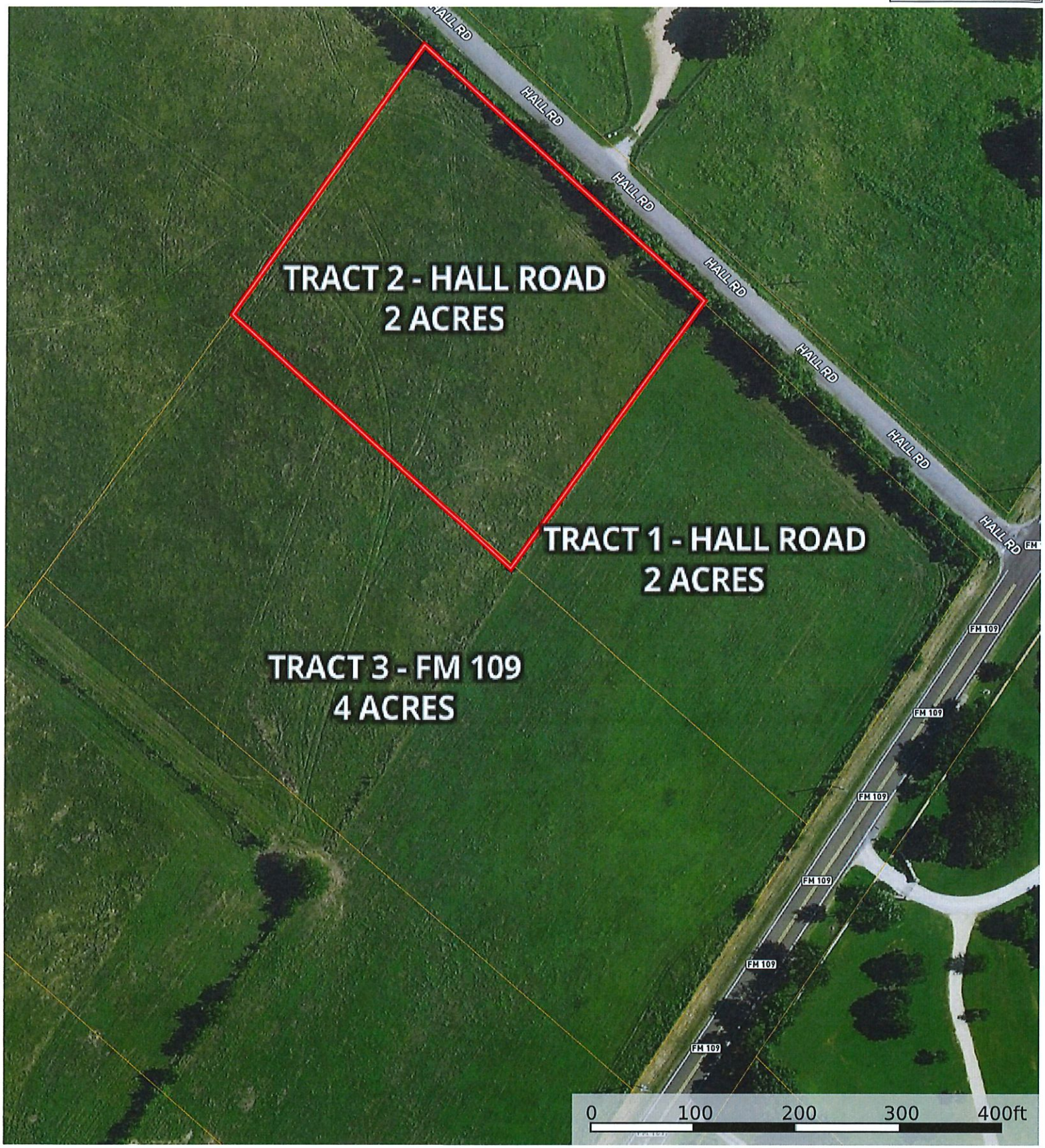
Texas, AC +/-

LINDI/CAMARON TEAM
SELLING THE GOOD LIFE



Boundary

Lindi Camaron Team
P: 9794514645 http://lindicamaronteam.buybrenham.com/ 601 Medical Court

The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

PLAT OF GREEN ACES SUBDIVISION

A SUBDIVISION
CONSISTING OF 5 TRACTS
16.000 ACRES TOTAL
IN THE NELSON SMITH SURVEY, A-100
WASHINGTON COUNTY, TEXAS

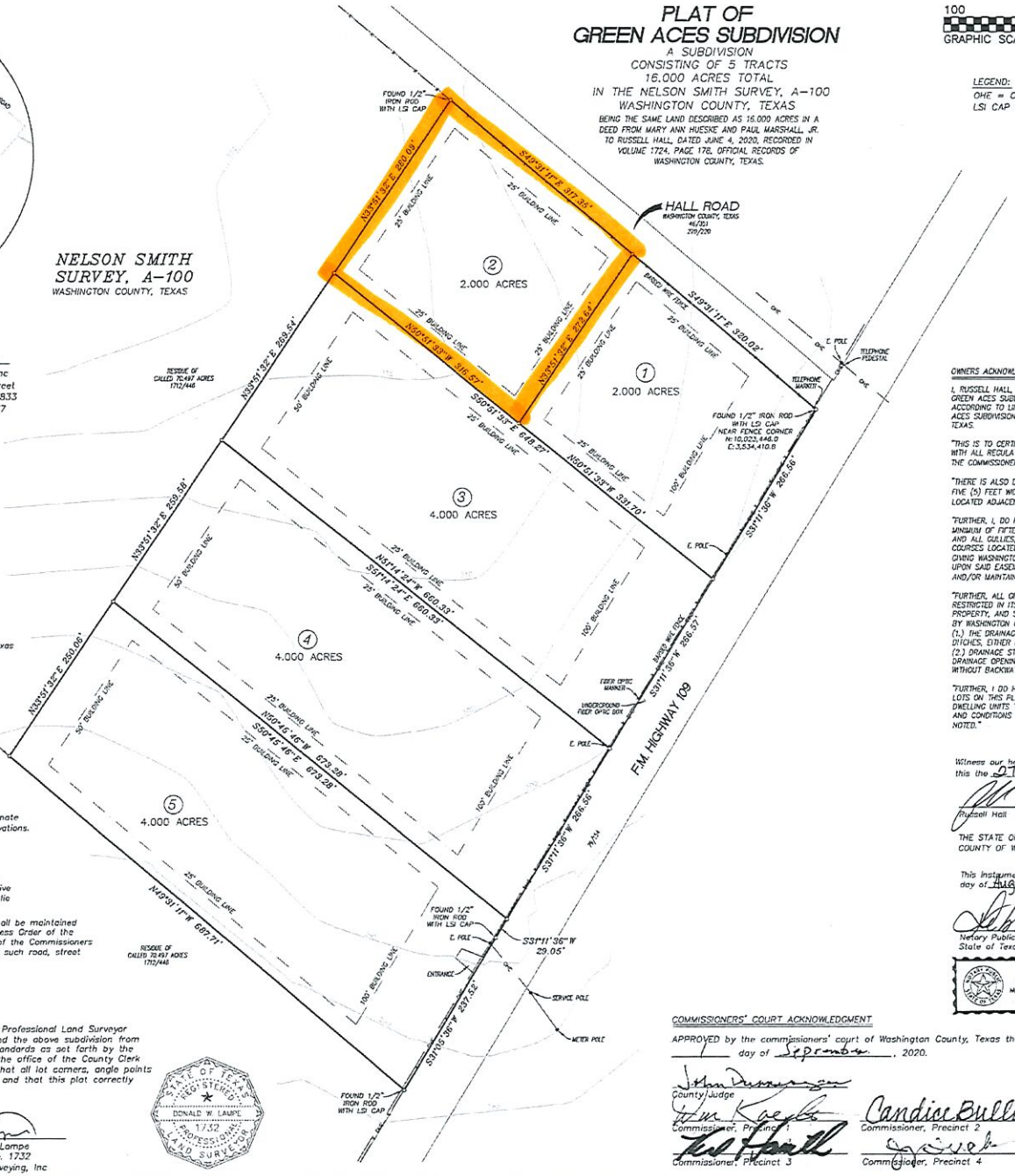
BEING THE SAME LAND DESCRIBED AS 16.000 ACRES IN A DEED FROM MARY ANN HUESKE AND PAUL MARSHALL, JR. TO RUSSELL HALL, DATED JUNE 4, 2020, RECORDED IN VOLUME 1724, PAGE 178, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

100 0 100 200 300
GRAPHIC SCALE – FEET

LEGEND:
OHE = OVERHEAD ELECTRICAL LINE
LSI CAP = LAMPE SURVEYING CAP

Location Map
NTS

NELSON SMITH
SURVEY, A-100
WASHINGTON COUNTY, TEXAS



Property Owner
Russell Hall
2600 Jamie Lane
Brenham, Texas 77833
TEL: (979) 451-9225

Plat Prepared by
Lampe Surveying, Inc
1408 West Main Street
Brenham, Texas 77833
TEL: (979) 836-6677

COUNTY CLERK CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth Rothermel, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the 2nd day of September, 2020, A.D. at 9:59 o'clock A.M. and duly recorded the 2nd day of September, 2020, A.D. at 9:59 o'clock A.M., in Plat Cabinet File No. 139B.

Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.

By: Samantha Whitlap
Deputy

Beth Rothermel
County Clerk
Washington County, Texas

NOTES:

- Bearings and Coordinates are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.
- ○ Denotes 1/2" iron rod set with plastic cap stamped "Lampe Surveying" unless otherwise noted.
- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0450C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
- "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."
- Tract 1 access to F.M. Highway 109 is denied.

SURVEYOR CERTIFICATION

This is to certify that I, Donald W. Lampe, a Registered Professional Land Surveyor of the State of Texas, Registration No. 1732 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, and that this plat correctly represents that survey made by me.

Dated this the 19th day of June, 2020.

Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc

STATE OF TEXAS
REGISTERED
DONALD W. LAMPE
1732
PROFESSIONAL
LAND SURVEYOR

OWNERS ACKNOWLEDGMENT

I, RUSSELL HALL, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF GREEN ACES SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO LINES THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS GREEN ACES SUBDIVISION, IN THE NELSON SMITH SURVEY, A-100, WASHINGTON COUNTY, TEXAS.

"THIS IS TO CERTIFY THAT I, RUSSELL HALL, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS' COURT WASHINGTON COUNTY."

"THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON."

"FURTHER, I, 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, DRAINS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING WASHINGTON COUNTY AND/OR 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 SUBDIVIDED 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.

"FURTHER, I DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED."

Witness our hands in Brenham, Washington County, Texas, this the 27th day of August, 2020.

Russell Hall

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 27th day of August, 2020 by Russell Hall.

Notary Public
State of Texas

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

DEBBIE A WINSLOW
Notary ID #6129659
My Commission Expires
April 13, 2024

COMMISSIONERS' COURT ACKNOWLEDGMENT

APPROVED by the commissioners' court of Washington County, Texas this _____ day of September, 2020.

County Judge

Commissioner, Precinct 1

Commissioner, Precinct 2
Candice Bullock

Commissioner, Precinct 3

Commissioner, Precinct 4

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
1408 WEST MAIN STREET
P. O. BOX 2037
BRENHAM, TEXAS 77834-2037
(979) 836-6677
TEXAS LICENSED SURVEYING FIRM NO. 10040700
W.O. 3515 3515S3.DWG 3298HUESKE.CGC