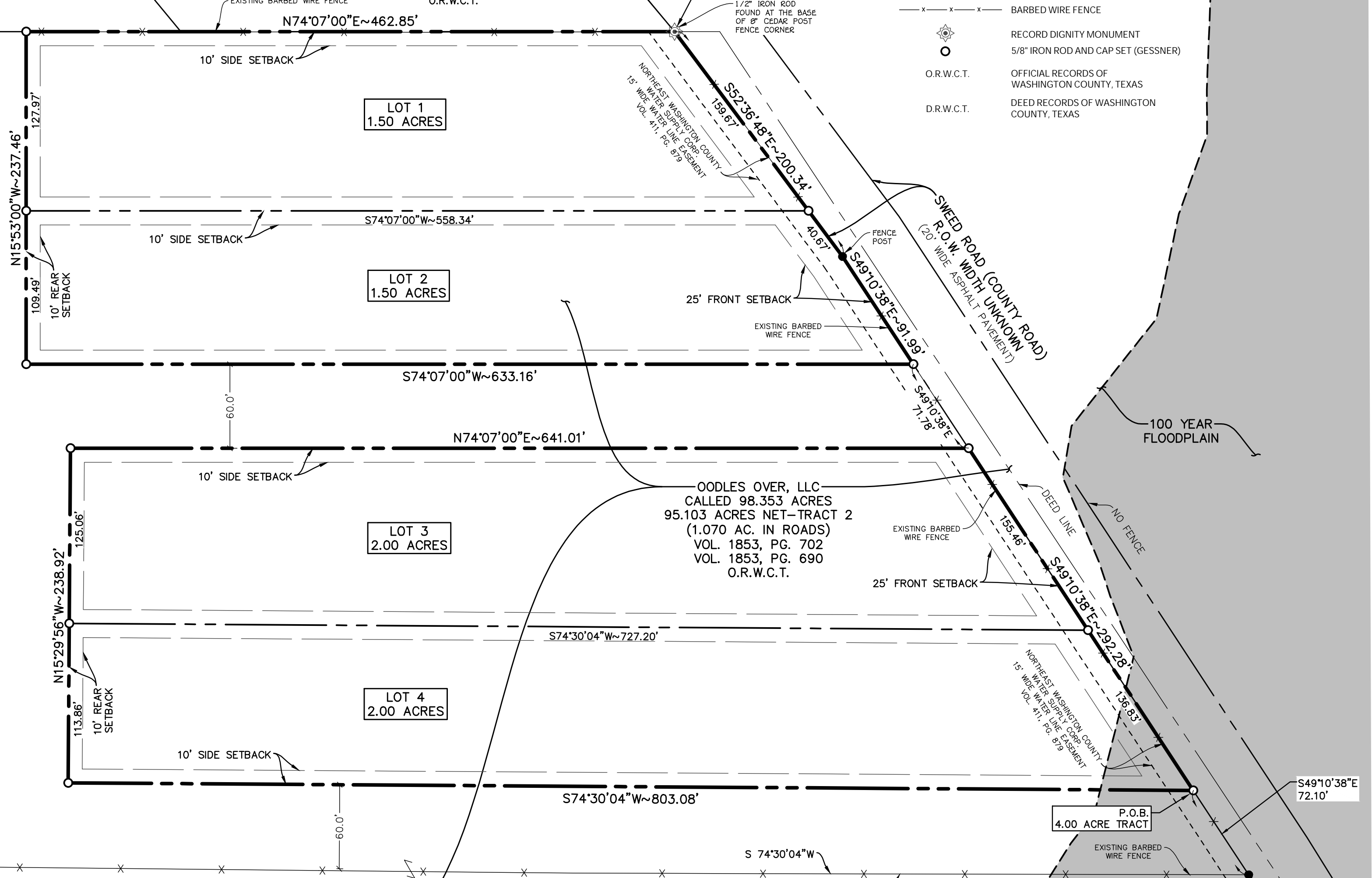
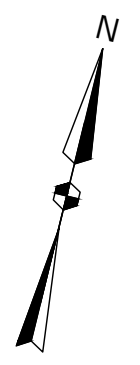
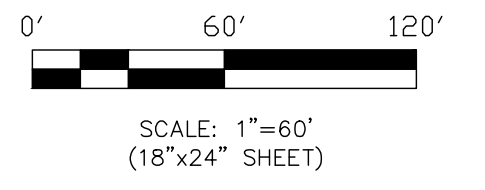
N:\Gessner Eng Data 23\23-0715 Sweed Rd. Brenham Subdivision\05 Dept Folders\05 Survey\05 OFFICE PRODUCTION\DWG\23-0715 Final Plat\_CD\_Surfaces.dwg

OODLES OVER, LLC  
CALLED 28.817 ACRES  
TRACT 3  
VOL. 1853, PG. 702  
O.R.W.C.T.

OODLES OVER, LLC  
CALLED 2.670 ACRES  
TRACT 1  
VOL. 1853, PG. 702  
O.R.W.C.T.

P.O.B.  
3.00 ACRE TRACT

- LEGEND**
- BOUNDARY LINE
  - ADJOINER BOUNDARY LINE
  - BARBED WIRE FENCE
  - RECORD DIGNITY MONUMENT
  - 5/8" IRON ROD AND CAP SET (GESSNER)
  - O.R.W.C.T.
  - OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
  - D.R.W.C.T.
  - DEED RECORDS OF WASHINGTON COUNTY, TEXAS



CML | CMT | GEOTECHNICAL  
STRUCTURAL | SURVEY

CORPORATE OFFICE  
401 W 26TH ST  
BRYAN, TEXAS 77803  
www.gessnerengineering.com

BRENHAM	979.836.6855
BRYAN	979.680.8840
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:	11/08/23
DRAWN BY:	TPD
CHECKED BY:	KJP/SMK
PROJECT #:	23-0715

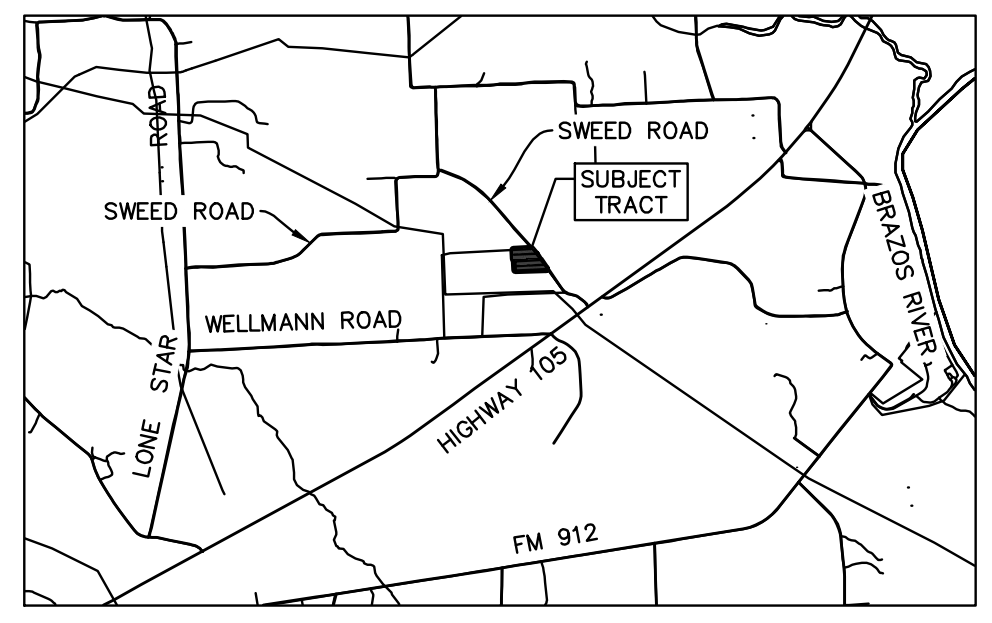
## FINAL PLAT SWEED ESTATES SUBDIVISION

### 7.00 ACRES (GROSS)

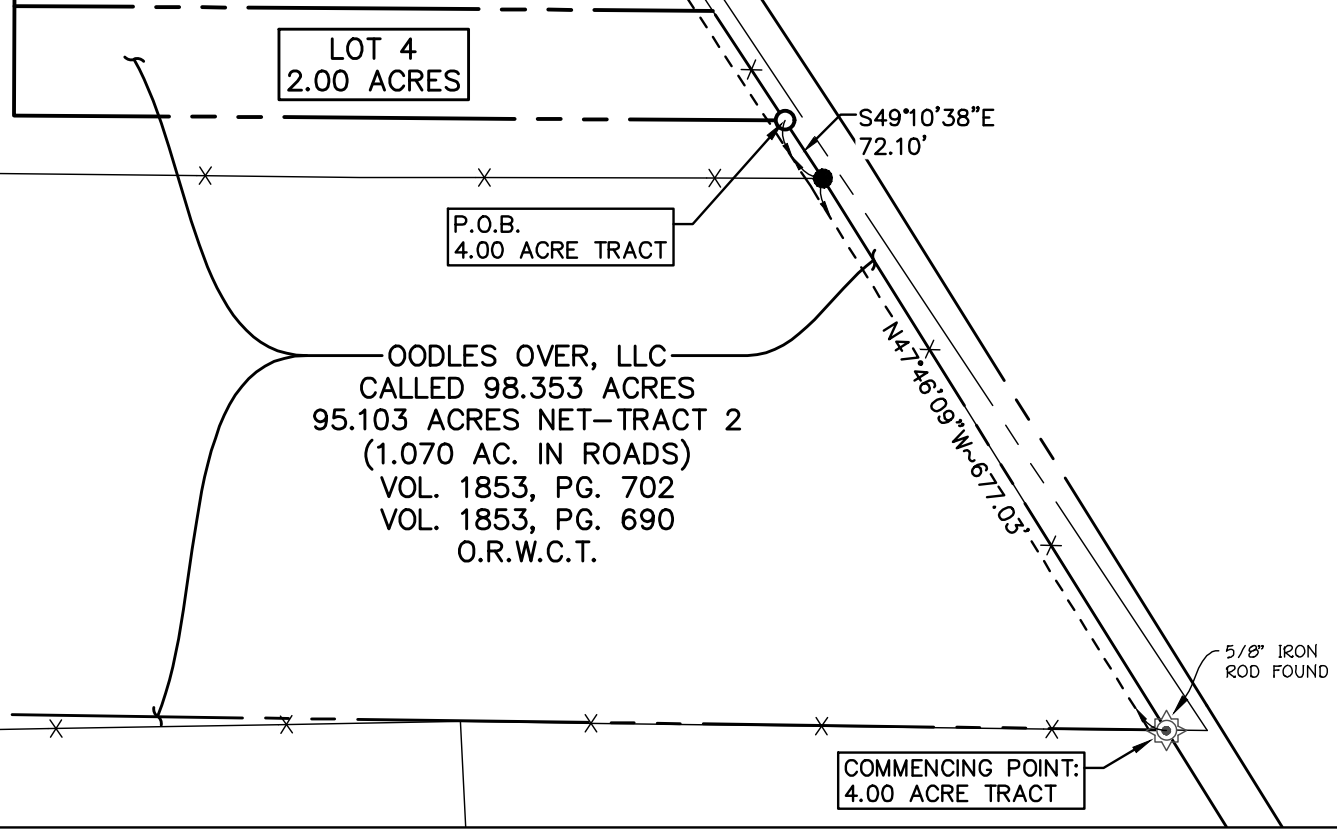
E. D. JACKSON SURVEY, A-64  
WASHINGTON COUNTY, TEXAS  
SCALE: 1"=100' OCTOBER, 2023

OWNED & DEVELOPED BY:  
OODLES OVER, LLC  
111 COVE CREEK LANE  
HOUSTON, TX 77042

SHEET 1 OF 2



VICINITY MAP  
NOT TO SCALE



LOT 4  
2.00 ACRES

OODLES OVER, LLC  
CALLED 98.353 ACRES  
95.103 ACRES NET-TRACT 2  
(1.070 AC. IN ROADS)  
VOL. 1853, PG. 702  
VOL. 1853, PG. 690  
O.R.W.C.T.

COMMENCING POINT:  
4.00 ACRE TRACT

LOTS 1 & 2  
SWEED ESTATES SUBDIVISION  
3.00 ACRES  
E. D. JACKSON SURVEY, A-64  
WASHINGTON COUNTY, TEXAS

Field notes of a 3.00 acre tract or parcel of land, lying and being situated in the E. D. Jackson Survey, A-64, Washington County, Texas and being part of the called 98.353 acre Tract 2 described in the deed from Beverly Jackson Masters, Trustee of the Beverly Jackson Masters Trust, to OODLES OVER, LLC as recorded in Volume 1853, Page 702 of the Official Records of Washington County, Texas, and said 3.00 acre tract being more particularly described by metes and bounds, as follows:

BEGINNING at the 1/2" iron rod found at the base of an 8" cedar post fence corner (having record dignity), marking the intersection of the northwest line of the beforementioned 98.353 acre Tract 2 with the occupation fence found marking the southwest line of Sweed Road, the north corner of the said 98.353 acre Tract 2 bears N 74° 07' 00" E - 32.22 feet, said 1/2" iron rod found also marking the east corner of a 2.670 acre Tract 1 described in the deed to OODLES OVER, LLC as recorded in Volume 1853, Page 702;

THENCE along the fence marking the southwest line of the beforementioned Sweed Road as follows:

S 52° 36' 48" E for a distance of 200.34 feet to a fence post;

S 49° 10' 38" E for a distance of 91.99 feet to a 5/8" iron rod & cap set (Gessner), from which a 5/8" iron rod & cap set (Gessner) bears S 49° 10' 38" E - 71.78 feet;

THENCE S 74° 07' 00" W, parallel to the northwest line of the beforementioned 98.353 acre Tract 2, for a distance 633.16' to a 5/8" iron rod & cap set (Gessner);

THENCE N 15° 53' 00" W for a distance of 237.46 feet to a 5/8" iron rod & cap set (Gessner) in the southeast line of a 28.817 acre Tract 3, described in the deed to OODLES OVER, LLC recorded in Volume 1853, Page 702;

THENCE N 74° 07' 00" E along the common line between the beforementioned 98.353 acre Tract Two, lying to the southeast, and the following two tracts lying to the northwest: the beforementioned 28.817 acre Tract 3 and the 2.670 acre Tract 1, adjacent to a fence, for distance of 462.85 feet to the PLACE OF BEGINNING, containing 3.00 acres of land, more or less.

LOTS 3 & 4  
SWEED ESTATES SUBDIVISION  
4.00 ACRES  
E. D. JACKSON SURVEY, A-64  
WASHINGTON COUNTY, TEXAS

Field notes of a 4.00 acre tract or parcel of land, lying and being situated in the E. D. Jackson Survey, A-64, Washington County, Texas and being part of the called 98.353 acre Tract 2 described in the deed from Beverly Jackson Masters, Trustee of the Beverly Jackson Masters Trust, to OODLES OVER, LLC as recorded in Volume 1853, Page 702 of the Official Records of Washington County, Texas, and said 4.00 acre tract being more particularly described by metes and bounds, as follows:

COMMENCING at a 1/2" iron rod found (having record dignity), marking the intersection of the southeast line of the beforementioned 98.353 acre Tract 2 with the occupation fence found marking the southwest line of Sweed Road, from which the east corner of the said 98.353 acre Tract 2 bears N 74° 52' 00" E - 43.19 feet;

THENCE along the fence marking the southwest line of the beforementioned Sweed Road as follows:

N 47° 46' 09" W for a distance of 677.03 feet to an 8" cedar post fence corner;

N 49° 10' 38" E for a distance of 72.10 feet to a 5/8" iron rod & cap set (Gessner) at the PLACE OF BEGINNING of this description;

THENCE S 74° 30' 04" W, parallel to and 60 feet northwest of an existing fence, for a distance 803.08 feet to a 5/8" iron rod & cap set (Gessner);

THENCE N 15° 29' 56" W for a distance of 238.92 feet to a 5/8" iron rod & cap set (Gessner);

THENCE N 74° 07' 00" E for distance of 641.01 feet to a 5/8" iron rod & cap set (Gessner) in the fenced southwest line of Sweed Road, from which a 5/8" iron rod & cap set (Gessner) bears N 49° 10' 38" W - 71.78 feet;

THENCE S 49° 10' 38" E along the fenced southwest line of Sweed Road, for a distance of 298.28 feet to the PLACE OF BEGINNING, containing 4.00 acres of land, more or less.

OWNER DEDICATION  
THE STATE OF TEXAS  
COUNTY OF WASHINGTON

We, OODLES OVER, LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF SWEED ESTATES 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 SWEED ESTATES SUBDIVISION IN THE E. D. JACKSON SURVEY A-64, 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 WE, OODLES OVER, LLC, 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, WE, 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, WE 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, WE 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 \_\_\_\_\_, 20\_\_.

(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

NOTES:

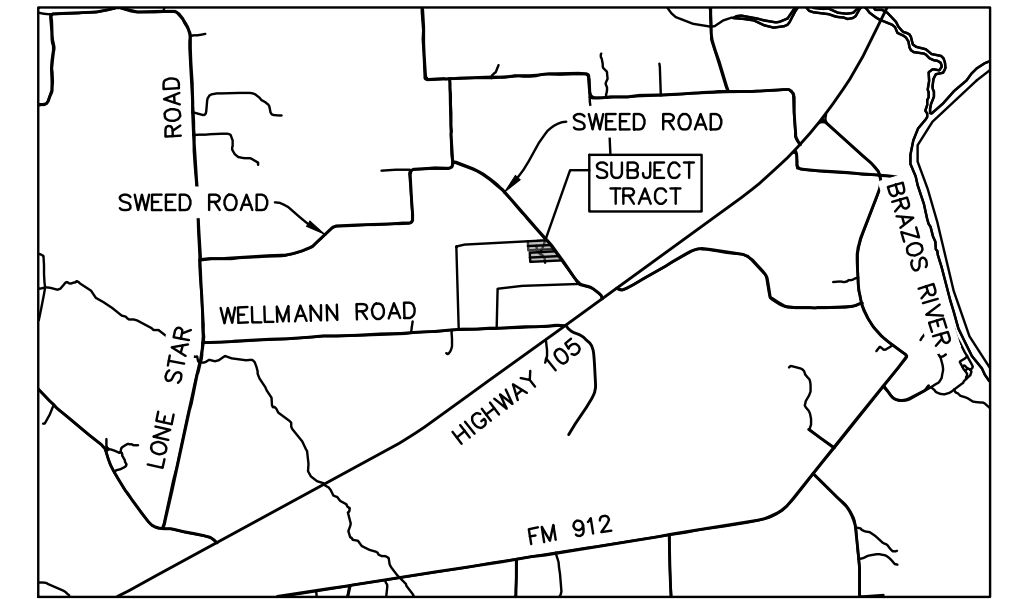
1. BASIS OF BEARINGS IS THE RECONSTRUCTED NORTHWEST LINE OF THE 95.103 ACRE TRACT (NET) AS RECORDED IN VOL. 1853, PG. 690 & VOL. 1853, PG. 702 WITH A RECORD BEARING OF N 74°07'E  
THE DISTANCES AND ACREAGES SHOWN HEREON ARE ADJUSTED TO SURFACE USING ADJUSTMENT SCALE FACTOR OF 1.00005700.
2. CURRENT TITLE APPEARS TO BE VESTED IN OODLES OVER, LLC BY VIRTUE OF DEEDS RECORDED IN VOL. 1853, PG. 690 & VOL. 1853, PG. 702 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
3. A PORTION OF THE SUBJECT TRACT DOES LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 481188, PANEL NO. 0175C, MAP NO. 48477C0175C, EFFECTIVE DATE: AUGUST 16, 2011.
4. MINIMUM BUILDING SETBACKS:
  - 25' FRONT SETBACK
  - 10' SIDE & REAR SETBACK

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.

*S.M. Kling*

S.M. KLING R.P.L.S. NO. 2003  
OCTOBER, 2023



VICINITY MAP  
NOT TO SCALE

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 \_\_\_\_, 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ 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\_\_.

JOHN DURRENBERGER  
COUNTY JUDGE

DON KOESTER  
COMMISSIONER, PRECINCT 1

KIRK HAMATH  
COMMISSIONER, PRECINCT 3

CANDICE BULLOCK  
COMMISSIONER, PRECINCT 2

DISTR. MAJEWSKI  
COMMISSIONER, PRECINCT 4



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TBPELS FIRM REGISTRATION NUMBERS:  
F-7451 & F-101914599

FINAL PLAT

ISSUE DATE:	11/08/23
DRAWN BY:	TPD
CHECKED BY:	KJP/SMK
PROJECT #:	23-0715

FINAL PLAT  
SWEED ESTATES SUBDIVISION

7.00 ACRES (GROSS)

E. D. JACKSON SURVEY, A-64  
WASHINGTON COUNTY, TEXAS  
SCALE: 1"=100' OCTOBER, 2023

OWNED & DEVELOPED BY:  
OODLES OVER, LLC  
111 COVE CREEK LANE  
HOUSTON, TX 77042

SHEET 2 OF 2