

# FINAL PLAT TIMBER OAKS SUBDIVISION SECTION III

A SUBDIVISION OF 9.873 ACRES OF LAND  
OUT OF THE  
PHILIP H. COE SURVEY A-31  
CITY OF BRENHAM  
WASHINGTON COUNTY, TEXAS  
JUNE 2015

**Owner Acknowledgement**

STATE OF TEXAS  
COUNTY OF WASHINGTON  
Gregory E. Appel and John J. Appel Rental Partnership, the  
owner of the land described herein, whose name is  
shown hereon, do hereby certify that I prepared this plat  
in accordance with the Subdivision Act and acknowledge  
the subdivision of said property in accordance with the plat  
shown hereon.

Gregory E. Appel and John J. Appel Rental Partnership

*Gregory E. Appel*  
Gregory E. Appel, Partner

*John J. Appel*  
John J. Appel, Partner

This instrument was acknowledged before me on the  
12th day of July, 2015 by Gregory E. Appel and  
John J. Appel Rental Partnership

*Tracey Cramer*  
Tracey Cramer  
Notary Public  
Notary's Name (Printed):  
Notary's Commission Expires:



**Owner Acknowledgement**

STATE OF TEXAS  
COUNTY OF WASHINGTON

We, the Junior College District of Washington County, Texas  
(more commonly, and also known as Blinn College), the  
owner of the land described herein, whose name is  
subscribed hereon, do hereby offer, adopt and acknowledge  
the subdivision of said property in accordance with the plat  
shown hereon.

*David Johnson*  
David C. Johnson, Board President of  
The Junior College District of Washington  
County, Texas (more commonly and also known  
as Blinn College)

This instrument was acknowledged before me on the  
12th day of July, 2015 by Gregory E. Appel and  
John J. Appel Rental Partnership, the owner of the land  
District of Washington County, Texas (more commonly and  
also known as Blinn College)



**OWNER:**

Gregory E. Appel and John J. Appel  
Rental Partnership  
2502 Chert Lane  
Brenham, Texas 77833  
(979) 451-0136  
(979) 383-4133

**OWNER:**

Blinn College  
902 College Avenue  
Brenham, Texas 77833  
(979) 850-4112

**SURVEYOR:**

**J.C. JONES & CARTER, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
1500 South Bay Street  
Brenham, Texas 77833  
(979) 850-2222  
www.jonesandcarter.com  
Texas Board of Professional Land Surveying  
Registration No. 100487-02



VICINITY MAP (NOT TO SCALE)

**PLANNING COMMISSION APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_ of the City of  
Brenham, Texas.

Chairman

Attest:

Secretary

**COUNTY CLERK CERTIFICATE**

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

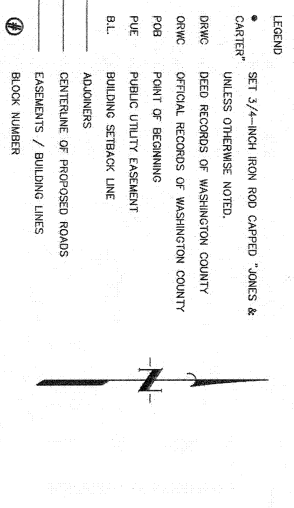
I, Beth Rothert, County Clerk in and for said County,  
do hereby certify that the foregoing plat, together with the  
Certificate of Authentication was filed in my office the  
\_\_\_\_\_ day of \_\_\_\_\_, 2015, A.D. at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded the \_\_\_\_\_ day of  
\_\_\_\_\_ A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Witness my hand  
and seal of the County Court of the said County, at office  
in Brenham, Texas.

By: \_\_\_\_\_ Deputy  
Beth Rothert  
County Clerk  
Washington County,  
Texas

KNOW ALL MEN BY THESE PRESENTS, that I, William  
R. Krueger, do hereby certify that I prepared this  
plat from an actual and accurate survey of the land  
described hereon, and that the same was lawfully  
properly placed under my personal supervision, in  
accordance with the Subdivision Regulations of the  
City of Brenham, Texas.

*William R. Krueger*  
William R. Krueger, Pet's 2835  
22 June, 2015

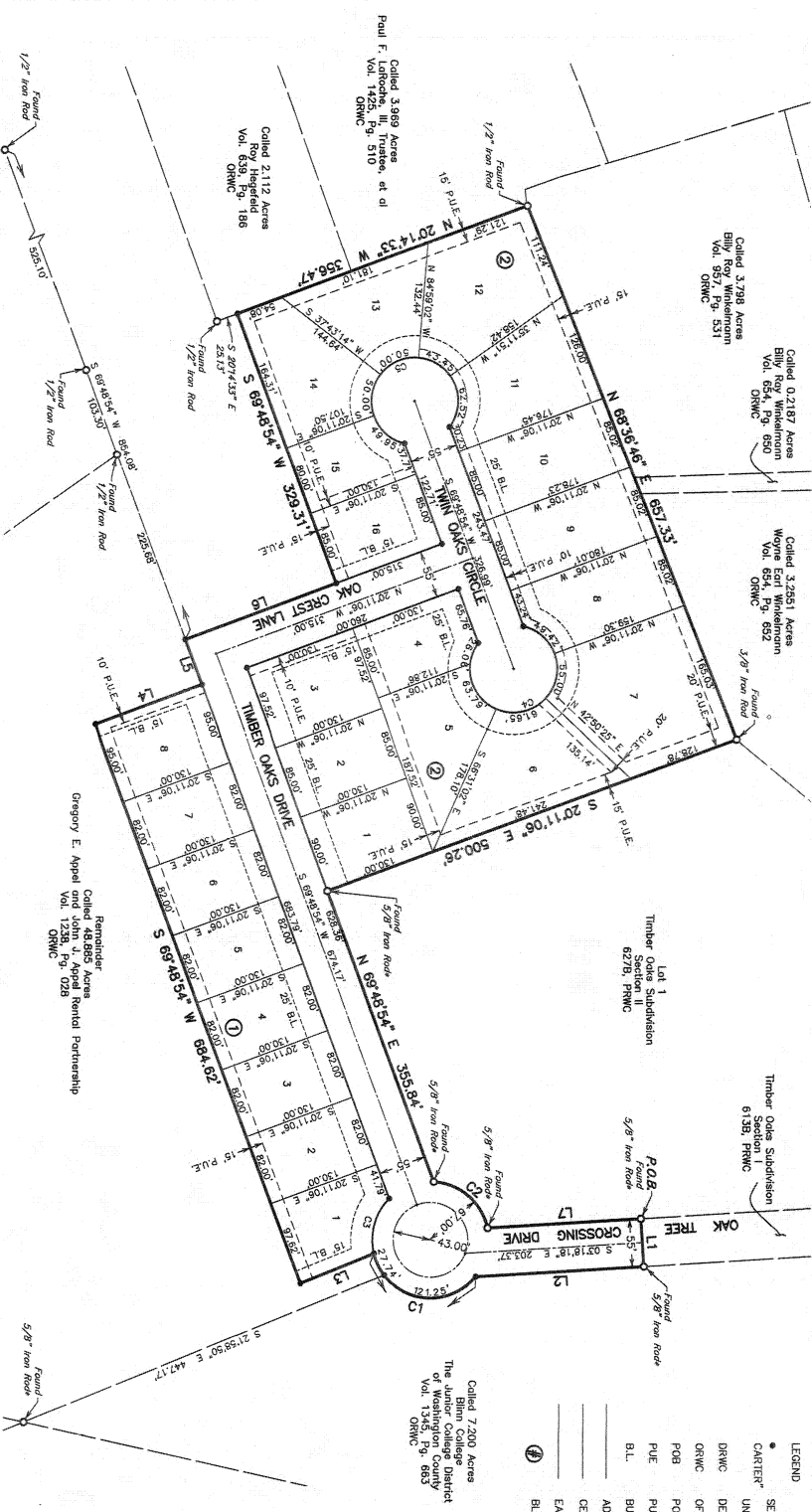




LEGEND

- SET 3/4-INCH IRON ROD CAPPED "JONES & CARTER"
- UNLESS OTHERWISE NOTED,
- DEED RECORDS OF WASHINGTON COUNTY
- ORNC OFFICIAL RECORDS OF WASHINGTON COUNTY
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE
- ADJORNERS
- CENTRINE OF PROPOSED ROADS
- EASEMENTS / BUILDING LINES
- BLOCK NUMBER

LINE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	S 02°18'18" E	120.14	120.14	N 40°58'14" E	17°24'42"
2	S 07°18'18" E	132.31	132.31	N 40°58'14" E	17°24'42"
3	S 21°58'50" E	91.49	91.49	N 40°58'14" E	17°24'42"
4	S 20°11'06" W	130.00	130.00	N 40°58'14" E	17°24'42"
5	S 69°48'54" W	355.00	355.00	N 40°58'14" E	17°24'42"
6	S 03°18'18" E	132.31	132.31	N 40°58'14" E	17°24'42"
7	S 02°18'18" E	120.14	120.14	N 40°58'14" E	17°24'42"



Gregory E. Appel and John J. Appel Rental Partnership  
Blinn College, The Junior College  
& Blinn College, Washington County  
9,873 Acres

Philip Coe Survey  
Abstract No. 31

STATE OF TEXAS §  
COUNTY OF WASHINGTON §

A METES & BOUNDS description of a 9,873 acre tract out of the Philip Coe Survey, being part of the remainder of a certain 48,885 acre tract described in a Warranty Deed to Gregory E. Appel and John J. Appel Rental Partnership recorded in Volume 1238, Page 028 of the Official Records of Washington County, Texas, and a portion of the Junior College District of Washington County recorded in Volume 1345 Page 063 of the Official Records of Washington County, Texas, all bearings being based on the Texas Coordinate System of 1983 (cdl 2011).

BEGINNING of a found 5/8-inch iron rod (with cap stamped Jones & Carter) marking the southwest corner of a right-of-way dedicated as Oak Tree Crossing Drive on Slide No. 5139 of the Plat Records of Washington County;

THENCE, North 86°41'42" East, along the south line of said right-of-way 55.00 feet to a found 5/8-inch iron rod (with cap stamped Jones & Carter) marking the southeast corner thereof in the west line of said Blinn College 7,200 acre tract;

THENCE, South 03°18'18" East, with the west line of said Blinn College 7,200 acre tract (93,313 feet) to a set 3/4-inch iron rod (with cap stamped Jones & Carter) in said west line marking the beginning of a curve to the right;

THENCE, bearing said Blinn College 7,200 acre tract and the said Appel Rental Partnership remainder tract along the arc of said curve to the center of said curve, an arc length of 148.89 feet, and having a long chord bearing South 12°53'45" West a distance of 120.14 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);

THENCE, continuing to sever the said Appel Rental Partnership remainder tract the following courses and distances:

1. South 21°58'50" East, 91.49 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);
2. South 69°48'54" West, 684.62 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);
3. North 20°11'06" West, 130.00 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);
4. South 69°48'54" West, 55.00 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);
5. North 20°11'06" West, 183.00 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);
6. South 69°48'54" West, 329.31 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);
7. In the east line of a called 2,112 acre tract described in a Warranty Deed to Wayne Earl Whitehorn in a Warranty Deed recorded in Volume 634, Page 186 of the Official Records of Washington County, Texas, to a found 5/8-inch iron rod (with cap stamped Jones & Carter);
8. North 20°11'06" West, with the east line of said Hagedorn 2,112 acre tract, an arc length of 148.89 feet, and having a long chord bearing South 12°53'45" West a distance of 120.14 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);
9. North 03°18'18" East, with the east line of said Lot 1 of Timber Oaks Subdivision Section Two, an arc length of 148.89 feet, and having a long chord bearing South 12°53'45" West a distance of 120.14 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);
10. North 03°18'18" East, with the east line of said Lot 1 of Timber Oaks Subdivision Section Two, an arc length of 148.89 feet, and having a long chord bearing South 12°53'45" West a distance of 120.14 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);
11. North 03°18'18" East, with the east line of said Lot 1 of Timber Oaks Subdivision Section Two, an arc length of 148.89 feet, and having a long chord bearing South 12°53'45" West a distance of 120.14 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);
12. North 03°18'18" East, with the east line of said Lot 1 of Timber Oaks Subdivision Section Two, an arc length of 148.89 feet, and having a long chord bearing South 12°53'45" West a distance of 120.14 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);
13. North 03°18'18" East, with the east line of said Lot 1 of Timber Oaks Subdivision Section Two, an arc length of 148.89 feet, and having a long chord bearing South 12°53'45" West a distance of 120.14 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);
14. North 03°18'18" East, with the east line of said Lot 1 of Timber Oaks Subdivision Section Two, an arc length of 148.89 feet, and having a long chord bearing South 12°53'45" West a distance of 120.14 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);
15. North 03°18'18" East, with the east line of said Lot 1 of Timber Oaks Subdivision Section Two, an arc length of 148.89 feet, and having a long chord bearing South 12°53'45" West a distance of 120.14 feet to a set 3/4-inch iron rod (with cap stamped Jones & Carter);

**FINAL PLAT**  
**TIMBER OAKS**  
**SUBDIVISION**  
**SECTION III**

**A SUBDIVISION OF 9,873 ACRES OF LAND**  
**OUT OF THE**  
**PHILIP H. COE SURVEY A-31**  
**CITY OF BRENNHAM**  
**WASHINGTON COUNTY, TEXAS**  
**JUNE 2015**

**SURVEYOR:**  
**J.C. JONES & CARTER, I.P.C.**  
1800 South Day Street  
Brenham, Texas 77833  
(979) 858-4851  
www.jonesandcarter.com  
Texas Board of Professional Land Surveying  
Registration No. 0004242

**OWNER:**  
Blinn College  
902 College Avenue  
Brenham, Texas 77833  
(979) 830-4112

WMB/Boz/fw  
JOB No. 80095-0003-00  
SHEET 2 OF 2