



2317 Parket Ct | Brenham, TX 77833

One owner home in the attractive Ralston Creek Estates addition in Brenham, Texas! Well-kept 2,588 SF (per WCAD). Great open plan, 9' tall ceilings throughout downstairs. Home has laminate, tile and carpet floors, arched doorways, gas log fireplace and 2 car attached garage. Granite counters, stainless double sink, gas stove, dishwasher and serving bar are kitchen features. Downstairs primary bdrm with ceiling fan and bathroom has granite counters, double vanity, tub, shower with glass dr and lg walk-in. Plenty of room upstairs with a big family room and 3 bedrooms. Guest Bath has tub/shower combo with tile and granite counters with single vanity and linen cabinet. Enjoy a backyard oasis with privacy fence, gorgeous plants, soothing water feature and open concrete patio.



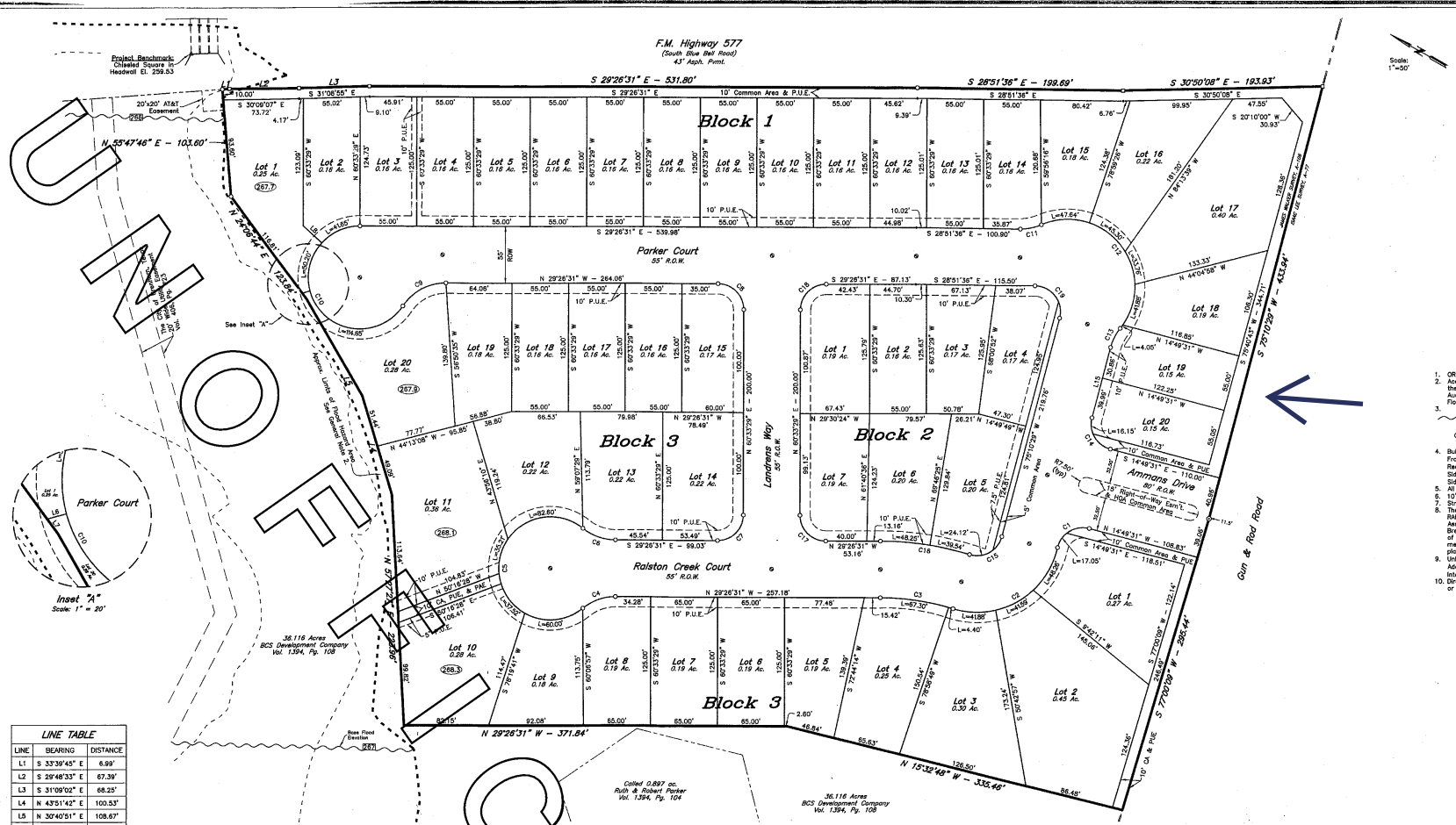
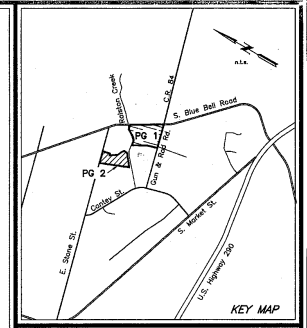
Susan S. Kiel, Broker Associate
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If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.



F.M. Highway 577
(South Blue Bell Road)
- 431' Appt. Pmt.



- ORIGIN OF BEARING SYSTEM:
- According to the Flood Insurance Rate Maps for Washington County, Texas and the City of Brenham, Community Plan No. 484770035C effective date of August 16, 2011, a portion of the subject property lies within the 100 year Flood Hazard Area.
- (10) indicates base flood elevations in accordance with FEMA Panel 484770035C.
 - (11) indicates minimum habitable finish floor elevations (N.G.V.D.).
- Building Setback Lines set by Ordinance 80-12-020:
 - Front: 25'
 - Rear: 20'
 - Side Street: 15'
- All distances shown along curves are Chord Distances.
- 10' wide Public Utility Easement adjacent to all street right-of-ways.
- Street right-of-ways dedicated for Drainage and Utilities.
- The maintenance of all Drainage E.O.W. and Easements of any nature within RALSTON CREEK, PHASE 1 shall be the responsibility of the Homeowners Association or their successors and not the responsibility of the City of Brenham. Maintenance shall include mowing as required by the Brenham Code of Ordinances, prevention and removal of debris within the easement and measures necessary for erosion prevention, no fences or structures are to be placed in the drainage and detention easements.
- Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods. Additionally PK nail Control Monuments are set in the Approx. Point of Intersection, E. Points of Curvature and the E. Radius of Outset.
- Direct access from lots or common areas will not be permitted to collector or arterial roads.

- LEGEND
- - 1/2" Iron Rod Found
 - - 3/4" Iron Pipe Set
 - - 3/4" Iron Rod Found
 - - 7/8" Right-of-way Monument Found
 - - Project Benchmark
 - - PK Nail Control Marker
 - B.S.L. - Building Setback Line
 - P.U.E. - Public Utility Easement
 - P.A.E. - Public Access Easement

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 33°39'45" E	6.92'
L2	S 29°48'33" E	67.39'
L3	S 31°02'02" E	68.29'
L4	N 43°51'42" E	100.53'
L5	N 30°40'51" E	108.87'
L6	N 44°41'40" W	7.74'
L7	N 24°06'44" E	7.03'
L8	S 12°49'54" W	24.33'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	92°11'44"	25.00'	40.23'	25.88'	N 62°59'23" W	38.03'
C2	94°20'44"	80.00'	131.73'	86.31'	N 59°50'53" W	117.35'
C3	16°46'40"	245.00'	71.70'	36.11'	N 21°03'31" W	71.44'
C4	39°11'42"	50.00'	34.20'	17.80'	N 49°02'22" W	33.54'
C5	258°23'24"	50.00'	225.49'	-81.32'	N 60°33'29" E	77.50'
C6	39°11'42"	50.00'	34.20'	17.80'	S 8°50'40" E	33.54'
C7	90°00'00"	25.00'	36.27'	25.00'	S 74°26'31" E	35.36'
C8	90°00'00"	25.00'	36.27'	25.00'	N 19°33'29" E	35.36'
C9	56°37'59"	50.00'	49.42'	26.94'	N 57°45'30" W	47.43'
C10	236°37'59"	50.00'	206.50'	-92.80'	N 32°14'30" E	88.03'
C11	24°04'14"	50.00'	21.01'	10.65'	N 49°53'43" W	20.85'
C12	152°12'33"	80.00'	172.84'	262.42'	S 23°03'26" W	176.10'
C13	24°04'14"	50.00'	21.01'	10.65'	S 87°12'35" W	20.85'
C14	90°00'00"	25.00'	36.27'	25.00'	S 32°10'29" W	35.36'
C15	92°29'09"	25.00'	40.21'	25.92'	N 58°45'01" W	36.21'
C16	16°46'40"	300.00'	87.29'	44.21'	N 21°03'31" W	87.46'
C17	90°00'00"	25.00'	36.27'	25.00'	N 19°33'29" E	35.36'
C18	90°00'00"	25.00'	36.27'	25.00'	S 74°26'31" E	35.36'
C19	104°02'00"	25.00'	45.39'	32.02'	S 23°09'26" W	38.41'

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

We, RCS Development Company, a Texas Corporation, Randy French, President, of the property subdivided in the foregoing map of Ralston Creek, Phase 1 to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, streets, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Ralston Creek, Phase 1 to the City of Brenham, Texas, located in Brenham, Washington County, Texas, and we do hereby dedicate to public use, on each of 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 described or occasioned by the alteration of the surface of any portion of streets and alleys to conform to such grades, and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the land so dedicated, there is also dedicated for utilities an underground aerial easement five (5) feet wide from a pole twenty (20) feet above the ground upward, located adjacent to all easements shown hereon, the hereby covenant and agree that all lots within boundaries of this subdivision are for residential purposes unless otherwise noted.

Witness my hand and seal of the County of Washington, Texas, on this 14th day of November, 2013.

Randy French
Randy French, President
RCS DEVELOPMENT COMPANY
NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 14th day of November, 2013.

NOTARY PUBLIC, STATE OF TEXAS
THREESA A. CLEMENTE
Notary Public, State of Texas
My Comm. Expires August 14, 2017

NOTARY'S COMMISSION EXPIRES 8/14/17

LEASING ACKNOWLEDGMENT

Commerce National Bank, owner and holder of a lien against the property described in the plot shown hereon, said lien being evidenced by instrument of record in Volume _____ Page _____ of the Official Records of Washington County, Texas, does hereby in all things subordinate to said plot said lien, and hereby confirms they are the present owner of said land and has not assigned the same nor any part thereof.

Tom Mariani
Tom Mariani
NAME: *Tom Mariani*
TITLE: *Senior Vice President*

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth A. Rothbaum, Clerk of the County of Washington County, Texas, do hereby certify that the within instrument with its certificate of subordination was filed for registration in my office on NOV 25 2013 at 3:32 o'clock P.m. in Volume 1111111111 sheet _____ of record of said Plat for said county.

Witness my hand and seal of office, at Brenham, Washington County, Texas, the day and date last above written:

Beth A. Rothbaum
Beth A. Rothbaum, Deputy
CLERK, COUNTY COURT
WASHINGTON COUNTY, TEXAS

PLANNING AND ZONING COMMISSION APPROVAL

Approved this 14th day of July, 2013 by the Planning and Zoning Commission of the City of Brenham, Texas.

Michael Graham
Michael Graham
CHAIRMAN
[Signature]
SECRETARY

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRADSHAW

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments have been placed under my supervision on the ground.

Kevin R. McClure
Kevin R. McClure, P.L.S. No. 5650
11/13

SEAL OF THE STATE OF TEXAS
KEVIN R. MCCLURE
REGISTERED PROFESSIONAL LAND SURVEYOR
1980

FINAL PLAT

RALSTON CREEK ESTATES, PHASE 1

LOTS 1-20, BLOCK 1, LOTS 1-7, BLOCK 2 AND LOTS 1-20, BLOCK 3

12.775 ACRES

JAMES WALKER SURVEY, A-106
BRENNHAM, WASHINGTON COUNTY, TEXAS

MAY, 2013
SCALE: 1" = 50'

OWNER:
RCS Development Co.
4080 S.H. 6 South
College Station, TX 77845
(879) 690-1222

SUBDIVISOR:
McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3636

1
of 2 Sheets



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

08-18-2014

**ADDENDUM FOR PROPERTY SUBJECT TO
MANDATORY MEMBERSHIP IN A PROPERTY
OWNERS ASSOCIATION**

(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

2317 Parker Ct**Brenham**

(Street Address and City)

Ralston Creek HOA 979-830-8989

(Name of Property Owners Association, (Association) and Phone Number)

- A. SUBDIVISION INFORMATION:** "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.

(Check only one box):

1. Within _____ days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivision Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and the earnest money will be refunded to Buyer.
2. Within _____ days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer.
3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer does does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, at Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer if Seller fails to deliver the updated resale certificate within the time required.
4. Buyer does not require delivery of the Subdivision Information.

The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.

- B. MATERIAL CHANGES.** If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.
- C. FEES:** Except as provided by Paragraphs A, D and E, Buyer shall pay any and all Association fees or other charges associated with the transfer of the Property not to exceed \$ **100** _____ and Seller shall pay any excess.
- D. DEPOSITS FOR RESERVES:** Buyer shall pay any deposits for reserves required at closing by the Association.
- E. AUTHORIZATION:** Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), Buyer Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

Buyer _____

Seller **Estate of Carra E. Zimmermann**

DocuSigned by:

Jeffrey R. Zimmermann, Executor

10/22/2020

Buyer _____

ADAMS

Seller **Jeffrey R. Zimmermann, Executor**

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-8. This form replaces TREC No. 36-7.

(TXR-1922) 08-18-2014

TREC NO. 36-8



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Market Realty, Inc	462379	agents@marketrealty.com	(979)836-9600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Roger D. Chambers	355843	appraisals@marketrealty.com	(979)830-7708
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Susan S. Kiel	558624 ^{DS}	burton@marketrealty.com	(979)251-4078
Sales Agent/Associate's Name	License No. <i>SRZ</i>	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date