

Timberline Court

Future Development

Scale: 1" = 20'

N 75°15'00" E 93.83' (Call)
N 75°15'00" E 93.83' (Actual)

S 35°08'05" E 63.59' (Call)
S 35°08'05" E 63.59' (Actual)

1/2" Iron Rod Fnd.

10' P.U.E.

20' Setback

Lot 28

Single Story Residence

Lot 27

10' P.U.E.

15' Setback

S 68°20'10" W 135.97' (Call)
S 68°20'10" W 135.97' (Actual)

7.5' Setback

1/2" Iron Rod Fnd.

R=25.00'
D=96°55'18"
L=42.29'
T=28.22'
LC=37.43'
CB=N 26°47'49" E
(Call and Actual)

10' P.U.E.

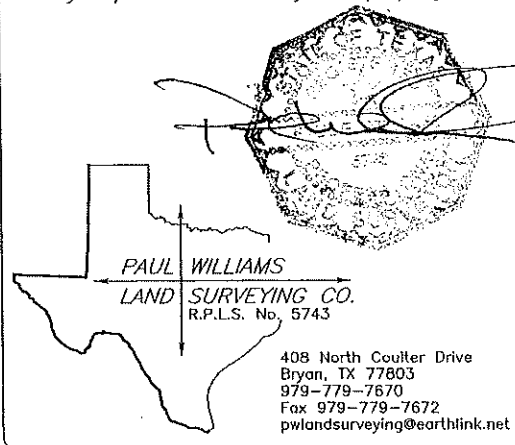
1/2" Iron Rod Fnd.

N 21°39'50" W 48.32' (Call)
N 21°39'50" W 48.32' (Actual)

1/2" Iron Rod Fnd.

**2005 Timberline Court
Brian Fratus and Cherry Fratus**

Being all of Lot 28 (TWENTY EIGHT), Block 5 (FIVE), RALSTON CREEK ESTATES, PHASE 1, an addition to the City of Brenham, Washington County, Texas, according to the plat recorded in Plat Cabinet File No. 628A and 628B of the Plat Records of Washington County, Texas. I, Paul Williams, Registered Professional Land Surveyor No. 5743 do hereby certify that this plat represents the results of a survey performed on the ground, under my supervision on July 7, 2014, and is true and correct to the best of my knowledge. I further certify that no improvements on this property encroach on adjacent property, nor do any improvements on adjacent property encroach on to this property, except as shown.



Notes:
North orientation is based on rotating to plat calls in File 628A & 628B.
This survey was prepared with the benefit of Aggeland Title Company Commitment No. G.F. 32208 and is valid for this transaction only.
The Following Easements appear to effect the parent tract of this property, however no above ground evidence was located on this survey:
1) From L.F. Ammons, et al to Texas Power and Light Company in 100/101.
2) From Will Landua, et al to Southwestern Bell Telephone Company in 238/474; and in 239/384.
3) From LaVerna Landua to The City of Brenham in 406/730.
4) From Gerald W. Aherns, et al to The City of Brenham in 455/631.
5) From Gerald W. Aherns, et al to Matthew P. Parker, et al in 1211/495; and in 1231/381.
6) From BCS Development Co. to Bluebonnet Electric Cooperative, Inc. in 1469/220.
p:/pwlsco/clients/2014/sc14007.dwg

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null
Texas, AC +/-



 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.

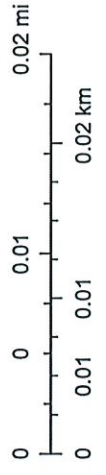
Washington CAD Web Map



10/2/2020, 9:08:58 AM

 Parcels

1:564



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Washington County Appraisal District, BIS Consulting -
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.