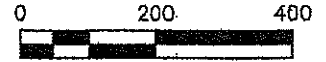


**G. GIVENS SURVEY**  
**A - 48**  
**WASHINGTON COUNTY, TEXAS**

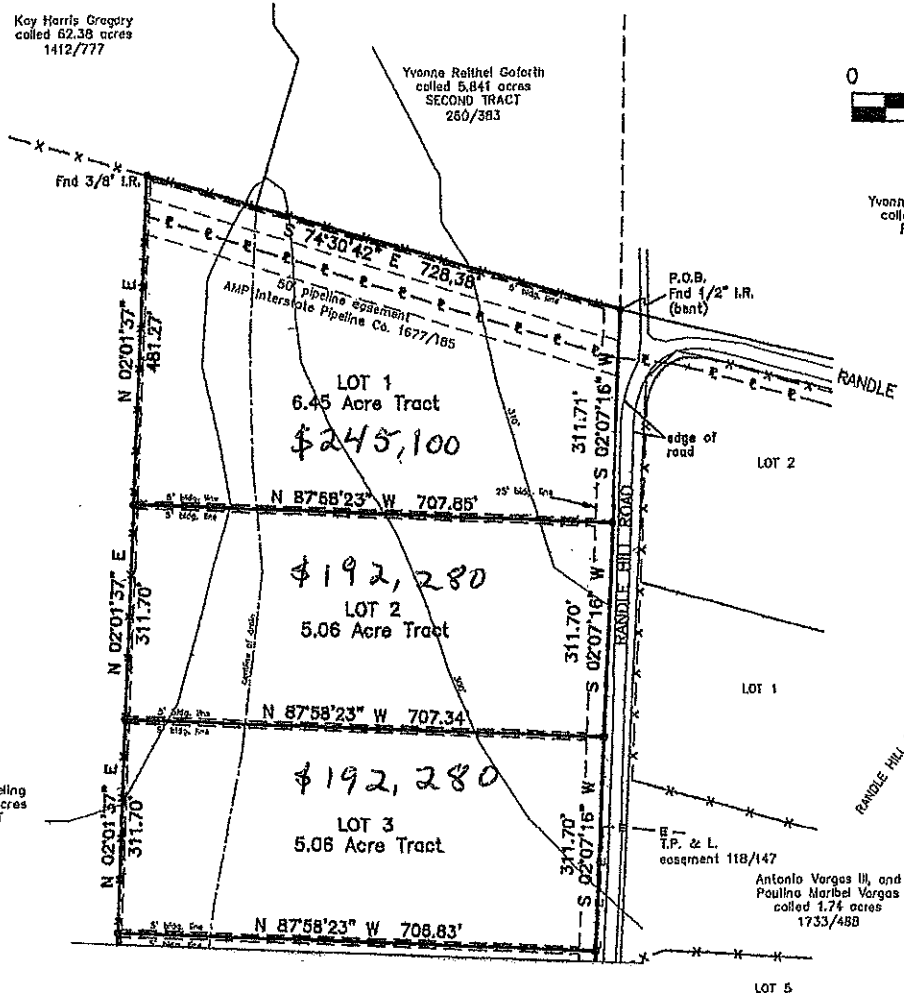
Key Harris Gregory  
 called 62.38 acres  
 1412/777

Yvonne Reilhel Goforth  
 called 5.841 acres  
**SECOND TRACT**  
 260/383

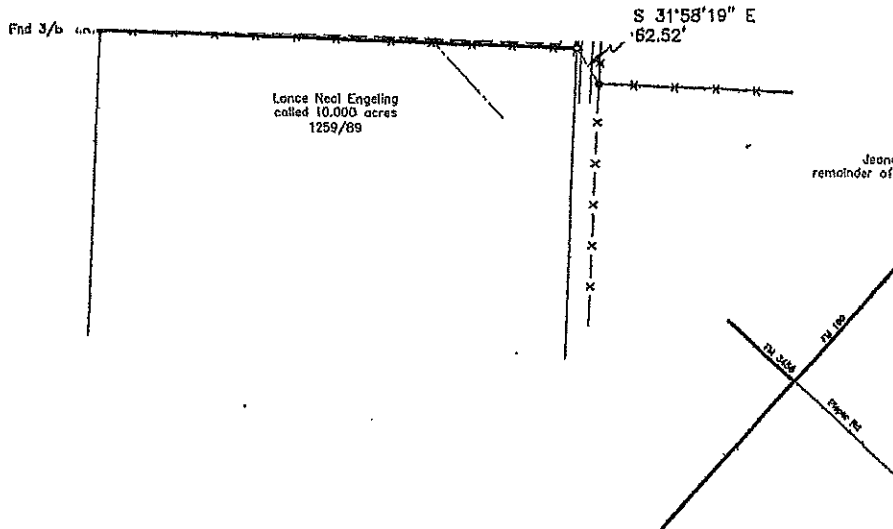


Yvonne Reilhel Goforth  
 called 66.33 acres  
**FIRST TRACT**  
 260/383

Daniel Roy Engeling  
 called 34.674 acres  
**FIRST TRACT**  
 329/839



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

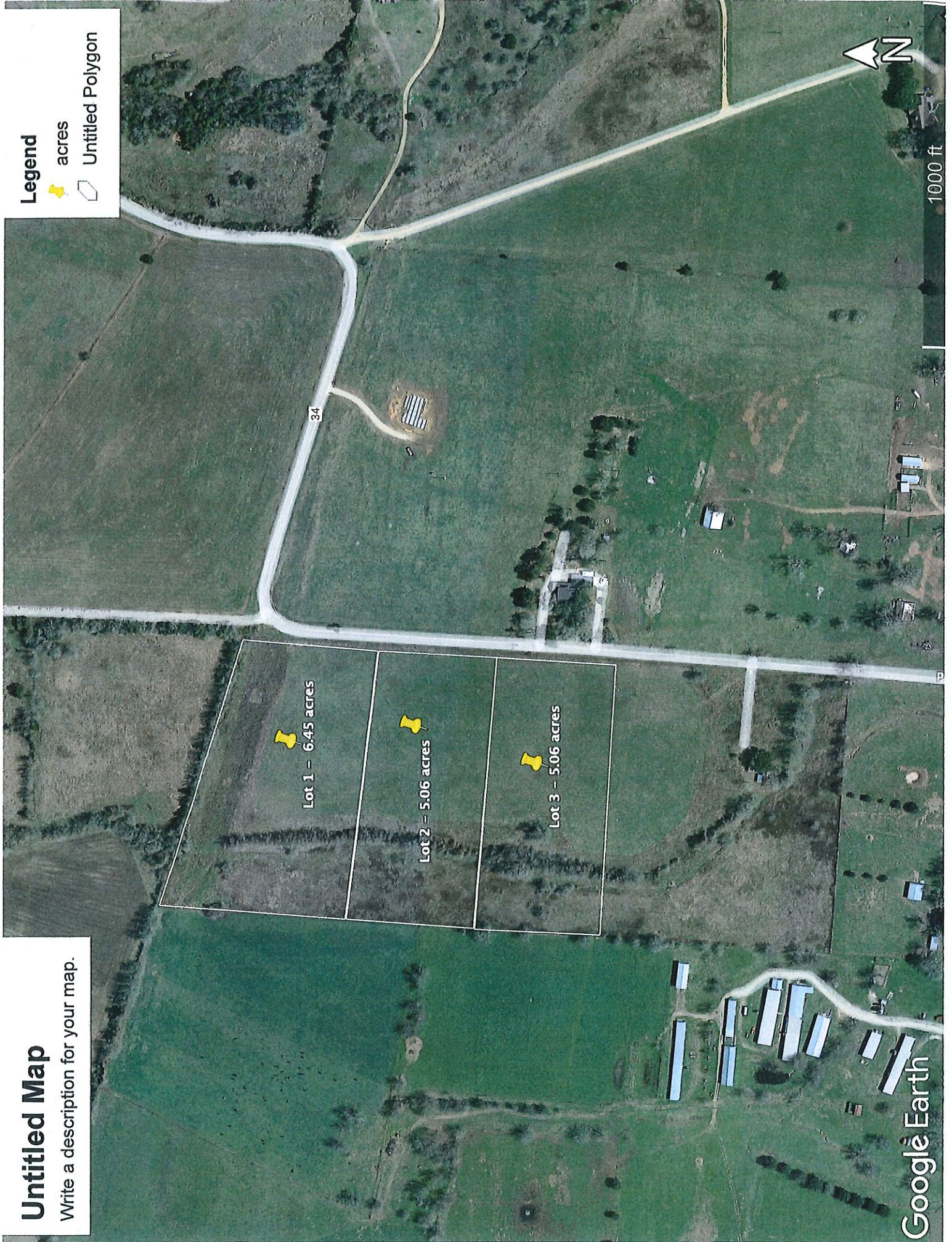


# Untitled Map

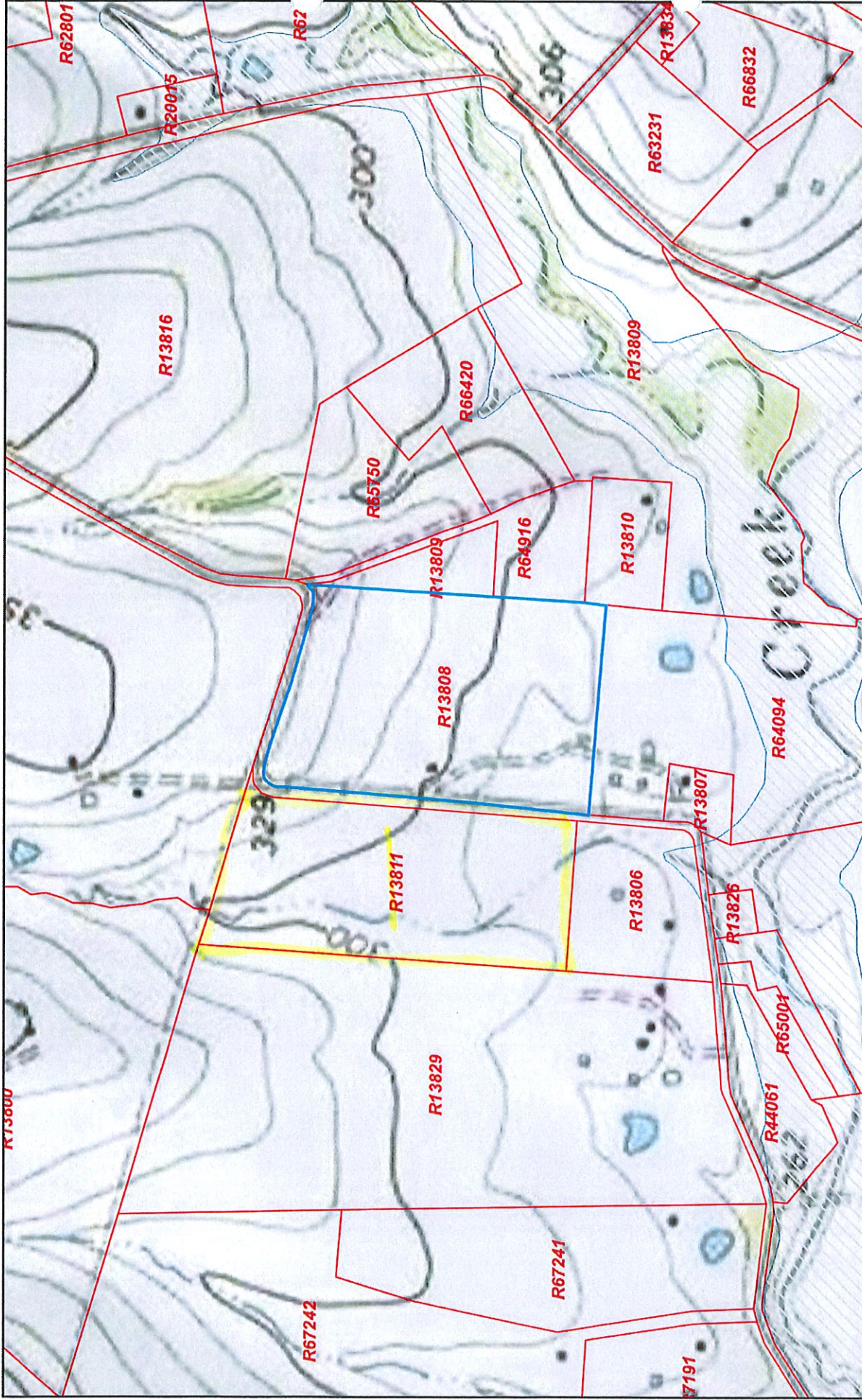
Write a description for your map.

## Legend

-  acres
-  Untitled Polygon



# Washington CAD Web Map



6/4/2020, 3:30:38 PM

1:9,028



- Parcels
- Washington County Boundary
- Flood Plain

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Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.  
Washington County Appraisal District, BIS Consulting -



## OFFER GUIDANCE SHEET

601 Medical Court  
Brenham, TX 77833  
TREC # 417611

### INCLUDE WITH YOUR OFFER:

- Survey- seller will provide survey
- Addendum for the Reservation of Minerals – Seller to retain all Minerals. Seller WILL waive surface rights.
- Include Exhibit A – Deed Restrictions
- Buyer's pre-qualification letter or Proof of funds – Contract only subject to lot loan, not construction loan.
- Put in Special Provisions: If sale causes Rollback taxes it will be the Buyer's expense.

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### OFFER TERMS

- Seller Names: Lori Balusek
- Legal Description - 6.45 acres out of a 26.75 acre tract, Tract 17, C.C. Givens A0048
- Title Company: Botts Title Brenham 115 E. Main St. Brenham, Tx. 77833
- Earnest Money: 1%
- Survey: Seller will Provide new
- Property Condition: AS IS
- Closing: 30-45 days
- Option Period: Zero
- Financing Addendum (if applicable):
- Seller's Email: loribalusek1@gmail.com
- Seller's Attorney:

---

### BROKER INFORMATION (INCLUDE ON OFFER)

- Broker: S. Day Inc. dba Coldwell Banker Properties Unlimited #417611
- Agent/License #: Yvette Kirkland #282392
- Email: yvette@coldwellbanker.com
- Phone: (979) 251-2148
- Licensed Supervisor of Associate/License #: Lindi Braddock #233744
- Address: 601 Medical Ct., Brenham, Tx. 77833

## Exhibit A

### **Restrictions to be put into Deed:**

1. A Lot may be used only for Residential purposes for a Single Family. No commercial business other than a home office.
2. Livestock is allowed. One horse or cow/calf unit per acre. Chickens and animals for 4-H and FFA projects are allowed. Livestock should be kept in a securely fenced area and not be a nuisance to neighbors.
3. The total area of a Residence, exclusive of porches, garages, carports, or other Structures must be a minimum of 1600 square feet. No Residence or Structure may be located within 50 feet of the front boundary line or within 10 feet of any side boundary line. Each Residence must face the front Lot line. Lots may be combined. Barndominiums are allowed. Each Owner must keep the Lot, all landscaping, the Residence, and all Structures in a neat, well-maintained, and attractive condition.
4. Prohibited activities include: dumping of rubbish, storing inoperable cars that are not in a garage, sport shooting, exploration of minerals, Installing or maintaining a mobile home, manufactured home on a Lot, whether permanently or temporarily, moving a previously constructed house onto a lot or permanently living in a RV. No easement in a Lot may be granted other than for utilities.
5. This Declaration runs with the land and is binding in perpetuity.

# Premier Environmental Designs

Steven Gonzalez, RS  
701 B Navarro Drive  
College Station, Texas 77845  
Office/Fax: (979) 764-7158  
Cell: (979) 575-2416

## Soil / Site Evaluation

*Owner's Name:* Lori Balusek  
*Site Address:* Randle Hill Road  
*City:* Brenham  
*County:* Washington  
*State:* TX  
*Zip:* 77833  
*Subdivision:* Randle Hill Estates  
*Lots:* 1-5    *Block:*        *Sect:* 2  
*Date:* 7/28/2021



Stamp



Stamp

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Signature: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "Steven M. Gonzalez", written over a horizontal line.

# OSSF Site Evaluation

## Topography

Slope:  Flat (Under 2%)  Slight (3%-15%)  Moderate (16%-30%)  Severe (Over 30%)

Vegetation:  Grass/Brush  Lightly Wooded  Heavily Wooded

Site Drainage:  Poor  Adequate  Good  Other

### Other Topographic Information:

Note: Slopes above 30% are considered unsuitable for standard subsurface disposal. If slope is less than 2%, steps shall be taken to ensure there is adequate surface drainage over any subsurface disposal field. Slopes less than 15% are considered acceptable for surface irrigation. Sloped land with greater than 15% slope may be acceptable if it is properly landscaped and terraced to minimize runoff. Any such landscaping shall be addressed in detail in both the design and planning materials.

## Flood Plain (FEMA Panel 48477C0450C eff 8/16/2011)

Site Is Located:  Outside The 100 Year Flood Plain  
 Partially Inside The 100 Year Flood Plain  
 Inside The 100 Year Flood Plain  
 Inside The 100 Year Flood Plain And Floodway

## Water Supply

Public Water Supply  Community Water Supply  Private Water Supply

If Private Water Supply:  Supplied By A Well  Other Means

If Well Is On The Property: Distance To Treatment Plant  
Distance To Disposal Field

Wells On Neighboring Property:  Yes  No

Note: If neighboring wells exist, they must meet setback distance requirements

## Surface Water

On or Near Property:  Stream/Creek  Pond/Lake  River  
Distance From Treatment Plant: From Disposal Field:

## Soil Evaluation

(Most Restrictive Layer/2 Soil Borings At Opposite Ends Of Proposed Disposal Area)

Soil Texture and Classification: Clay - Class IV

Subsurface Color and Indication: Black - Poor Drainage and Aeration

Indication Of Seasonal Ground Water Table: No

Gravel Analysis: 0 %

Note: Any soil profile that has the gray colors (with redox features) indicative of water tables within 24 inches below the proposed trench bottom, or has ground water visible in the test bore hole less than 48 inches below ground surface, shall be deemed unsuitable for standard subsurface disposal. Although Class III soil is considered acceptable, it is not recommended for a soil absorption system.

# Soil Profiles

Soil Boring #1						
Depth (Feet)	Texture Class	Soil Texture	Structure (Blocky, Platy, or Massive)	Drainage (Redox Features or water table)	Restrictive Horizon	Observations
0	III	Clay Loam	Blocky			Dark Brown
1						
2	IV	Clay	Blocky		Yes	Black
3						
4						
5						

Soil Boring #2						
Depth (Feet)	Texture Class	Soil Texture	Structure (Blocky, Platy, or Massive)	Drainage (Redox Features or water table)	Restrictive Horizon	Observations
0	III	Clay Loam	Blocky			Dark Brown
1						
2	IV	Clay	Blocky		Yes	Black
3						
4						
5						



Soil Boring #3						
Depth (Feet)	Texture Class	Soil Texture	Structure (Blocky, Platy, or Massive)	Drainage (Redox Features or water table)	Restrictive Horizon	Observations
0 ↓ 1 →	III	Clay Loam	Blocky			Dark Brown
2 ↓ 3	IV	Clay	Blocky		Yes	Black
4 → ↓ 5						

Soil Boring #4						
Depth (Feet)	Texture Class	Soil Texture	Structure (Blocky, Platy, or Massive)	Drainage (Redox Features or water table)	Restrictive Horizon	Observations
0 ↓ 1 →	III	Clay Loam	Blocky			Dark Brown
2 ↓ 3	IV	Clay	Blocky		Yes	Black
4 → ↓ 5						

# OSSF Site Evaluation Summary

Summary		
This Site Is Suitable For	Treatment	Disposal
	This Site Is Suitable For	<input checked="" type="checkbox"/> Septic Tank
<input checked="" type="checkbox"/> Lined E-T		
<input checked="" type="checkbox"/> Unlined E-T		
<input checked="" type="checkbox"/> Pumped Effluent Drainfield		
<input type="checkbox"/> Leaching Chamber		
<input type="checkbox"/> Gravelless Pipe		
<input checked="" type="checkbox"/> Low Pressure Dosing		
<input type="checkbox"/> Mound		
<input type="checkbox"/> Septic Tank / Filter		<input type="checkbox"/> Soil Substitution
		<input type="checkbox"/> Drip Irrigation
		<input type="checkbox"/> Absorptive Drainfield
<input checked="" type="checkbox"/> Secondary Treatment (Aerobic)		<input checked="" type="checkbox"/> Lined E-T
		<input checked="" type="checkbox"/> Unlined E-T
		<input type="checkbox"/> Leaching Chamber
		<input type="checkbox"/> Gravelless Pipe
	<input checked="" type="checkbox"/> Low Pressure Dosing	
	<input type="checkbox"/> Mound	
	<input checked="" type="checkbox"/> Surface Application	
<input checked="" type="checkbox"/> Secondary Treatment / Filter	<input checked="" type="checkbox"/> Soil Substitution	
	<input checked="" type="checkbox"/> Drip Irrigation	

## Notes and Observations

Lot 5 has an existing OSSF #10350 installed 5/12/2009. A soil boring was not conducted on this lot.

The soil is generally classified as a Class III Clay Loam topsoil with a Class IV Clay soil below. However, each individual lot will require a soil / site evaluation at each specific drainfield / spray field location. All septic systems must meet the minimum requirements of Title 30, TAC Chapter 285 regarding On-Site Sewage Facilities and any additional requirements of Washington County. All planning materials for an on-site sewage facility must be done by a Professional Engineer P.E or Registered Sanitarian R.S.



**PREMIER ENVIRONMENTAL**  
DESIGNS  
701 B NAVARRO DRIVE  
COLLEGE STATION TX 77845  
(979) 764-7158

Owner's Name: Lori Balusek	Site Address: Randle Hill Road	Property ID: 13811
City: Brenham	County: Washington	State: TX Zip: 77833
Subdivision: Randle Hill Estates	Lots: 1-5	Sect: 2 Acres: 26.75
Installer:	Disposal Area:	GPS: 30.09353, -96.39933
Drawn By: Steven Gonzalez, RS	Date: 07/28/2021	Revised:
		Scale: 1" = 200'