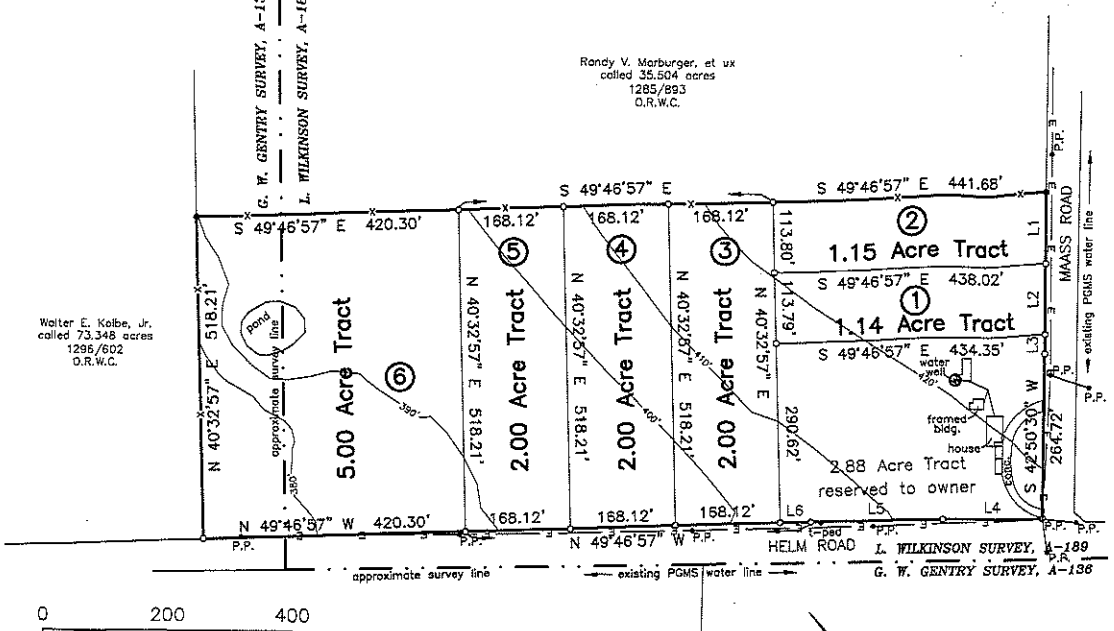


LINE	BEARING	DISTANCE
L1	S 42°23'38" W	113.88'
L2	S 42°23'38" W	113.87'
L3	S 42°23'38" W	31.63'
L4	N 48°28'30" W	161.47'
L5	N 49°18'38" W	212.52'
L6	N 49°46'57" W	48.77'

FINAL PLAT OF ZIONVILLE ESTATES

L. WILKINSON SURVEY, Abstract No. 189, and the
G. W. GENTRY SURVEY, Abstract No. 136,
Washington County, Texas

The purpose of this plat is to subdivide that certain called 16.167 acre tract of land described to Murray C. Folsom and Terry J. Folsom, recorded in Volume 771, Page 320, O.R.W.C.

PROJECT:	00870-FOL
DATE:	3-23-2017
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Terry Folsom, owner of the property platted in the above foregoing map of the ZIONVILLE ESTATES, do hereby make plat of said property, according to lines, streets, alleys, parks, building lines, and easements therein shown, and designate said subdivision as ZIONVILLE ESTATES in the L. WILKINSON SURVEY, Abstract No. 189, and the G. W. GENTRY SURVEY, Abstract No. 136, 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 alternation of 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 I, Terry Folsom, have complied with or will comply with all regulations heretofore on file with the County and adopted by the Commissioners Court of Washington County.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide and twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, I (or 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 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 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 an 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 my hand in _____ Washington County, Texas, this ____ day of ____ 2017.

_____ _____
Terry Folsom (Printed name of owner)
3656 HWY 290 W, Brenham, TX 77833

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____ 2017
by_____

NOTARY PUBLIC, STATE OF TEXAS

_____ (Notary Signature)
_____ (Notary Printed Name)
_____ (Notary Commission Expiration)

I, _____ owner(s) and holder(s) of a lien(s) against the property known as 16.167 acre tract of land out of the L. WILKINSON SURVEY, Abstract No. 189, and the G. W. GENTRY SURVEY, Abstract No. 136, Washington County, Texas; said lien(s) being evidenced by instrument in Volume 771, Page 320, of the Official Records of Washington, County, Texas, do hereby in all things subordinate to said plat said lien(s), and I hereby confirm that I am the present owner(s) of said lien(s), and have not assigned the same nor any part thereof.

By: _____ (Signature of Lien Holder)
_____ (Printed name of Lien Holder)

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____ 2017
by_____

NOTARY PUBLIC, STATE OF TEXAS

_____ (Notary Signature)
_____ (Notary Printed Name)
_____ (Notary Commission Expiration)

APPROVED by the Commissioners Court of Washington County, Texas, this _____ day of _____ 2017.

_____ (County Judge)

_____ (Commissioner, Precinct 1) _____ (Commissioner, Precinct 2)
_____ (Commissioner, Precinct 3) _____ (Commissioner, Precinct 4)

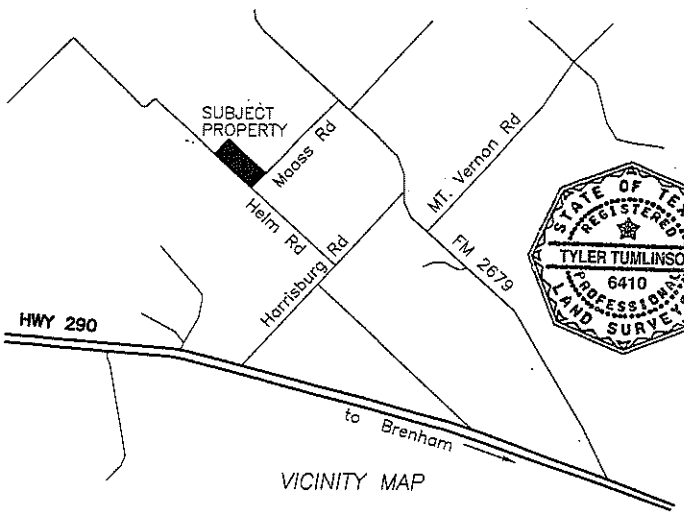
THE STATE OF TEXAS
COUNTY OF WASHINGTON

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 _____ 2015, at _____ o'clock ___M. and duly recorded on the ____ day of _____ 2015, 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

FINAL PLAT OF ZIONVILLE ESTATES



VICINITY MAP

SURVEYOR'S NOTES:

○ 1/2 INCH IRON ROD WITH YELLOW CAP
● 1/2 INCH IRON ROD FOUND

overhead electric line
(Bluebonnett Electric Cooperative)
——— E ——— E ———

wire fence line
——— X ——— X ———

STATE OF TEXAS
REGISTERED
TYLER TUMLINSON
6410
PROFESSIONAL
LAND SURVEYOR

"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 of passageway for county maintenance."

BUILDING LOCATION: No building shall be located on any lot nearer to Maass Road or Helm Road than fifty (50) feet. In any event, no building shall be located on any lot nearer than ten (10) feet from any adjoining property line.

This is to certify that I, Tyler Tumlinson, a Registered Professional Land Surveyor of the State of Texas, Registration No. 6410, 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 1/2 inch diameter and (16) inches long, and that this plat correctly represents that survey made by me.

According to F.I.R.M. Map I.D. No. 48477C0275C, effective on 08/15/2011, this property is not located in any special flood hazard area.

Tyler Tumlinson RPLS No. 6410

TUMLINSON LAND SURVEYING
2423 Peach Creek Rd
College Station, Texas 77845
(254) 931-6707
FIRM #10193858