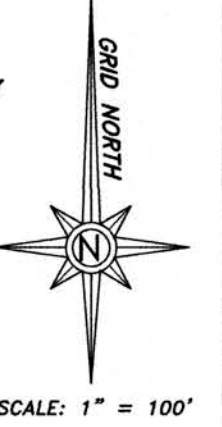


100 0 100 200 300

GRAPHIC SCALE - FEET



SANFORD WOODWARD SURVEY
A-112
WASHINGTON COUNTY, TEXAS

DANIEL KROLCZYK
CALLED 9.000 ACRES
VOL. 602, PAGE 91
(ORWCT)

WILLIAM E. MUELLER, JR.
CALLED 4.000 ACRES
VOL. 586, PAGE 564
(ORWCT)

AUSTIN M. MUELLER, AND
WIFE, CAITLIN E. STROHBEHN
CALLED 8.213 ACRES
LESS CALLED 0.835 ACRE
VOL. 1527, PAGE 895
(ORWCT)

AUSTIN M. MUELLER AND
CAITLIN E. MUELLER
CALLED 3.00 ACRES
VOL. 1786, PAGE 497
(ORWCT)

KENTON IRA DENNY AND
BRENDA K. DENNY
CALLED 17.24 ACRES
VOL. 1790, PAGE 403
(ORWCT)

JIMMY McMILLAN, MEGAN SANCHEZ
AND KELSEY WEISNER
CALLED 7.001 ACRES
INST. NO. 2024-5133
(ORWCT)
(DESCRIBED IN VOL. 910, PAGE
755, ORWCT)

2.471 ACRES

2.469 ACRES

2.468 ACRES

2.358 ACRES

2.088 ACRES

2.000 ACRES

2.047 ACRES

2.052 ACRES

2.058 ACRES

WONDER HILL ROAD
(WIDTH VARIES)

LEGEND

- ⬮ ELECTRIC POLE
- ⬮ GUY ANCHOR
- AE — AERIAL ELECTRIC LINES
- UT — BURIED TELEPHONE CABLES
- X — BARBED WIRE FENCE
- # — MESH WIRE FENCE
- // — BOARD FENCE
- · — BUILDING LINE
- — — EASEMENT

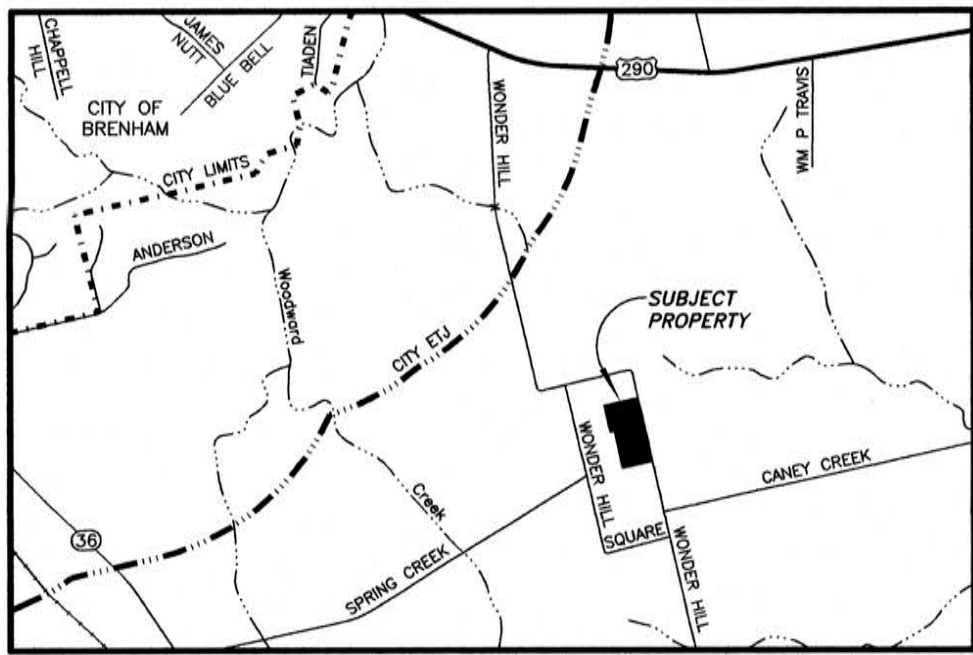
W. O. NO. 8375 (SUPAK 8375.DWG) REF: SUPAK8375.LEICA

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WONDER HILL SUBDIVISION
CONSISTING OF 9 RESIDENTIAL LOTS
CONTAINING 20.011 ACRES TOTAL

OWNER/DEVELOPER
EUGENE C. SUPAK &
JANICE DOPSLAUF ALEXANDER
1806 GUN & ROD ROAD
BRENNHAM, TEXAS 77833
PHONE: 979-451-2107
EMAIL: genesupak@yahoo.com

SHEET 1
OF 2
(FINAL PLAT)



VICINITY MAP
(SCALE: 1" = 4000')

COMMISSIONERS' COURT ACKNOWLEDGMENT

APPROVED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY,
TEXAS, THIS 07 DAY OF May, 2025.

John D. Henderson
COUNTY JUDGE

W. H. Hart
COMMISSIONER, PRECINCT 1

Candice Bullock
COMMISSIONER, PRECINCT 2

W. H. Hart
COMMISSIONER, PRECINCT 3

W. H. Hart
COMMISSIONER, PRECINCT 4

NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, CENTRAL ZONE 4203. DISTANCES SHOWN ARE GROUND DISTANCES, U.S. SURVEY FEET.
2. @ - DENOTES A 5/8" IRON ROD SET WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
3. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, DEPICTED BY SCALED MAP LOCATION AND GEOGRAPHIC PLOTTING ONLY, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0475D, MAP REVISED MAY 16, 2019, WASHINGTON COUNTY, TEXAS.
4. TRACT USAGE IS TO BE SINGLE FAMILY RESIDENTIAL, AGRICULTURAL AND WILDLIFE OPEN SPACE.
5. THIS SUBDIVISION IS SUBJECT TO CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND BUILDING SET BACK LINES AS SHOWN HEREON AND/OR AS SET FORTH IN THE RESTRICTIONS PREPARED IN CONJUNCTION WITH THIS SUBDIVISION PLAT.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BOTTS TITLE COMPANY TITLE REPORT GF NO. WA-25-057, EFFECTIVE DATE MARCH 13, 2025 8:00 AM, ISSUED MARCH 19, 2025.
7. SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 756, PAGE 513, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
8. SUBJECT TO EASEMENT DATED OCTOBER 17, 1941, EXECUTED BY WM. MUELLER AND WIFE, BERTHA MUELLER TO SOUTHWESTERN BELL TELEPHONE COMPANY, AS RECORDED IN VOLUME 130, PAGE 77, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
9. SUBJECT TO RIGHT OF WAY GRANT DATED SEPTEMBER 4, 1957, EXECUTED BY ALFRED H. MUELLER AND WIFE, DONA MUELLER TO TEXAS SOUTHEASTERN GAS COMPANY, AS RECORDED IN VOLUME 214, PAGE 456, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. (BLANKET TYPE EASEMENT - NO EVIDENCE OF ANY GAS PIPELINE WAS OBSERVED ON THE SUBJECT PROPERTY DURING THE PROCESS OF CONDUCTING THE FIELD WORK)
10. SUBJECT TO RIGHT OF WAY EASEMENT DATED NOVEMBER 10, 1939, EXECUTED BY WM. MUELLER AND WIFE, BERTHA MUELLER TO LOWER COLORADO RIVER ELECTRIC COOPERATIVE, INC. LOCATION NUMBER 1046, AND EASEMENT DATED APRIL 19, 1993, EXECUTED BY DOUGLAS MOORE TO BLUEBONNET ELECTRIC COOPERATIVE, INC., W.O. NO. 108669. (SAID EASEMENTS ARE NOT FILED OF PUBLIC RECORD AND WERE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.)
11. 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 THE EASEMENTS SHOWN HEREON.
12. WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS AND SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
13. THE SUBDIVISION SHOWN HEREON LIES OUTSIDE OF THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRENNHAM, TEXAS.
14. 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.
15. (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
(DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT

SURVEY MAP

SHOWING A SURVEY OF A SUBDIVISION OF 20.011 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE SANFORD WOODWARD SURVEY, A-112, BEING A RESURVEY OF THE SAME LAND CALLED 5.002 ACRES (TRACT 1), 6.002 ACRES (TRACT 2) AND 9.00 ACRES (TRACT 3) IN THE DEED FROM SCOTT EUGENE SUPAK TO EUGENE C. SUPAK AND JANICE DOPSLAUF ALEXANDER, DATED JANUARY 9, 2025, AS RECORDED IN INSTRUMENT NO. 2025-0118, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 5.002 ACRES (TRACT 1) BEING DESCRIBED IN THE DEED FROM ELIZABETH R. SCHAWIE CROW AND HUSBAND, HARRY NORMAN CROW TO SCOTT EUGENE SUPAK, DATED NOVEMBER 10, 1994, AS RECORDED IN VOLUME 756, PAGE 513, IN THE OFFICIAL RECORDS OF WASHINGTON, TEXAS, SAID 6.002 ACRES (TRACT 2) BEING DESCRIBED IN THE DEED FROM DOUGLAS ROY MOORE AND JACQUELYN L. SCHAWIE MOORE TO SCOTT EUGENE SUPAK, DATED NOVEMBER 10, 1994, AS RECORDED IN VOLUME 756, PAGE 775, IN THE OFFICIAL RECORDS OF WASHINGTON, TEXAS AND SAID 9.00 ACRES (TRACT 3) BEING DESCRIBED AS 9.0 ACRES IN THE DEED FROM WILLIAM E. MUELLER, JR. AND DEBBIE MUELLER TO SCOTT EUGENE SUPAK, DATED NOVEMBER 10, 1994, AS RECORDED IN VOLUME 756, PAGE 781, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

THIS IS TO CERTIFY THAT I, JON E. HODDE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS REGISTRATION NO. 5197 HAVE PLATTED 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 OR NOTED THEREON AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS OF 5/8 INCH DIAMETER AND TWENTY-FOUR (24) INCHES LONG, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

DATED THIS 8TH DAY OF MAY, 2025, A.D.



Jon E. Hodde
(SURVEYOR SIGNATURE)
5197
(TEXAS REGISTRATION NO.)

JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENNHAM, TEXAS 77833
(979)-836-5681
TBPELS SURVEY FIRM REG. NO. 10018800

OWNER DEDICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

WE, EUGENE C. SUPAK AND JANICE DOPSLAUF ALEXANDER, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF WONDER HILL SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID EUGENE C. SUPAK AND JANICE DOPSLAUF ALEXANDER ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS WONDER HILL SUBDIVISION, LOCATED IN THE SANFORD WOODWARD SURVEY, A-112, WASHINGTON COUNTY, TEXAS, AND ON BEHALF OF SAID EUGENE C. SUPAK AND JANICE DOPSLAUF ALEXANDER, DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON 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 OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, EUGENE C. SUPAK AND JANICE DOPSLAUF ALEXANDER, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF WONDER HILL SUBDIVISION, HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS.

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, EUGENE C. SUPAK AND JANICE DOPSLAUF ALEXANDER, 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 THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING WASHINGTON COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

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. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS 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 ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS MY HAND IN BRENNHAM, WASHINGTON COUNTY, TEXAS,
THIS 15TH DAY OF MAY, 2025.

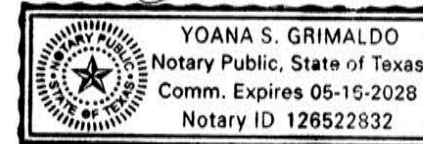
BY: Eugene C. Supak
(SIGNATURE)
EUGENE C. SUPAK
(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15TH DAY OF MAY, 2025, BY EUGENE C. SUPAK

Yoana S. Grimaldo
NOTARY PUBLIC, STATE OF TEXAS
(SEAL)



WITNESS MY HAND IN BRENNHAM, WASHINGTON COUNTY, TEXAS,
THIS 15TH DAY OF MAY, 2025.

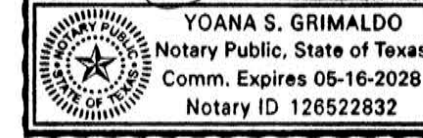
BY: Janice Alexander
(SIGNATURE)
Janice Alexander
(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19TH DAY OF MAY, 2025, BY JANICE DOPSLAUF ALEXANDER

Yoana S. Grimaldo
NOTARY PUBLIC, STATE OF TEXAS
(SEAL)



COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

I, Nicholas Premier, 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 2 DAY OF June, 2025 AT 10:00 O'CLOCK, A.M., AND DULY RECORDED ON THE 2 DAY OF June, 2025 AT 10:00 O'CLOCK, A.M. IN CABINET SHEET 872B OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS. 873A

WITNESS MY HAND AND SEAL OF OFFICE, AT BRENNHAM, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

W. H. Hart
CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS

W. O. NO. 8375 (SUPAK 8375.DWG) REF: SUPAK8375.LEICA

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SHEET 2
OF 2
(FINAL PLAT)