TIMBER OAKS SUBDIVISION SECTION III FINAL PLAT

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

JUNE 2015

Gregory E. Appel and John J. Appel Rental Partnership, the owner of the land described hereon, whose name is subscribed hereto, ato hereby offer, adopt and acknowledge the subdivision of said property in accordance with the plat shown hereon.

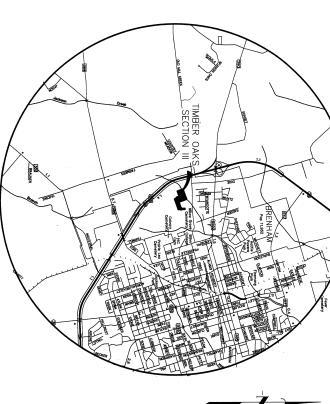
F. Appel and John

STATE OF TEXAS
COUNTY OF WASHINGTON

Gregory E. Appel and John J. Appel Rental Partnership 2502 Cheri Lane Brenham, Texas 77833 (979) 451-0136 (979) 383-4133 Blinn College 902 College Avenue Brenham, Texas 77833 (979) 830—4112 JONES&CARTER, INC.

Macey James Notary Public State of Jexas

Notary's Name (Printed): Notary's Commission Expires:



IV MW ACMM/INC
Dovd C. Sommer, Board President of
The Junior College District of Washington
County, Texas (more commonly and also known
as Blinn College)

STATE OF TEXAS COUNTY OF WASHINGTON

TRACEY CRAMER
Notary Public, State of Texas
My Commission Expires 11-19-2018

lee, The Junior College District of Washington County, Texas imore commonly and also known as Blim College), the warer of the land described hereon, whose name is subscribed heretis, do hereby offer, adopt and acknowledge subscribed heretis, and properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the plotted the subdivision of solid properly in accordance with the subdivision the subdivision of solid properly accordance the subdivision of solid proper

This instrument was acknowledged before me on the 13th day of July 2015 by The Junior College District of Washington Gounty, Texas (more commonly and also known as Blinn College)

Namer

Notary's Name (Printed):
Notary's Commission Expires:

Notary Public, State of Texas My Commission Expires 11-19-2018

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____ 2015 by the Planning Commission of the City of Brenham, Texas.

COUNTY CLERK CERTIFICATE

COUNTY OF WASHINGTON THE STATE OF TEXAS

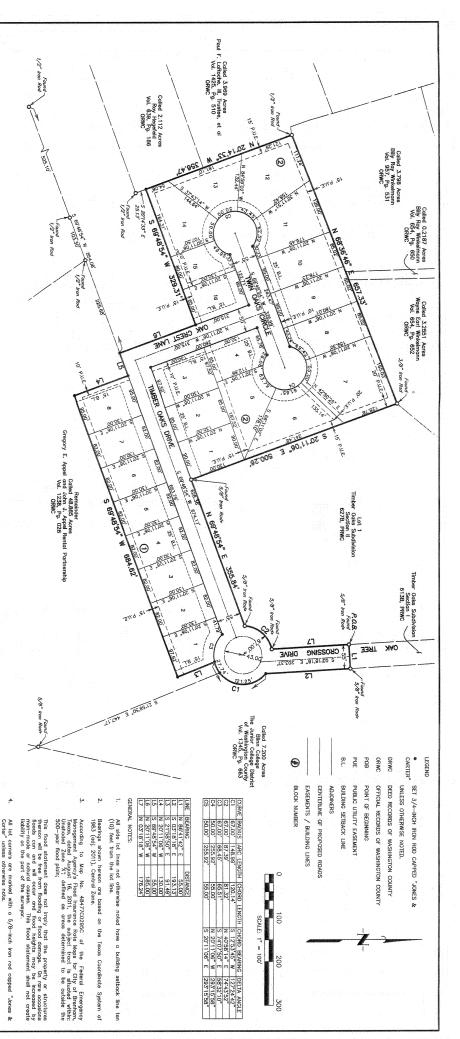
Leth Rothermal, County Clark in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the Certificate with the colock with a colock with its file to colock with a colock with its file to colock with a colock with its file to colock with its file to colock with a colock with its file to colock with a coloc

. Beth Rothermel County Clerk Washington County, Texas

KNOW ALL MEN BY THESE PRESENTS: That, I willow R. Kucyer, do heavy certify that I proposed this plat from a actual and accounte survey, at the land and that the comer manuments shown hereon poperly placed unter my persons supervision, we accordance with the Suddwiston Regulations of the City of Brenham, seaso.



VICINITY MAP (NOT TO SCALE)



Blinn College, The Junior College District of Washington County 9.873 Acres Gregory E. Appel and John J. Appel Rental Partnership

Philip Coe Survey Abstract No. 31

STATE OF TEXAS

COUNTY OF WASHINGTON §

A METES & BOUNDS description of a 8.73 acre tract out of the Philip Coe Shrewy, Mestract No. 31, in the City of Brenham, Washington County, Texas, being part of the remainder of a called 48.885 acre tract described in a Warrenty Dead to Gregory E. Appel and John J. Appel Rental Portnership resorded in Volume 1238, Page 028 of the Official Records of Washington County does being a part of a called 1200 acre tract described in an Exchange Dead to Blinn College, The Junior College Statict of Washington County, recorded in Volume 1345 acre tract being more particularly searched as follows with all bearings being passed on the Texas Coordinate System of 1953 (adj. 2011), Central Zone;

BECINNING at a found 5/8-inch fron rod (with cap stamped "Jones Carter") marking the southwest corner of a right-of-way dedicated Ook. Tree Crossing Drive on Slide No. 513B of the Plat Records Washington County, o, 6 ₽

THENCE, North 86'41'42" East, along the south line of sold right-of-way 55.00 feet to a found 5/8-mch iron rad (with cap stamped 'Lones & Carler') marking the southeast corner thereof in the west line of said Blinn College 7.200 acre tract;

THENCE, South 031818" East, with the west line of sold Bilim College 7.200 are tract 193.13 feet to a set 3,74-inch fron rad (with cap stamped thones & Carter') in sold west line marking the beginning of a curve to the right;

THENCE, severing sold Blinn College 7.200 acre tract and the sold Appel Randia Particularship remainder tract doing the arc of sold curve to the right having a radius of 67.00 feet, through a central only of 1272.442°, on arc length of 148.99 feet, and having a long and bearing South 1073.456° West a distance of 120.14 feet to a set 5/4-inch iron rad (with cap stamped Jones & Carter);

THENCE, continuing to sever the remainder tract the following courses 1. South 21'58'50" East, 91.49 feet to a set 3/4-inch cap stamped "Jones & Carter"); and distances: Partnership

iron rod (with

2.South 69:48'54" West, 684.62 feet to a set 3/4-inch iron rod (with cap stamped "Jones & Carter");

North 2011'06" 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 cap stamped "Jones & Carter"); rod (with

South 69'46'54" West, 329.31 feet to a set 3/4-inch iron rod (with cop stomped 'Jones & Corter) in the east line of a called 2.112 over troct described in A Affolder of Helrish to Roy Hegefeld, et al. as recorded in Volume 639, Page 188 of the Official Records of Weshington

5.North 2011'06" West, 185.00 feet to a set 3/4-inch iron rod (with cap stamped "Jones & Carter"); and,

INBUCE, Neth 2014/33" West, with the east line of said Hageled 2.112 are troat and an east line of a colled 3.980 are troat (Total Two) to Poul F. Liddoche III, Trustee, et al., as recorded in Volume 1425. Page 510 of the Official Records of Weshington County, 356.47 let to a found 1/2-nelly incompany of a colled 3.789 are troat to Billy line of marking a southerly corner of a colled 3.789 are troat to Billy say Wikelamon in an Agreed Final Discree of Discree as recorded in Volume 957. Page 531 of the Official Records of Weshington County. County,

IntEVEX, North 68/25/67 East, with the southeast line of solid windermon 3/98 acre troot and the southeast lines of a called 0.287 are troot to 8IIIy Roy Windermann in a Gift Deed as recorded in Volume 654, Page 650 of the Official Records of Weshington County and a called 3.2531 care troot to Mone 650 of Weshington County and a called 3.2531 care troot to Mone 650 of Weshington County (Weshington County of SYX and to 2 Mone) 25 Page 10 of 10 of 20 Official Records of the seatheast corner of acid Windermann 3.2551 care troot and the westerly northwest corner of Lot 1 of Timber Oddes Subdivision Section Two as recorded on Side No. 6278 of the Plott Records of Weshington County;

HERNCE. South 2011'06" East, with the west line of soid Lot 1 of Timber Oaks Subdivision Section Two 500.26 feet to a found 5/8-inch fron rad (with cop stamped 'Jones & Carter');

THENCE, North 69'46'54" East, with the south line of said Lot 1 of Timber Odds Subdivision Section I wo 35'.54 feet to a found 5'/8-inch from rod (with cap stamped "Lones & Carter") marking the beginning of a curve to the right;

HERCE, with the southeast line of each cut 1 of Timber Ooks Subdivision Section from along the rac of said curve to the right having a rodius of 67,00 feet, a central ongle of 744352°, on ord length of 87,39 feet, and a long ahord bearing North 405814° East, 13,21 feet, to a found 5/8-inch iron rod (with cap stomped 'dwas & Carter')

THENCE, North 031618" West, with the east line of soid Lot 1 of Imber Oaks Subdivision Section Two 176,24 feet to the POINT OF BEGINNING, CONTAINING 9,873 cores of land in the City of Brenham, Washington County, Texas.

OWNER:

OWNER:

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

Blinn College 902 College Avenue Brenham, Texas 77833 (979) 830—4112

A SUBDIVISION OF 9.873 ACRES OF LAND OUT OF THE SUBDIVISION TIMBER OAKS SECTION III

The Bilm College 7,200 area tract was created in the Exchange Bead recorded in Volume 1345, Page 683 of the Official Records of Weshington County, and included geometry designed to allow for the creation of a 50 radius cul-de-sea. To resolve the differences between the 50' cul-de-sea and the 67' round about right-of-way dedicated by this plot there is included herein two small remainder of the Appel Renial Porthership tract between the dedicated right-of-way and the remainder of the Bilm College 7,200 area tract. This small remainder and the sea of the Bilm College 7,200 area tract to the Sea of the Sea of the Bilm College 7,200 area frost. This small remainder that is to be conveyed to Bilm College 7,200 area frost. This small remainder that the Sea of the Sea of the Bilm College 7,200 area frost.

FINAL PLAT

WASHINGTON COUNTY, TEXAS PHILIP H. COE SURVEY A-31
CITY OF BRENHAM **JUNE 2015**

1500 South Day Street Breinham, Texas 77833-4569 (979)835-6631 www.jonescarter.com Texas Bound Professional Land Surveying Frim Registration No. 100481-02 JONES & CARTER, INC

SHEET 2 OF 2

JOB No. B0095-0003-00