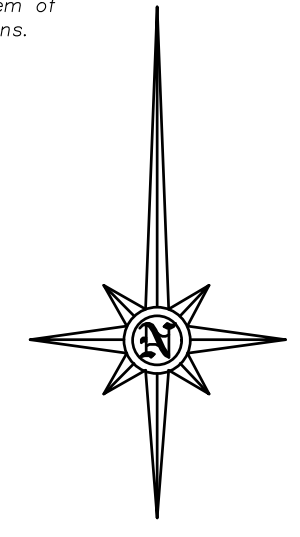
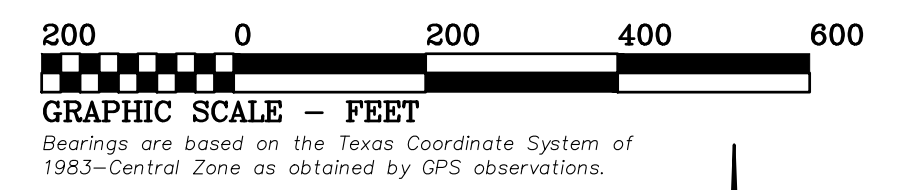


PRELIMINARY PLAT OF OLD WASHINGTON BUSINESS PARK

A SUBDIVISION
 CONSISTING OF 3 TRACTS
 9.574 ACRES TOTAL
 IN THE J. P. COLES SURVEY, A-34
 WASHINGTON COUNTY, TEXAS

BEING ALL OF THE SAME LAND DESCRIBED AS 9.574 ACRES IN A DEED FROM LINDI BRADDOCK, RECEIVER TO JAMES C. HASSELL, DATED JANUARY 15, 2025, RECORDED IN VOLUME 2025, PAGE 225, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.



Property Owner
 James C. Hassell
 2025 Eagle View Drive
 Navasota, Texas 77868
 TEL: (713) 254-2571

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

OWNERS ACKNOWLEDGMENT

I, JAMES C. HASSELL, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF "OLD WASHINGTON BUSINESS PARK", DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO LINES THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS "OLD WASHINGTON BUSINESS PARK", IN THE J. P. COLES SURVEY, A-34, WASHINGTON COUNTY, TEXAS.

"THIS IS TO CERTIFY THAT I, JAMES C. HASSELL 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 GULLIES, RAVINES, DRAWS, SLOUGHS 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.

Witness our hands in _____, _____ County,
 _____, this the _____ day of _____, 2025.

James C. Hassell

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

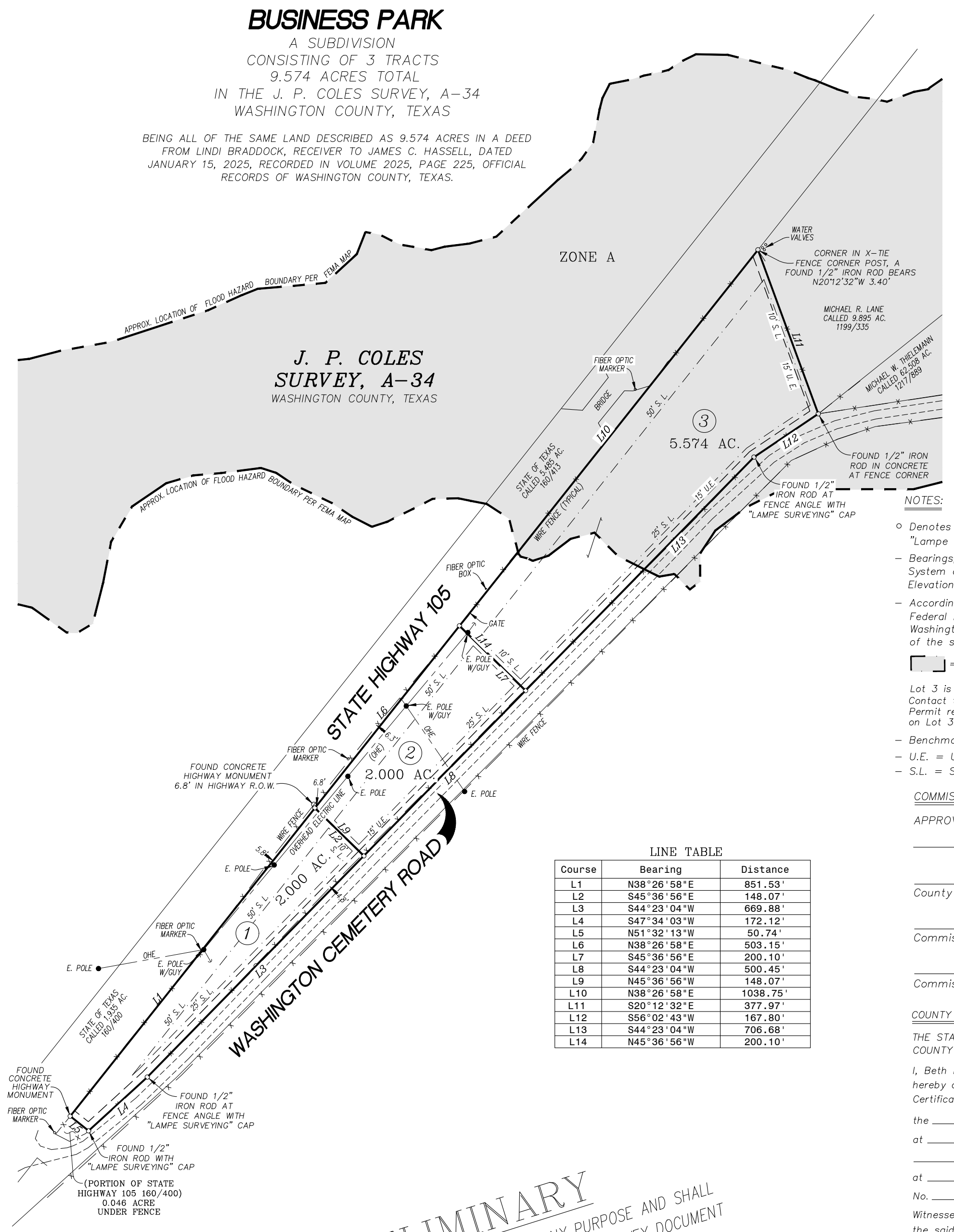
This instrument was acknowledged before me on the _____ day of _____, 2025 by James C. Hassell.

Notary Public _____ Notary's Name (Printed): _____
 State of _____ Notary's Commission Expires: _____

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 TPPELS, 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 ___th day of February, 2025. _____ (PRELIMINARY)
 Donald W. Lampe
 R.P.L.S. No. 1732
 Lampe Surveying, Inc



Course	Bearing	Distance
L1	N38°26'58"E	851.53'
L2	S45°36'56"E	148.07'
L3	S44°23'04"W	669.88'
L4	S47°34'03"W	172.12'
L5	N51°32'13"W	50.74'
L6	N38°26'58"E	503.15'
L7	S45°36'56"E	200.10'
L8	S44°23'04"W	500.45'
L9	N45°36'56"W	148.07'
L10	N38°26'58"E	1038.75'
L11	S20°12'32"E	377.97'
L12	S56°02'43"W	167.80'
L13	S44°23'04"W	706.68'
L14	N45°36'56"W	200.10'

NOTES:

- o 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. Elevations based on NAVD88 per GPS observations.
- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0175C, Washington County, Texas, effective date of August 16, 2011, a portion of the subject property lies within the Special Flood Hazard Area.
- = Denotes Approximate Flood Hazard Area - Zone A
- Lot 3 is 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 Lot 3.
- Benchmark Disc # ___ NAVD88 Elevation:___
- U.E. = Utility Easement
- S.L. = Setback Line

COMMISSIONERS' COURT ACKNOWLEDGMENT

APPROVED by the commissioners' court of Washington County, Texas this _____ day of _____, 2025.

County Judge _____
 Commissioner, Precinct 1 _____ Commissioner, Precinct 2 _____
 Commissioner, Precinct 3 _____ Commissioner, Precinct 4 _____

COUNTY CLERK CERTIFICATE

THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 I, Beth Rothermel, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the _____ day of _____, 2025, A.D. at _____ o'clock ____ .M., and duly recorded the _____ day of _____, 2025, A.D. at _____ o'clock ____ .M., in Plat Cabinet File No. _____.
 Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.

By: _____ Deputy Beth Rothermel
 County Clerk
 Washington County, Texas

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
 2-17-2025

LAMPE SURVEYING, INC
 PROFESSIONAL LAND SURVEYORS
 1408 WEST MAIN STREET
 P. O. BOX 2037
 BRENHAM, TEXAS 77834
 (979) 836-6677
 TPPELS FIRM NO. 10040700
 W.O. 4187 4187 S1(PRELIM).DWG 3658SCALES-NORTH.CCG