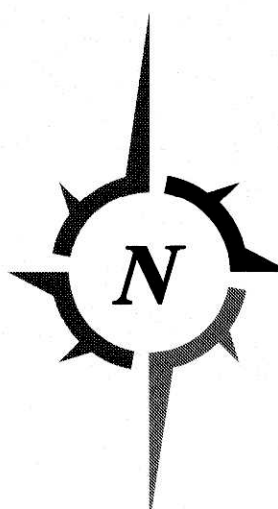
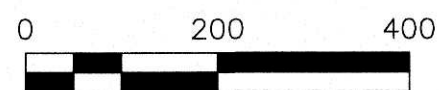


C. C. GIVENS SURVEY
A - 48
WASHINGTON COUNTY, TEXAS



AMENDED
FINAL PLAT OF
RANDLE HILL ESTATES

C. C. GIVENS SURVEY
Abstract No. 48,
Washington County, Texas

The purpose of this plat is to subdivide a 20.32
acre tract of land, being a portion of the land
described to Todd Poehlmann
recorded in Volume 1721, Page 762, O.R.W.C.

Yvonne Reithel Goforth
called 5.841 acres
SECOND TRACT
260/383

Yvonne Reithel Goforth
called 56.33 acres
FIRST TRACT
260/383

N:10020321.29
E:3540566.34

50' pipeline easement
AMP Interstate Pipeline Co.
1677/185

P.O.B.
Fnd 1/2" I.R.
N:10020180.39
E:3541525.66

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Ralph Todd Poehlmann, owner of the property platted in the above foregoing map of the RANDLE HILL 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 RANDLE HILL ESTATES in the C. C. GIVENS SURVEY, Abstract No. 48, 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, Ralph Todd Poehlmann, 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 Brenham, Washington County, Texas, this 10th day of Nov, 2020.

Ralph Todd Poehlmann
Ralph Todd Poehlmann (Notary Signature)
3125 Old Independence Rd Brenham TX 77833 (owner address)
977-337-2727 (owner phone number)

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 10th day of Nov, 2020

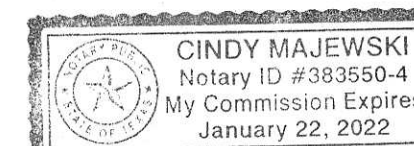
by *Ralph Todd Poehlmann*

NOTARY PUBLIC, STATE OF TEXAS

Cindy Majewski (Notary Signature)

CINDY MAJEWSKI (Notary Printed Name)

383550-4 (Notary Commission Expiration)



I, *Citizens State Bank*, owner(s) and holder(s) of a lien(s) against the property known as 32.65 acre tract of land out of the C. C. GIVENS SURVEY, Abstract No. 48, Washington County, Texas; said lien(s) being evidenced by instrument in Volume _____ Page _____ 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: *Cory Fletcher* (Signature of Lien Holder)

Cory Fletcher (Printed name of Lien Holder)

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 10th day of Nov, 2020

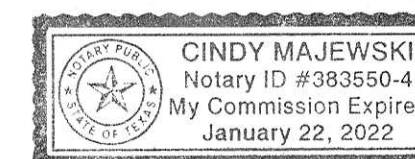
by *Cory Fletcher*

NOTARY PUBLIC, STATE OF TEXAS

Cindy Majewski (Notary Signature)

CINDY MAJEWSKI (Notary Printed Name)

383550-4 (Notary Commission Expiration)



APPROVED by the Commissioners Court of Washington County, Texas, this 10th day of November, 2020.

Don Koeber (Commissioner, Precinct 1)
Carl Hamth (Commissioner, Precinct 3)
Candice Bulluck (Commissioner, Precinct 2)
Jo Welch (Commissioner, Precinct 4)

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, *Beth Rothmull*, 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 17th day of November, 2020, at 2:55 o'clock P.M. and duly recorded on the 17th day of November, 2020, at 2:55 o'clock P.M. in plat cabinet B sheet 143 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

Joanna Piel Clerk of the County Court, Washington County, Texas

"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 or passageway for county maintenance."

BUILDING LOCATION: No building shall be located on any lot nearer to Randle Hill Road than twenty five (25) feet. In any event, no building shall be located on any lot nearer than five (5) 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 (30) inches long, and that this plat correctly represents that survey made by me.

According to F.I.R.M. Map I.D. No. 48477C0450C, effective on 08/16/2011, this property is not located in any special flood hazard area.

Tyler Tumlinson
Tyler Tumlinson RPLS No. 6410



PROJECT:	02191-POE
DATE:	6-1-2020
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file

20.32 acres total

- LOT 1 - 2.54 ACRES
- LOT 2 - 3.30 ACRES
- LOT 3 - 4.16 ACRES
- LOT 4 - 4.01 ACRES
- LOT 5 - 6.31 ACRES

SURVEYOR'S NOTES:
O 1/2 INCH x 30 INCH IRON ROD WITH YELLOW CAP
X 1/2 INCH IRON ROD FOUND

overhead electric line E _____
wire fence line X _____
pipe line P _____

PROPERTY OWNER:
NAME: RALPH TODD POEHLMANN
ADDRESS: 3925 OLD INDEPENDENCE ROAD,
BRENNHAM TEXAS, 77833
PHONE NUMBER: 979-337-2727

LINE	BEARING	DISTANCE
L1	N 02°24'00" E	90.45'
L2	S 70°05'18" W	63.53'
L3	N 87°36'00" W	3.91'
L4	S 07°44'04" W	167.56'
L5	N 68°31'07" E	47.70'
L6	N 40°55'07" E	27.80'

Jeanette Poehlmann
remainder of a
called 36.808 acres
309/747

Antonio Vargas III, and
Paulina Maribel Vargas
called 1.74 acres
1733/488

Ralph E. Poehlmann
remainder of a called 32.65 acres
Volume 1721, Page 762
O.R.W.C.

Jeanette Poehlmann
remainder of a called 111.721 acres
309/747

John R. Mikeska, III,
called 5,000 acres
497/594

John R. Mikeska, III,
called 5,000 acres
495/600

N:10019112.94
E:3541489.30

N:10019374.63
E:3540526.67

Plat Prepared By
TUMLINSON
LAND SURVEYING
1015 HOLT STREET
COLLEGE STATION, TEXAS 77840
254-931-6707
T.B.P.L.S. FIRM NO. 10193858

SUBJECT TRACT

VICINITY MAP