

Re-plat of 17.42 Acres in Pleasant Farms Subdivision Lot 4, Lot 5, and Lot 6 into Lot 4A, Lot 4B, Lot 5A, and Lot 6A

William Munson Survey A-90
Washington County, Texas

The purpose of this re-plat is to form Lot 4A (4.33 Ac.), Lot 4B (4.17 Ac.), Lot 5A (4.01 Ac.), and Lot 6A (4.91 Ac.) out of Lot 4, Lot 5, and Lot 6 of Pleasant Farms Subdivision as recorded in Plat Cabinet File Numbers 162A, 162B and 163A of the Plat Records of Washington County, Texas.

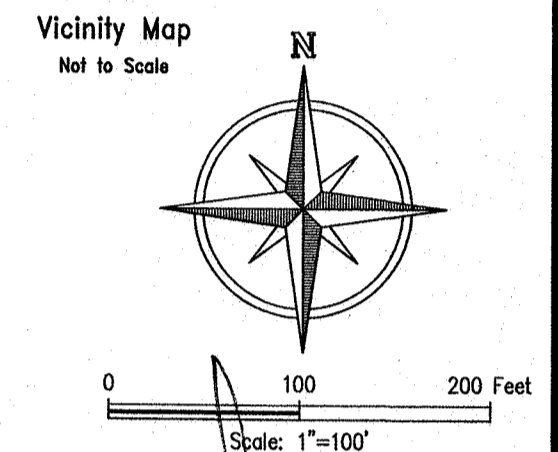
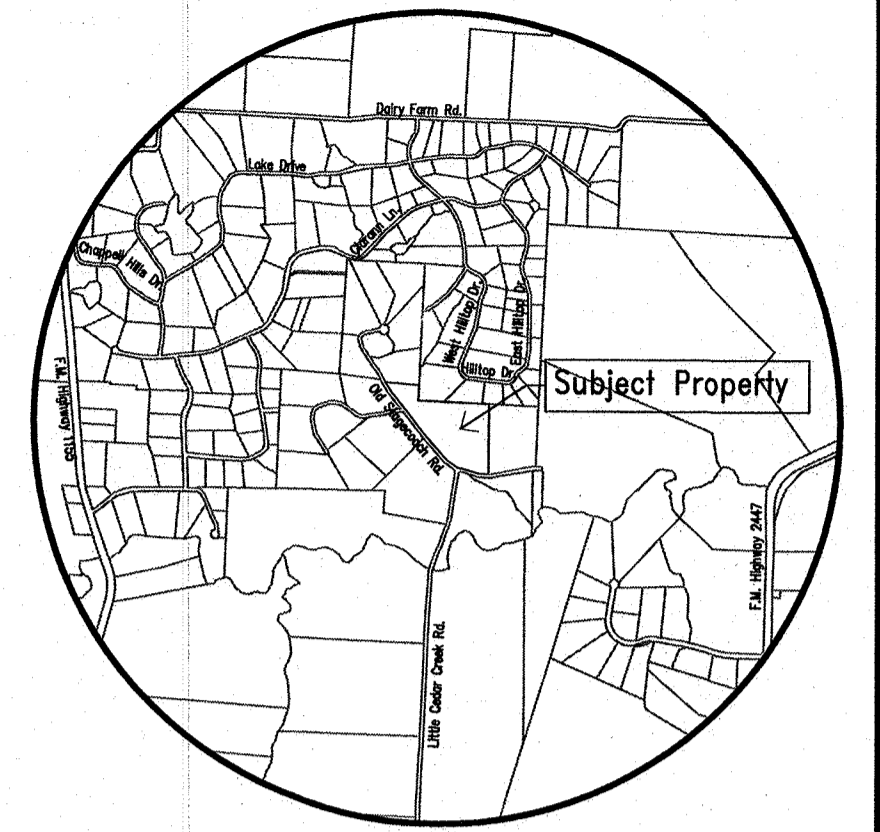
Said Lot 4, Lot 5, and Lot 6 being evidenced in Warranty Deed dated July 10, 2000 from Chris David Duhon and wife, Jamie Middleton Duhon to Ralph Lamar Youngblood and wife, Margaret Lynn Youngblood as recorded in Volume 963, Page 581 of the Official Records of Washington County, Texas.

Chappell Hills, Section Four
Plat Cabinet File Nos. 138A, 138B,
139A, 139B and 140A P.R.W.C.

Roderick F. Mc Neil and
Barbara A. Mc Neil
690/94 O.R.W.C.

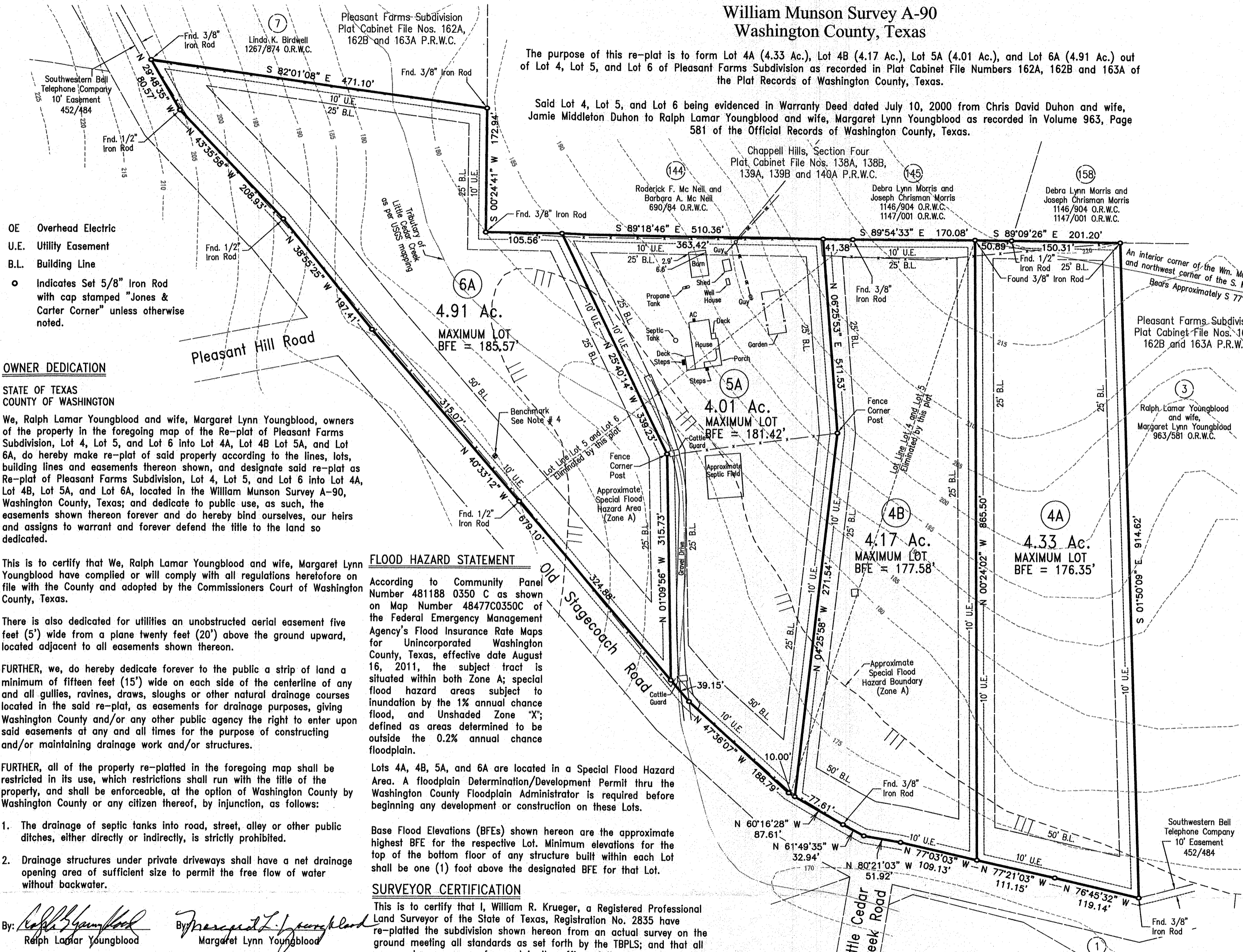
Debra Lynn Morris and
Joseph Chrisman Morris
1146/904 O.R.W.C.
1147/001 O.R.W.C.

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1147/001 O.R.W.C.



Property Owners
Ralph Lamar Youngblood and
wife, Margaret Lynn Youngblood
10865 Old Stagecoach Road
Chappell Hill, Texas 77426
TEL: (979) 251-8592

Plat Prepared By
Jones & Carter, Inc.
1500 South Day Street
Brenham, Texas 77833
TEL: (979) 836-6631



OE Overhead Electric
U.E. Utility Easement
B.L. Building Line
o Indicates Set 5/8" Iron Rod with cap stamped "Jones & Carter Corner" unless otherwise noted.

OWNER DEDICATION

STATE OF TEXAS
COUNTY OF WASHINGTON

We, Ralph Lamar Youngblood and wife, Margaret Lynn Youngblood, owners of the property in the foregoing map of the Re-plat of Pleasant Farms Subdivision, Lot 4, Lot 5, and Lot 6 into Lot 4A, Lot 4B Lot 5A, and Lot 6A, do hereby make re-plat of said property according to the lines, lots, building lines and easements thereon shown, and designate said re-plat as Re-plat of Pleasant Farms Subdivision, Lot 4, Lot 5, and Lot 6 into Lot 4A, Lot 4B, Lot 5A, and Lot 6A, located in the William Munson Survey A-90, Washington County, Texas; and dedicate to public use, as such, the easements shown thereon forever and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that We, Ralph Lamar Youngblood and wife, Margaret Lynn Youngblood 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 feet (5') wide from a plane twenty feet (20') above the ground upward, located adjacent to all easements shown thereon.

FURTHER, we, do hereby dedicate forever to the public a strip of land a minimum of fifteen feet (15') wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in the said re-plat, 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 re-platted 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.

FLOOD HAZARD STATEMENT

According to Community Panel Number 481188 0350 C as shown on Map Number 48477C0350C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Unincorporated Washington County, Texas, effective date August 16, 2011, the subject tract is situated within both Zone A; special flood hazard areas subject to inundation by the 1% annual chance flood, and Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain.

Lots 4A, 4B, 5A, and 6A are located in a Special Flood Hazard Area. A floodplain Determination/Development Permit thru the Washington County Floodplain Administrator is required before beginning any development or construction on these Lots.

Base Flood Elevations (BFEs) shown hereon are the approximate highest BFE for the respective Lot. Minimum elevations for the top of the bottom floor of any structure built within each Lot shall be one (1) foot above the designated BFE for that Lot.

SURVEYOR CERTIFICATION

This is to certify that I, William R. Krueger, a Registered Professional Land Surveyor of the State of Texas, Registration No. 2835 have re-platted the subdivision shown hereon from an actual survey on the ground meeting all 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 hereon 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.

NOTES

1. No road, street or passageway set aside on this plat shall be maintained by Washington County, Texas in the absence of an express Order of 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.
2. The lots shown hereon are bound by the Amended and Restated Declaration of Covenants, Conditions and Restrictions as evidenced in Volume 998, Page 431 of the Official Records of Washington County, Texas.
3. Contours shown hereon are based on U.S.G.S. data.
4. The subdivision benchmark is a brass disk stamped Washington County BM # 28 set in concrete 3 feet deep and 1 foot in diameter near the right-of-way of Old Stagecoach Road as shown hereon. The elevation of the benchmark is 184.47' and references to the North American Vertical Datum of 1988 (NAVD 88).



By: *Ralph Lamar Youngblood*
Ralph Lamar Youngblood

By: *Margaret Lynn Youngblood*
Margaret Lynn Youngblood

STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 21st day of November, 2014 by Ralph Lamar Youngblood and wife, Margaret Lynn Youngblood.

Tracey Cramer
Notary Public
STATE OF TEXAS
TRACEY CRAMER
Notary's Name (Printed):
Tracey Cramer
Notary's Commission Expires: 11-19-2018

William R. Krueger
November 20, 2014
Registered Professional Land Surveyor No. 2835

COMMISSIONERS COURT ACKNOWLEDGMENT

APPROVED by the Commissioners Court of Washington County, Texas, this 21st day of Dec, 2014.

County Judge

W. Williams Comm. Pct. 1
L. H. H. H. Comm. Pct. 2
A. Smith Comm. Pct. 3
J. Smith Comm. Pct. 4

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth Rothermel, 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 10th day of December, 2014, at 11:00 o'clock A.M., and duly recorded the 10th day of December, 2014, A.D. at 11:00 o'clock A.M., in plat cabinet file no. 163A 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.

By: *Beth Rothermel*
Beth Rothermel
Clerk of the County Court
Washington County, Texas

Re-plat of Pleasant Farms Subdivision
Lot 4, Lot 5, and Lot 6
into Lot 4A, Lot 4B, Lot 5A and Lot 6A

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
1500 South Day Street
Brenham, Texas 77833
(979) 836-6631 Fax: (979) 836-6686
www.jonescarter.com

Surveyor	W.R.K.	County	Washington	Field Crew	A.G.
R.P.L.S. No.	2835	Survey	William Munson A-90	Computations	B.A.S.
Date	11/20/2014	City		Drafting	B.A.S./J.E.J.
Update		Addition	Pleasant Farms	Work Order	B0038-564-00

