

Notes:
 Every document of record reviewed and considered as a part of this survey is noted herein were supplied to the surveyor. No abstract of title, nor life commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of records that would affect this parcel.

Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

This subdivision lies within the boundaries of the Coldspring-Oakhurst School District.

No portion of this subdivision lies within the boundaries of the 100-year floodplain as delineated on the FEMA Flood Insurance Rate Map for San Jacinto County Community Panel #48407C0075C, dated 11/04/2010.

Signature of Owner or Legal Agent:

Utility Notes:
 Electric Utility service will be provided by: Sam Houston Electric Cooperative
 Telephone Utility service will be provided by: AT&T

Sewage Disposal Note:
 No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by San Jacinto County. (See OSSF, Appendix 6 B of this policy)

911 Note:
 There shall be no 911 addresses issued to vacant lots. 911 addresses shall be issued only when a development permit is applied for per structure.

Individual Water Supply Note:
 No structure in this subdivision shall be occupied until connected to an individual water supply, state approved community water system, or engineered rainwater collection system.

Drainage easement Notes:
 All drainage easements shown herein shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities.

All future development must be in accordance with San Jacinto County Regulations for Subdivisions and Development including the addition of Manufactured Housing and RV's.

Future driveways onto County Roads shall be in accordance with Table 2.5.1, San Jacinto Rules for Subdivisions and Development Part 2; culverts shall be in accordance with San Jacinto County Road, Bridge, Driveway and Culvert Policy.

Any future OSSF addition must have the minimum separation distances in accordance with 30 TAC 285.91 (10), Table X.

BEING a 20.1663 acre tract of land, of which 1.0173 acres lies within the apparent right-of-way of Counts Road, situated in the Tod Robinson Survey, Abstract No. 262, San Jacinto County, Texas and being the residue of that certain called 20.2603 acre tract described in instrument to Keith C. Jaehne in San Jacinto County Clerks File No. 20241613 of the Official Public Records of San Jacinto County, being more fully described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83: BEGINNING at a 5/8 inch iron rod found in the north line of that certain called 38.64 acre tract, "Tract One", described in instrument to James Simon in San Jacinto County Clerk's File No. 20176351 of the Official Public Records of San Jacinto County, being the southwest corner of that certain called 0.0924 acre tract described in instrument to James Simon in San Jacinto County Clerks File No. 20241614 of the Official Public Records of San Jacinto County and same being the most southerly southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 67°53'19" West, along and with the north line of said 38.64 acre tract, 691.17 feet to a cotton spindle found situated in a remnant barbed wire fence line and being in the east line of that certain called 233.642 acre tract described in instrument to Crouch Williams Gaines, Jr., Et. Ux. in San Jacinto County Clerk's File No. 20095402 of the Official Public Records of San Jacinto County, being the northwest corner of said 38.64 acre tract and the southwest corner of the herein described tract;

THENCE North 22°42'14" West, along and with the east line of said 233.642 acre tract, at 293.23 feet pass a 1/2 inch iron rod found in the apparent, occupied, and monumented south right-of-way line of Counts Road (apparent 60' R.O.W.), at 353.00 feet pass a 1/2 inch iron rod found in north right-of-way line of said road, in all a total distance of 646.23 feet to a found concrete monument being the apparent northeast corner of the John Lloyd Survey, A-201, and the apparent southeast corner of the H. Theirgood Survey, A-366, same being the northeast corner of that certain called 25.13 acre tract described in instrument to Donald Gladden in San Jacinto County Clerk's File No. 20065334 of the Official Public Records of San Jacinto County and an angle point in the west line of the herein described tract;

THENCE North 23°14'10" West, along and with the apparent east line of said Theirgood Survey and the apparent west line of said Robinson Survey, 290.98 feet to a set 5/8 inch iron rod for the southwest corner of that certain called 4 acre tract described in instrument to Turner Wright in Volume 213, Page 772, of the Deed Records of San Jacinto County, same being the northwest corner of the herein described tract, from which a found 1/2 inch iron rod being the northwest corner of said 4 acre tract bears North 29°42'14" West 849.85 feet;

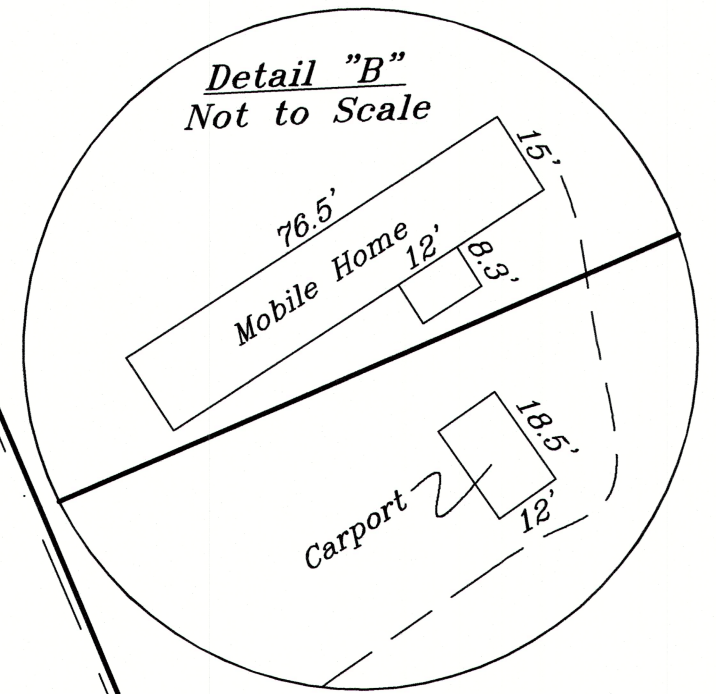
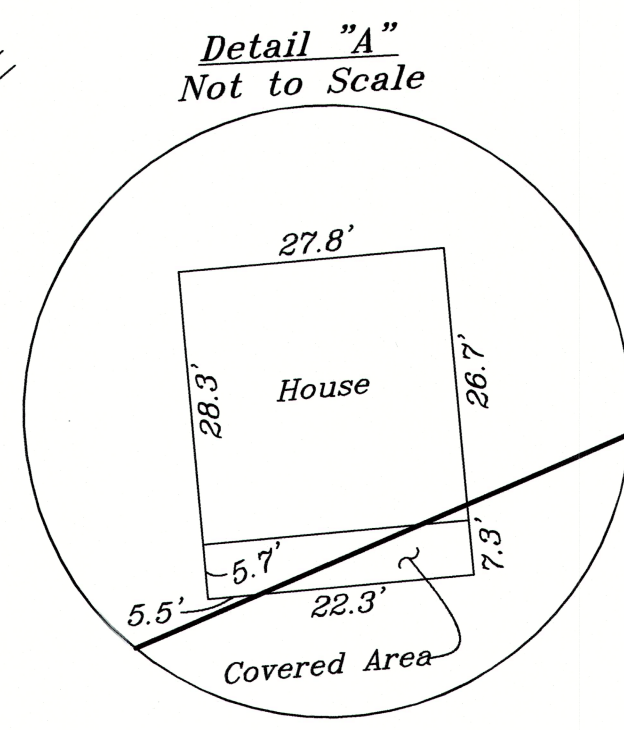
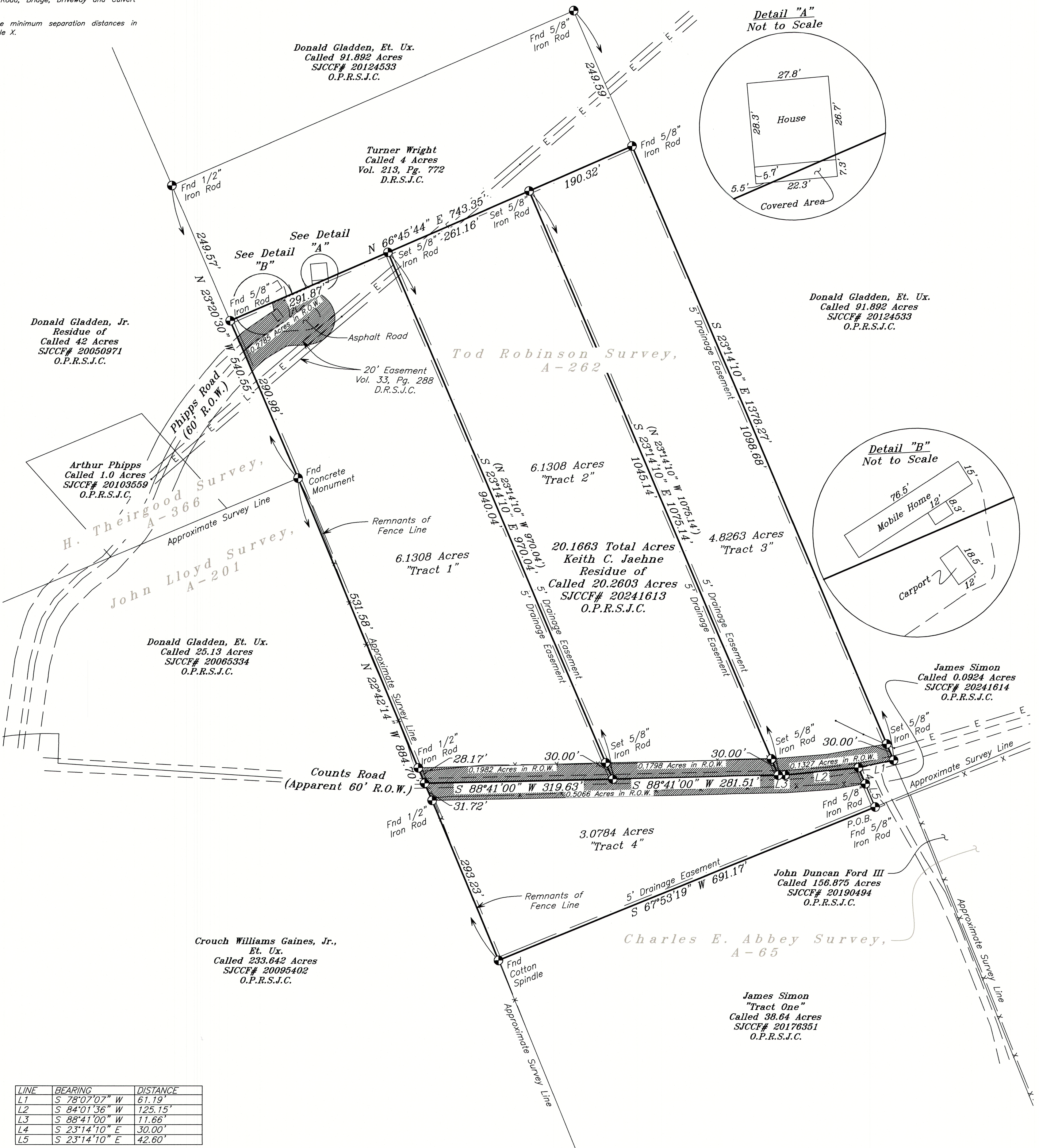
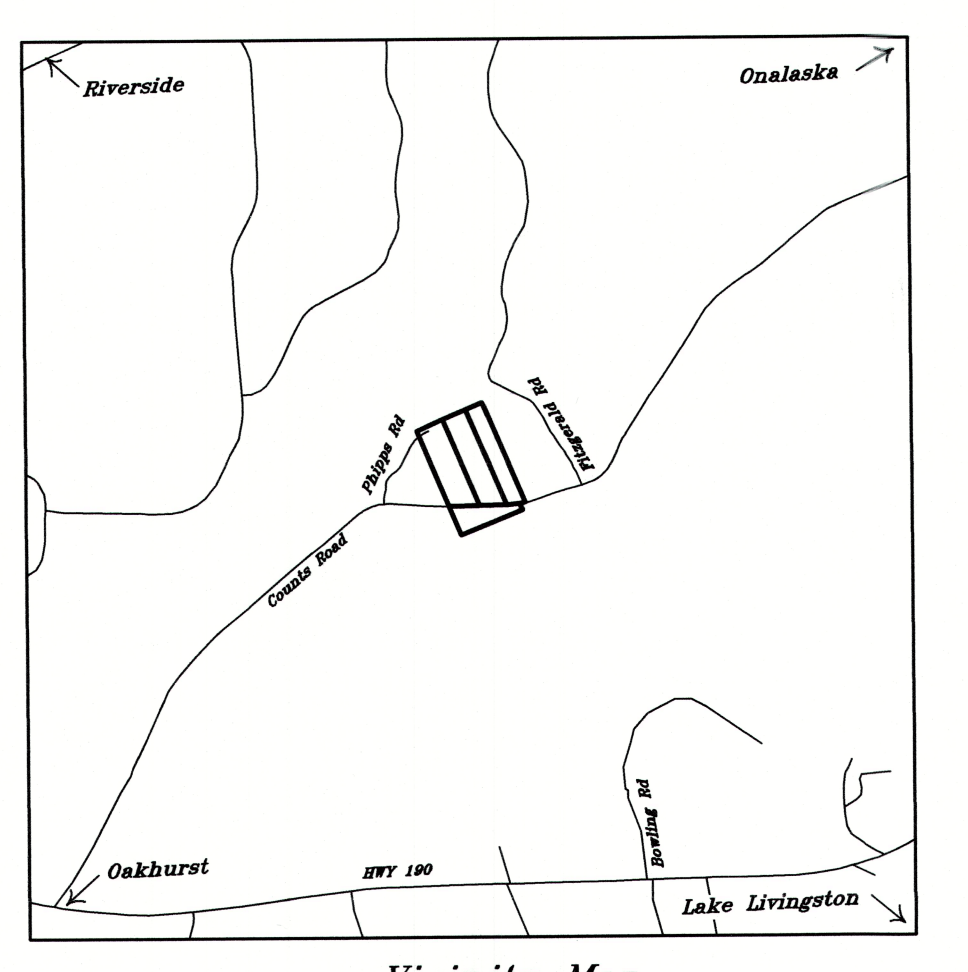
THENCE North 66°45'44" East, along and with the south line of said 4 acre tract, 743.35 feet to a 5/8 inch iron rod set in said west line of that certain called 91.892 acre tract described in instrument to Donald Gladden, Et. Ux. in San Jacinto County Clerks File No. 20124533 of the Official Public Records of San Jacinto County, being the southeast corner of said 4 acre tract and same being the northeast corner of the herein described tract, from which a found 5/8 inch iron rod bears North 23°14'10" West 249.59 feet, being the northeast corner of said 4 acre tract and being an internal ell corner of said 91.892 acre tract;

THENCE South 23°14'10" East, along and with the west line of said 91.892 acre tract, at 1098.88 feet pass a 5/8 inch iron rod set in said right-of-way line, for reference, continuing a total distance of 1128.88 feet to a mag nail set in the centerline of said road, being the northeast corner of said 0.0924 acre tract and same being the most easterly southeast corner of the herein described tract;

THENCE South 76°07'07" West, along and with the centerline of said road and with the north line of said 0.0924 acre tract, 61.19 feet to a mag nail set in the centerline of said road, being the northwest corner of said 0.0924 acre tract and same being an internal ell corner of the herein described tract;

THENCE South 23°14'10" East, crossing said road and along with the west line of said 0.0924 acre tract, 30.00 feet to a 5/8 inch iron rod set in the south right-of-way line of said road, being a point in the west line of said 0.0924 acre tract and same being a point in the east line of the herein described tract;

THENCE South 23°14'10" East, along and with the west line of said 0.0924 acre tract, 42.60 feet to the POINT OF BEGINNING, containing a computed area of 20.1663 acres of land within this field note description.



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 78°07'07" W | 61.19' |
| L2 | S 84°01'36" W | 125.15' |
| L3 | S 88°41'00" W | 11.66' |
| L4 | S 23°14'10" E | 30.00' |
| L5 | S 23°14'10" E | 42.60' |

Approved by Commissioners Court of San Jacinto County, Texas
 this 19 day of March, 2025.

The State of Texas
 County of San Jacinto

KNOWN ALL MEN BY THESE PRESENTS, That we, the undersigned, Keith C. Jaehne and GFK Properties, LLC, owners of that certain called 20.2603 acres of land out of the Tod Robinson Survey, A-262, San Jacinto County, Texas as conveyed to me by deed dated February 24, 2025, and recorded in San Jacinto County Clerk File No. 20250878 in the Official Public Records of San Jacinto County, DO HEREBY SUBDIVIDE 20.1679 acres of land out of the Tod Robinson Survey, to be known as , in accordance with the plat shown hereon, subject to any and all easements or restrictions hereto fore granted and do hereby dedicate to the public the streets and easements shown hereon.

WITNESS MY HAND, this 27th day of February, A.D., 2025

Keith C. Jaehne, Owner
 GFK Properties, LLC, Owner

Commissioner, Precinct 1
 Luke Sweeney

Commissioner, Precinct 2
 Donny Marrs

County Judge
 Fritz Faulkner

Commissioner, Precinct 3
 Crystal Dominy

Commissioner, Precinct 4
 Mark Nettuno

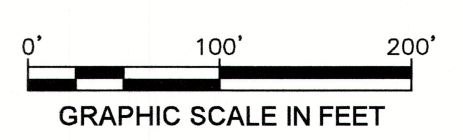
The State of Texas
 County of San Jacinto

I, Dawn Wright, County Clerk of San Jacinto County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was

filed for record in my office on the 19th day of March, 2025,
 at 10 O'clock A.M., and duly recorded on the 19th day of March, 2025,
 at 10 O'clock A.M., in Clerk's File No. _____
 of the San Jacinto County Official Public Records.

Witness my hand and seal at Coldspring, Texas, this the day and date last above written.

Dawn Wright
 County Clerk,
 San Jacinto County, Texas



LEGEND

| | |
|-----------------------------|-----|
| Fence Line | --- |
| Overhead Powerline | --- |
| Building Line | --- |
| Utility Easement | --- |
| Set Mag Nail (Unless Noted) | ⊙ |

**MINOR PLAT OF
 COUNTS HILL ESTATES**

FOUR TRACTS OF LAND TOTALING 20.1663 ACRES, SITUATED IN THE TOD ROBINSON SURVEY, A-262, SAN JACINTO COUNTY, TEXAS, BEING THE RESIDUE OF THAT CERTAIN CALLED 20.2603 ACRE TRACT DESCRIBED IN INSTRUMENT TO KEITH C. JAEHNE IN SAN JACINTO COUNTY CLERKS FILE NO. 20241613 IN THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

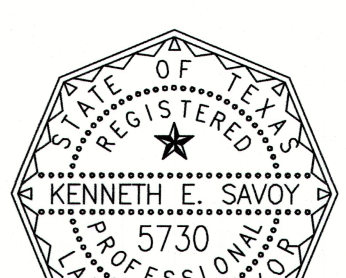
WASHBURN COMPANY

LAND SURVEYORS
 Residential, Commercial, Construction,
 Industrial, Alta Surveys, Flood Certificates

P.O. Box 460
 Cleveland, Texas 77328
 P: 281-432-1665
 F: 281-432-1462
 awashburnsurvey@gmail.com

February 25, 2025
 Book: 524
 Page: 02
 File: 25010031 Jaehne
 Firm No. 10104100

KENNETH E. SAVOY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5730



Notary Public in and for the State of Texas
 Patricia Jean Hawthorne
 My Commission Expires
 01/02/2028
 Notary
 13324794

