

 Boundary



cm = control monument
 wm = water meter
 PUE = public utility easement
 BL = building line
 lbr = telephone box (riser)
 lcbx = telecommunications box
 etb = electric transformer box
 cd = concrete drive
 p = porch
 w = wood board fence
 ac = air conditioner unit
 gm = gas meter
 em = electric meter

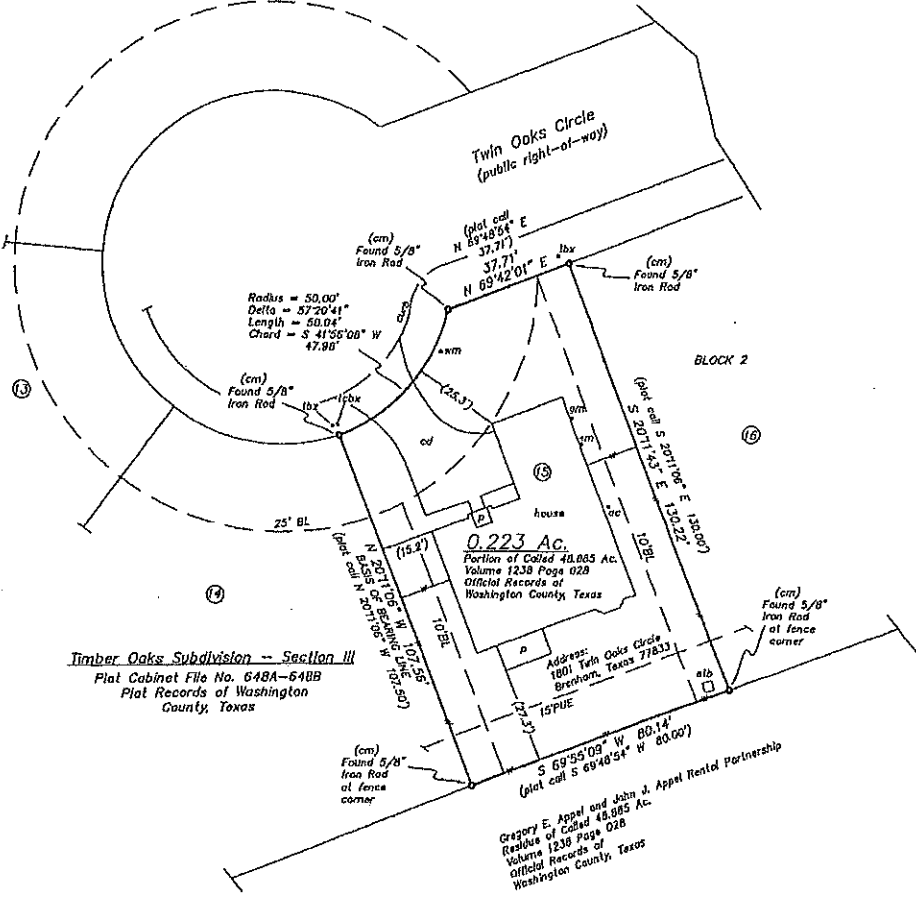
Blake C. Blake
Kimberly S. Rosenbaum
 4/20/21

Scale 1" = 30'

Bearings shown herein are based on the record bearing for the West line of Lot 15 of Block 2 of Section III of Timber Oaks Subdivision, plat recorded in Plat Cabinet File No. 648A-648B, P.R.W.C.

The subject tract shown herein does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date 8/16/2011.

Philip H. Coe Survey
 Abstract No. 31
 Washington County, Texas
 City of Brenham



Timber Oaks Subdivision -- Section III
 Plat Cabinet File No. 648A-648B
 Plat Records of Washington County, Texas

Gregory E. Appel and John J. Appel Rental Partnership
 Residue of Caled 48.885 Ac.
 Volume 1238 Page 028
 Official Records of Washington County, Texas

MORTGAGEE: GUILD MORTGAGE COMPANY LLC
 MORTGAGOR: BLAKE C. ROSENBAUM
 KIMBERLY S. ROSENBAUM

To: Gregory E. Appel and John J. Appel Rental Partnership, Blake C. C. Rosenbaum and Kimberly S. Rosenbaum, Guild Mortgage Company LLC, and Brenham Abstract & Title Company, OF No. 20210326.

A survey of Lot 15 of Block 2 of Section III of the Timber Oaks Subdivision (plat recorded in Plat Cabinet File No. 648A-648B, Plat Records of Washington County, Texas), situated in Washington County, Texas, being out of the Philip H. Coe Survey, Abstract No. 31, in the City of Brenham, and being a portion of a caled 48.885 acre tract described in that deed dated March 18, 2007, from the Estate of Gus Anton Wehring to Gregory E. Appel and John J. Appel Rental Partnership, recorded in Volume 1238, Page 028, Official Records of Washington County, Texas.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on April 20, 2021, on the ground of the property, legally described herein, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments of ground (and overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.



Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

W.O.#2020-3050-B

Gregory E. Appel and John J. Appel
 Rental Partnership

Blakey Land Surveying

Registration No. 10686000

RPLS 4052 RPLS 5935

4650 Fuhlman Lane
 Burton, Texas 77836

(817) 288-3700

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

Draft Acknowledgment

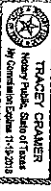
STATE OF TEXAS
 COUNTY OF WASHINGTON

Gregory E. Appel and John J. Appel Rental Partnership, the owner of the land described hereon, vests name in the subdivision of said property in accordance with the plat shown hereon.

Gregory E. Appel and John J. Appel Rental Partnership
Gregory E. Appel
John J. Appel

This instrument was acknowledged before me on the 24th day of June, 2015 by Gregory E. Appel and John J. Appel Rental Partnership

Tracey Cramer
 Tracey Cramer
 Notary Public, State of Texas
 My Commission Expires 11/20/2018



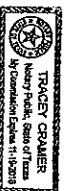
Draft Acknowledgment

STATE OF TEXAS
 COUNTY OF WASHINGTON

We, The Junior College District of Washington County, Texas (hereinafter referred to as "the Junior College District"), the owner of the land described hereon, whose name is subscribed hereon as hereby given, adopt and acknowledge the subdivision of said property in accordance with the plat shown hereon.

David C. Springer
 David C. Springer, Board President of the Junior College District of Washington County, Texas and the community and also known as Blinn College)

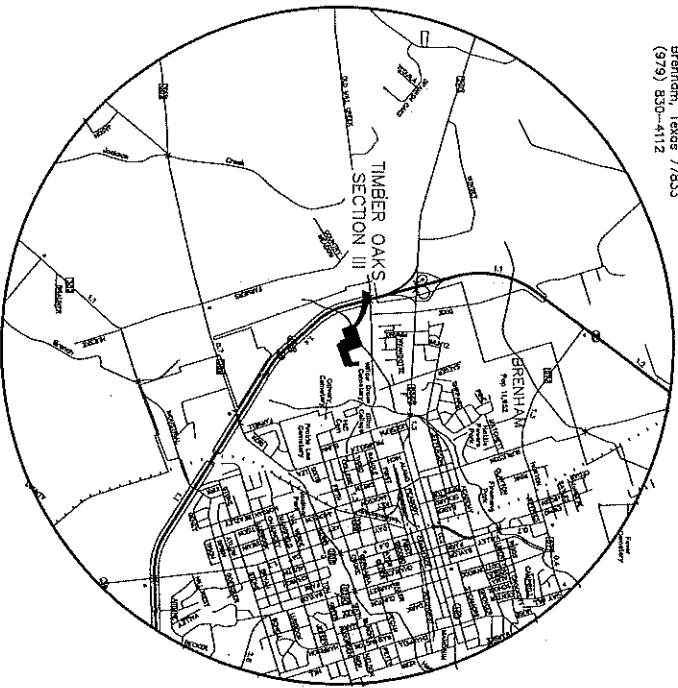
Tracey Cramer
 Tracey Cramer
 Notary Public, State of Texas
 My Commission Expires 11/20/2018



OWNER:
 Gregory E. Appel and John J. Appel
 Rental Partnership
 2502 College Avenue
 Brenham, Texas 77833
 (979) 451-0156
 (979) 383-4133

SURVEYOR:
JONES & CARTE RAY
 ENGINEERS-PLANNERS-SURVEYORS
 1500 South Oak Street
 Brenham, Texas 77833-6689
 (979) 383-4831 www.jcray.com
 Texas Registration No. 10082-02

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



VICINITY MAP (NOT TO SCALE)

PLANNING COMMISSION APPROVAL

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

Chairman _____

Attest _____

Secretary _____

COUNTY CLERK CERTIFICATE
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON

I, Balin Rothermal, County Clerk in and for said County of Washington, Texas, do hereby certify that the foregoing instrument was filed in my office the _____ day of _____, 2015, A.D. at _____ o'clock _____ M., and duly recorded the _____ day of _____, 2015, A.D. at _____ o'clock _____ M. Witnessed by me in and for said County of the said County, at office in Brenham, Texas.

By: _____ Deputy
 Balin Rothermal
 County Clerk
 Washington County,
 Texas

INFORM ALL MEN BY THESE PRESENTS, That I, Wilson R. Krueger, do hereby certify that I prepared this plat from an actual and accurate survey of the land presently platted under my personal supervision, in accordance with the Subdivision Regulations of the City of Brenham, Texas.

Wilson R. Krueger
 Wilson R. Krueger, P.E. 7/26/2015



LEGEND

- SET 3/4-INCH IRON ROD CAPPED "JONES & CARTER"
- UNLESS OTHERWISE NOTED.
- BRMC DEED RECORDS OF WASHINGTON COUNTY
- ORNG OFFICIAL RECORDS OF WASHINGTON COUNTY
- POB POINT OF BEGINNING
- PLC PUBLIC UTILITY EASEMENT
- BLL BUILDING SETBACK LINE
- ADJACENTS
- CENTERS OF PROPOSED ROADS
- EASEMENTS / BUILDING LINES
- BLOCK NUMBER

0 100 200 300
SCALE: 1" = 100'

Call 7,200 Acres
The Junior College District
Vol. 1347, Pg. 83
ORNG

Call 2,112 Acres
Philip G. Surry
Vol. 638, Pg. 186
ORNG

Call 3,798 Acres
Bly Roy Whitman
Vol. 827, Pg. 31
ORNG

Call 0.2187 Acres
Ely Roy Whitman
Vol. 827, Pg. 31
ORNG

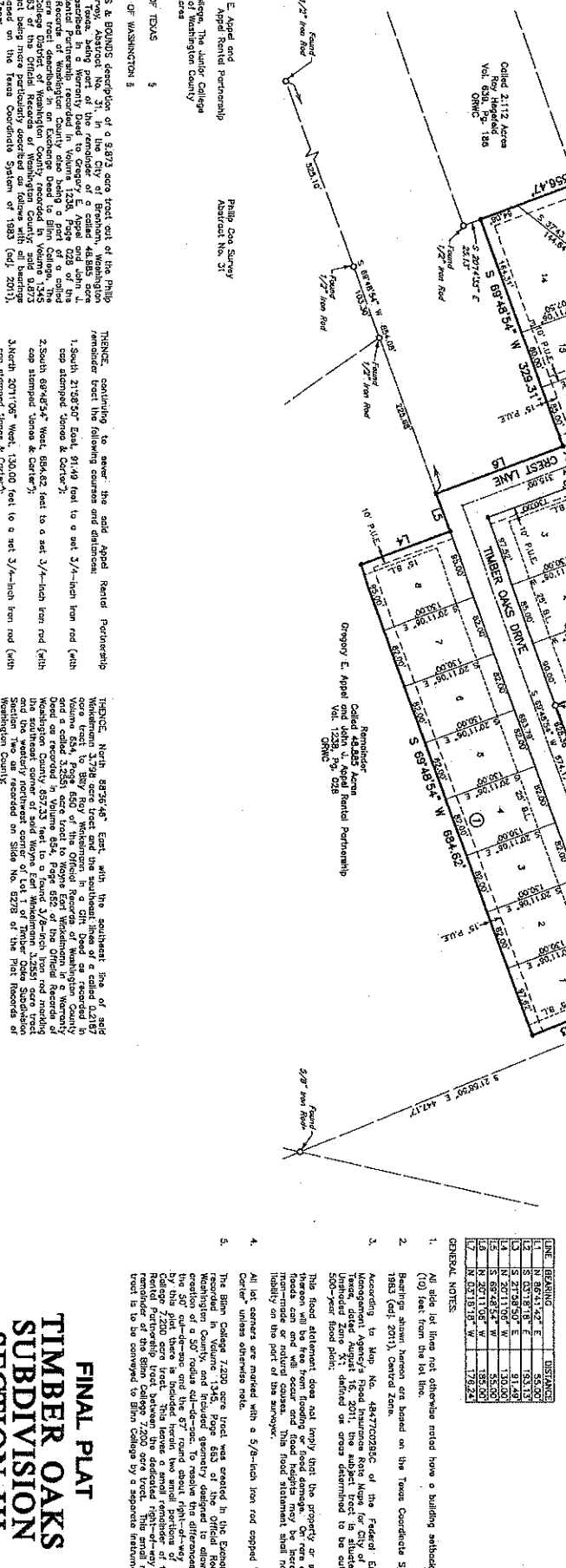
Call 3,281 Acres
Wayne Earl Whitman
Vol. 828, Pg. 32
ORNG

Call 2,112 Acres
Philip G. Surry
Vol. 638, Pg. 186
ORNG

Call 3,798 Acres
Bly Roy Whitman
Vol. 827, Pg. 31
ORNG

Call 0.2187 Acres
Ely Roy Whitman
Vol. 827, Pg. 31
ORNG

Call 3,281 Acres
Wayne Earl Whitman
Vol. 828, Pg. 32
ORNG



LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH	AREA
1	N 66°14'42" E	65.50'	S 23°45'18" W	65.50'	4,267.50
2	S 65°48'34" W	209.21'	N 24°11'26" E	209.21'	13,614.21
3	S 20°11'06" E	500.28'	N 69°48'34" E	500.28'	31,547.84
4	S 69°48'34" W	209.21'	N 20°11'06" E	209.21'	13,614.21
5	N 20°11'06" E	500.28'	S 69°48'34" W	500.28'	31,547.84
6	N 66°14'42" E	65.50'	S 23°45'18" W	65.50'	4,267.50
7	N 66°14'42" E	65.50'	S 23°45'18" W	65.50'	4,267.50
8	S 20°11'06" E	500.28'	N 69°48'34" E	500.28'	31,547.84
9	S 65°48'34" W	209.21'	N 24°11'26" E	209.21'	13,614.21
10	S 65°48'34" W	209.21'	N 24°11'26" E	209.21'	13,614.21
11	N 20°11'06" E	500.28'	S 69°48'34" W	500.28'	31,547.84
12	N 20°11'06" E	500.28'	S 69°48'34" W	500.28'	31,547.84
13	N 66°14'42" E	65.50'	S 23°45'18" W	65.50'	4,267.50
14	N 66°14'42" E	65.50'	S 23°45'18" W	65.50'	4,267.50
15	S 20°11'06" E	500.28'	N 69°48'34" E	500.28'	31,547.84
16	S 20°11'06" E	500.28'	N 69°48'34" E	500.28'	31,547.84
17	S 65°48'34" W	209.21'	N 24°11'26" E	209.21'	13,614.21
18	S 65°48'34" W	209.21'	N 24°11'26" E	209.21'	13,614.21
19	N 20°11'06" E	500.28'	S 69°48'34" W	500.28'	31,547.84
20	N 20°11'06" E	500.28'	S 69°48'34" W	500.28'	31,547.84
21	N 66°14'42" E	65.50'	S 23°45'18" W	65.50'	4,267.50
22	N 66°14'42" E	65.50'	S 23°45'18" W	65.50'	4,267.50
23	S 20°11'06" E	500.28'	N 69°48'34" E	500.28'	31,547.84

GENERAL NOTES:

- All lot lines not otherwise noted have a building setback: the lot (10) feet from the lot line.
- Bearings shown herein are based on the Texas Coordinate System of 1983 (def. 2011), Central Zone.
- According to Map No. 484770285C of the Federal Emergency Management Agency's Flood Insurance Rate Map for City of Grohman, dated August 16, 2011, the subject tract is situated within a Special Flood Hazard Area designated as the Special Flood Hazard Zone.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. Or, from occasions thereon can and will occur and flood heights may be increased by wind-driven waves on the water. The flood statement shall not create liability on the part of the surveyor.

All lot corners are marked with a 5/8-inch iron rod capped "Jones & Carter" unless otherwise noted.

STATE OF TEXAS

COUNTY OF WASHINGTON

Gregory E. Appel and John J. Appel, Rentier Partnership
and
Philip G. Surry
Abstract No. 31

Call 2,112 Acres
Philip G. Surry
Vol. 638, Pg. 186
ORNG

Call 3,798 Acres
Bly Roy Whitman
Vol. 827, Pg. 31
ORNG

Call 0.2187 Acres
Ely Roy Whitman
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Call 0.2187 Acres
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Vol. 827, Pg. 31
ORNG

Call 3,281 Acres
Wayne Earl Whitman
Vol. 828, Pg. 32
ORNG

REC'D: North 88°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") meeting the southeast corner thereof in the west line of said Birn College 7,200 acre tract.

REC'D: South 03°18'16" East, with the west line of said Birn College 7,200 acre tract 183.13 feet to a found 3/4-inch iron rod (with cap stamped "Jones & Carter") in said west line meeting the beginning of a right-of-way 67.00 feet, through a central angle of 122°24'42", an arc length of 148.85 feet, and having a long chord bearing 31°41'41" from said cap stamped "Jones & Carter".

REC'D: South 89°48'34" West, 228.31 feet to a found 3/4-inch iron rod (with cap stamped "Jones & Carter") in the east line of a found 2,112 acre tract recorded in Volume 839, Page 188 of the Official Records of Washington County, Texas.

REC'D: North 20°11'06" East, with the east line of said Haged 2,112 acre tract and on east line of a found 3,989 acre tract (Tract Two) to a found 1/2-inch iron rod meeting a southerly corner of a found 3,798 acre tract recorded in Volume 857, Page 331 of the Official Records of Washington County, Texas.

REC'D: North 69°48'34" West, 228.31 feet to a found 3/4-inch iron rod (with cap stamped "Jones & Carter") in the east line of a found 2,112 acre tract recorded in Volume 839, Page 188 of the Official Records of Washington County, Texas.

REC'D: North 20°11'06" East, with the east line of said Haged 2,112 acre tract and on east line of a found 3,989 acre tract (Tract Two) to a found 1/2-inch iron rod meeting a southerly corner of a found 3,798 acre tract recorded in Volume 857, Page 331 of the Official Records of Washington County, Texas.

REC'D: North 89°48'34" West, 228.31 feet to a found 3/4-inch iron rod (with cap stamped "Jones & Carter") in the east line of a found 2,112 acre tract recorded in Volume 839, Page 188 of the Official Records of Washington County, Texas.

REC'D: North 20°11'06" East, with the east line of said Haged 2,112 acre tract and on east line of a found 3,989 acre tract (Tract Two) to a found 1/2-inch iron rod meeting a southerly corner of a found 3,798 acre tract recorded in Volume 857, Page 331 of the Official Records of Washington County, Texas.

OWNER: Gregory E. Appel and John J. Appel
Rentier Partnership
2502 Cherl Lane
Brenham, Texas 77833
(979) 491-0136
(979) 353-4133

OWNER: Philip G. Surry
502 Collier Avenue
Brenham, Texas 77833
(979) 830-4112

SURVEYOR: JONES & CARTER, INC.
ENGINEERS & PLANNERS-SURVEYORS
1500 South Pop Street
Brenham, Texas 77833-489
(979) 836-8251 www.jonesandcarter.com
Survey License No. 16991-02

**A SUBDIVISION OF 9873 ACRES OF LAND
OUT OF THE
PHILIP H. COE SURVEY A-31
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS
JUNE 2016**

**FINAL PLAT
TIMBER OAKS
SUBDIVISION
SECTION III**