

455 High Meadows, Bellville

Enjoy your mornings listening to the birds on your front porch in this high-end luxury Victorian style home. Tucked away on 3 peaceful wooded acres, this home is minutes from Bellville and Brenham with an easy commute to West Houston.

The Home and the Guest Apartment have been very well maintained and beautifully updated. This home will please the most particular entertainer and also features an oversized garage and shop area. The apartment above the garage has a nice balcony overlooking the pool and lush landscape.

Long circular drive leads you up to this grand home with extensive porches, courtyard and decks. Plus, a charming Chapel offers quiet contemplation.

Please see the attached for extensive details of this beautiful property.

Additional Notes:

Main Residence:

- 2013 & 2014 A/C Heat replaced (up & down)
- 2010, 2011 & 2015 Windows replaced (except for 3 small windows) transferable warranty.
- 2016 Remodel by Triflection Remodeling, Houston:
 - Kitchen & Laundry gutted to studs, soft close drawers & cabinets, granite counter tops, stone backsplash, wine bar. Appliances purchased separately.
 - Kitchen & Laundry fixtures, drawer pulls and sink
 - Staircase and Entry torn out and rebuilt
 - Added wood flooring with floor plugs
 - Lighting
- 2016 Exterior completely painted and is usually touched up about every other year
- 2016 Motorized window coverings (John Bartlett – NuArea Designs 832-640-0766)
- 2017 Septic pumped (2-500 gallon tanks)
- 2009 Closet Factory designed and installed Primary Closet, Kitchen Pantry, Upstairs Craft Room, Large upstairs Bedroom/Gameroom closet (lifetime warranty)
- 2013 Added APARTMENT above the garage
 - Full bath with shower, mini kitchen with HAIER apt. refrigerator, balcony deck overlooking pool.
 - Mini split HVAC installed 2020
- 2019 Full air duct cleaning and deodorizing

Appliances & Equipment:

- Fisher & Paykel double drawer dishwashers
- Electrolux refrigerator
- Bosch double ovens
- Bosch 5 burner gas range top
- Bosch microwave
- Whirlpool washer and dryer
- ADT security
- Apartment refrigerator
- Wall mounted TV in living room
- Gas logs in living room fireplace
- 2008 American Overhead Door (serviced in 2020)
- 2016 Water Softener
- 2018 Main House Water Heater replaced
- 2020 Apartment Water Heater replaced

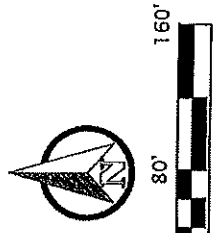
Property improvements:

- 2016 Fenced on property lines on sides and back
- 2018 Iron fence with 5 gates and enlarged back yard area
- Wooded bird habitat
- Flagstone courtyard between the home and garage with water fall and covered trellis
- 2020 Above ground pool with large sundeck
 - April 2022 Deck Stained
- Sprinkler system for irrigation
- Water Well 185' deep with submersible pump

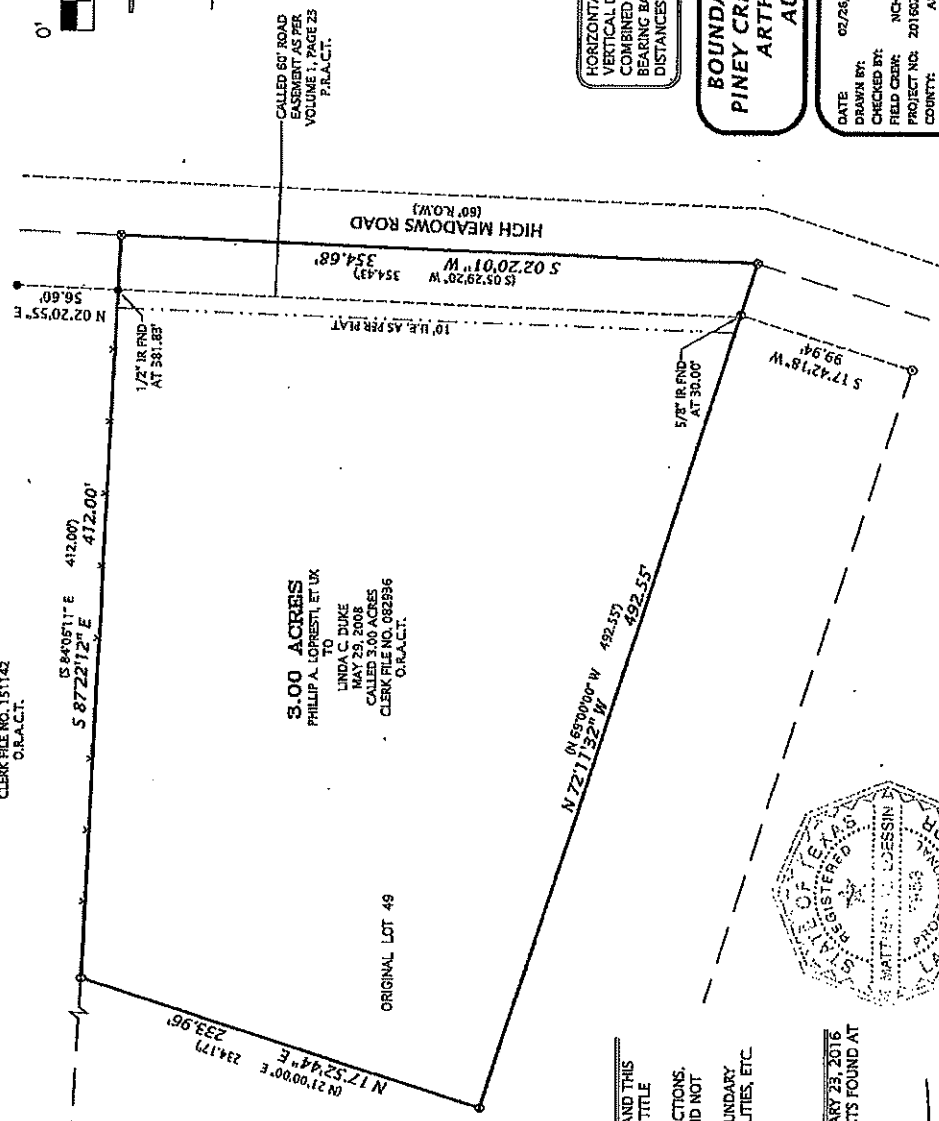
Household expenses:

- \$50/week - Pool Cleaning
- \$100/week - Yard Maintenance
- \$60/month - Internet
- No water bill because of private well
- San Bernard Electric - See Attached
- Propane for 2021 - See Attached
- \$7733.74 - Property taxes in 2021

AUSTIN COUNTY, TEXAS
PINEY CREEK - SECTION 1
VOLUME 1, PAGE 23
P.R.A.C.T.



- LEGEND**
- 9 5/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - 3/8" IRON ROD FOUND
 - ⊗ POINT FOR CORNER
 - WIRE FENCE
 - () RECORD INFORMATION



ROBERT RICHARD RADER, ET UX
 TO
 CHRISTINE ALYSSA RADER SELF
 HAY 1/2 ACRES
 CALLER 4-23-14
 CLERK FILE NO. 151142
 O.R.A.C.T.

3.00 ACRES
 PHILIP A. LOPESTI, ET UX
 TO DUKE
 LINDA S. DUKES
 HAY 1/2 ACRES
 CALLED 3.00 ACRES
 CLERK FILE NO. 082896
 O.R.A.C.T.

ORIGINAL LOT 49

CALLED 60' ROAD
 EASEMENT AS PER
 VOLUME 1, PAGE 23
 PLAT.

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.999920096
 BEARING BASIS: TX. LAMBERT CRD. SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES

BOUNDARY SURVEY OF 3.00 ACRES
PINEY CREEK SUBDIVISION - SECTION 1
ARTHUR LOTT SURVEY, A-254
AUSTIN COUNTY, TEXAS

DATE: 02/26/2016
 DRAWN BY: KAC
 CHECKED BY: MFL
 FIELD CREW: NCH/KAC
 PROJECT NO: 2016020133
 COUNTY: AUSTIN
 SCALE: 1" = 80'
 SHEET: 1 OF 1

FRANK
SURVEYING COMPANY INC
 2200 W. BRIDGES BLVD., SUITE 100
 AUSTIN, TEXAS 78733-7894
 www.franksurveying.com
 LAND SURVEYING/REGISTERED PROFESSIONAL
 LICENSE #28473
 LICENSE #28473

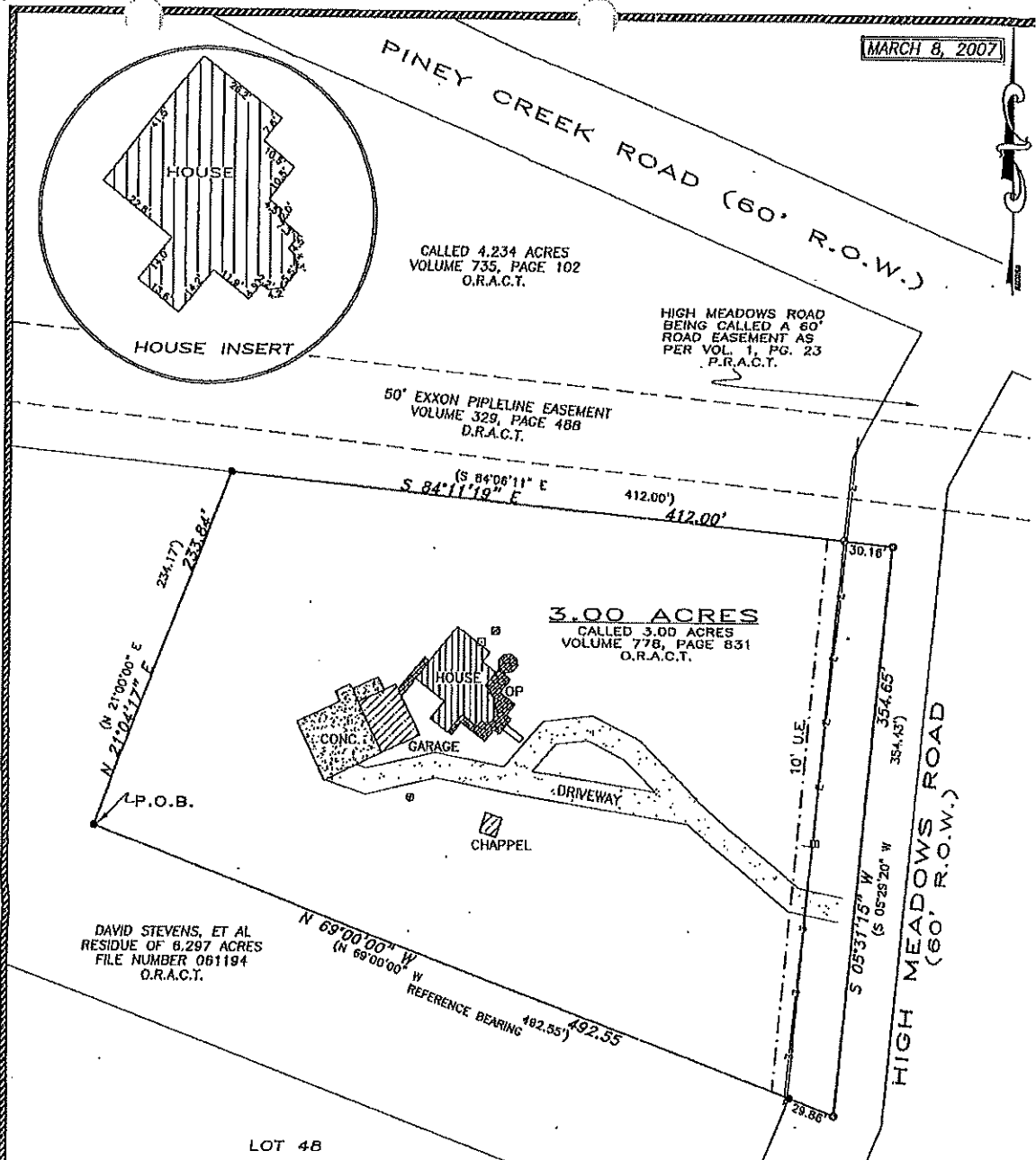


SURVEY NOTES
 1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT.
 2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
 3. THE PURPOSE OF THIS SURVEY WAS A PERIMETER BOUNDARY SURVEY ONLY. NO IMPROVEMENTS, EASEMENTS, UTILITIES, ETC. HAVE BEEN SHOWN OR LOCATED.

SURVEYOR CERTIFICATION
 THIS SURVEY WAS MADE ON THE GROUND ON FEBRUARY 23, 2016 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

Matthew W. Loessin
 FOR FRANK SURVEYING CO., INC.
 BY: MATTHEW W. LOESSIN, RPLS
 TEXAS REGISTRATION NO. 5853
 02/26/2016

MARCH 8, 2007



SURVEY NOTES

1. ALL BEARINGS ARE BASED ON THE LINE AS REFERENCED ON THIS PLAT AND DESCRIBED IN VOLUME 778, PAGE 831, AUSTIN COUNTY OFFICIAL RECORDS.
2. THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X) OF THE FLOOD HAZARD BOUNDARY AREA AS SHOWN ON FEMA FIRM MAP NO. 48015C00S0 C, EFFECTIVE DATE JANUARY 17, 1990.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR COMMITMENT. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, BUILDING LINES, ETC. THAT APPEAR OF RECORD AND NOT SHOWN ON SURVEY.
4. FIELD NOTES TO ACCOMPANY THIS PLAT.

SURVEY PLAT

OF A SURVEY OF 3.00 ACRES BEING A PART OF ORIGINAL LOT 49 OF PINEY CREEK SUBDIVISION, SECTION ONE, IN THE ARTHUR LOTT SURVEY, ABSTRACT NO. 254, AUSTIN COUNTY, TEXAS AS PER PLAT RECORDED IN VOLUME 1, PAGE 23, AUSTIN COUNTY PLAT RECORDS. SAID 3.00 ACRE TRACT BEING ALSO THAT SAME PROPERTY DESCRIBED IN A DEED DATED MAY 6, 1997 TO PHILIP A. LOPRESTI AND WIFE, ADELE A. LOPRESTI, RECORDED IN VOLUME 778, PAGE 831, AUSTIN COUNTY OFFICIAL RECORDS.

THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.

Leonard W. Frank

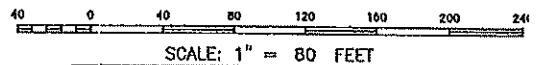
FOR FRANK SURVEYING CO., INC.
BY LEONARD W. FRANK, RPLS
TEXAS REGISTRATION NO. 1669



PROPERTY OWNER
PHILIP & ADELE LOPRESTI
PROPERTY ADDRESS
455 HIGH MEADOWS ROAD
BELLVILLE, TX 77418

LEGEND

- 5/8" IRON ROD FOUND
- POINT IN CENTERLINE
- 1/2" IRON ROD FOUND
- ⊗ PROPANE TANK
- ⊗ TELEPHONE PEDESTAL
- ⊗ HIGH VOLTAGE BOX
- ⊗ ELECTRIC METER
- POWERLINE (OVERHEAD)
- () RECORD DEED CALL



**SURVEY PLAT OF LOT 3.00 ACRES
ARTHUR LOTT SURVEY, A-254
PINEY CREEK SUBDIVISION, SEC. 1
AUSTIN COUNTY, TEXAS**

2205 WALNUT STREET COLUMBUS, TX 76934 979.732.3114	FRANK SURVEYING COMPANY	
COPYRIGHT 2007 ALL RIGHTS RESERVED	DRAWN BY: KYLE KAHN	REV:
SCALE: 1" = 80'	PROJECT NO: 07-108	SHEET 1 OF 1
FIELD CREW: SF/RDF	CHECKED BY: MWL	COMPUTATION: MWL

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: April 25, 2022 GF No. _____

Name of Affiant(s): Linda C. Duke

Address of Affiant: 455 High Meadows Dr, Bellville Tx

Description of Property: Part of Lot 49A, Piney Creek, Section 1
County Austin, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since March 8, 2007 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

Pool, deck and yard fence added
After 2/26/16 Survey added perimeter fence on sides and back property line

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

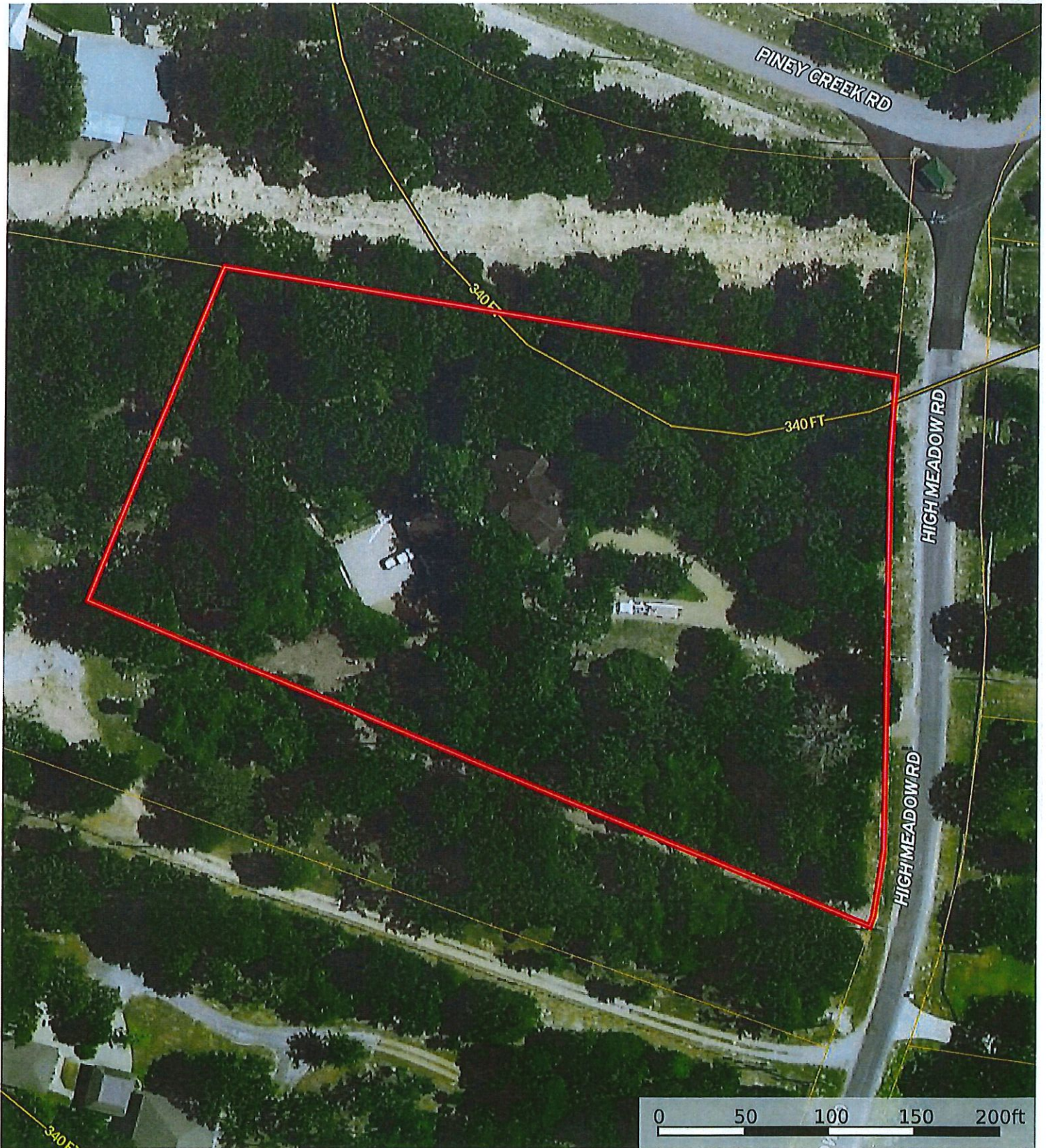
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Linda C. Duke



SWORN AND SUBSCRIBED this 25 day of April, 2022
Samantha Lee Pletsch
Notary Public

455 High Meadows, Bellville
Texas, AC +/-



 Boundary

Lindi Camaron Team

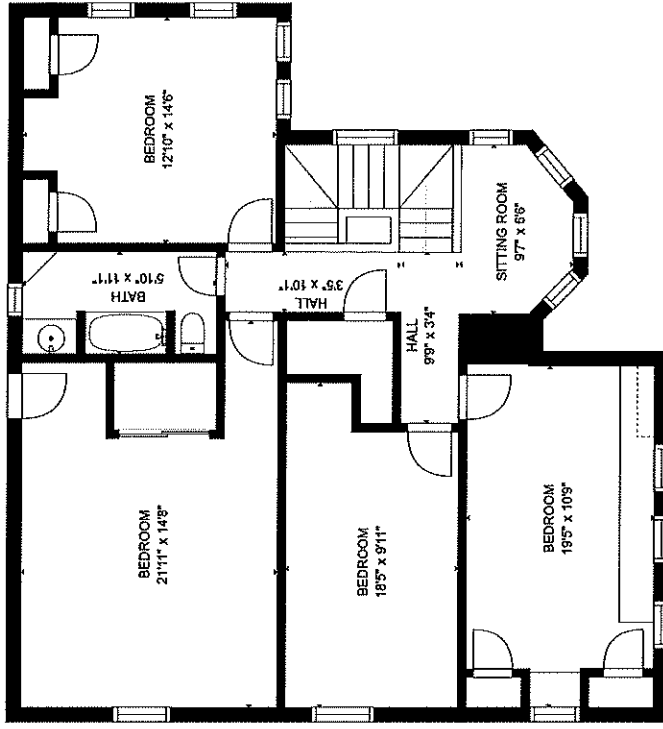
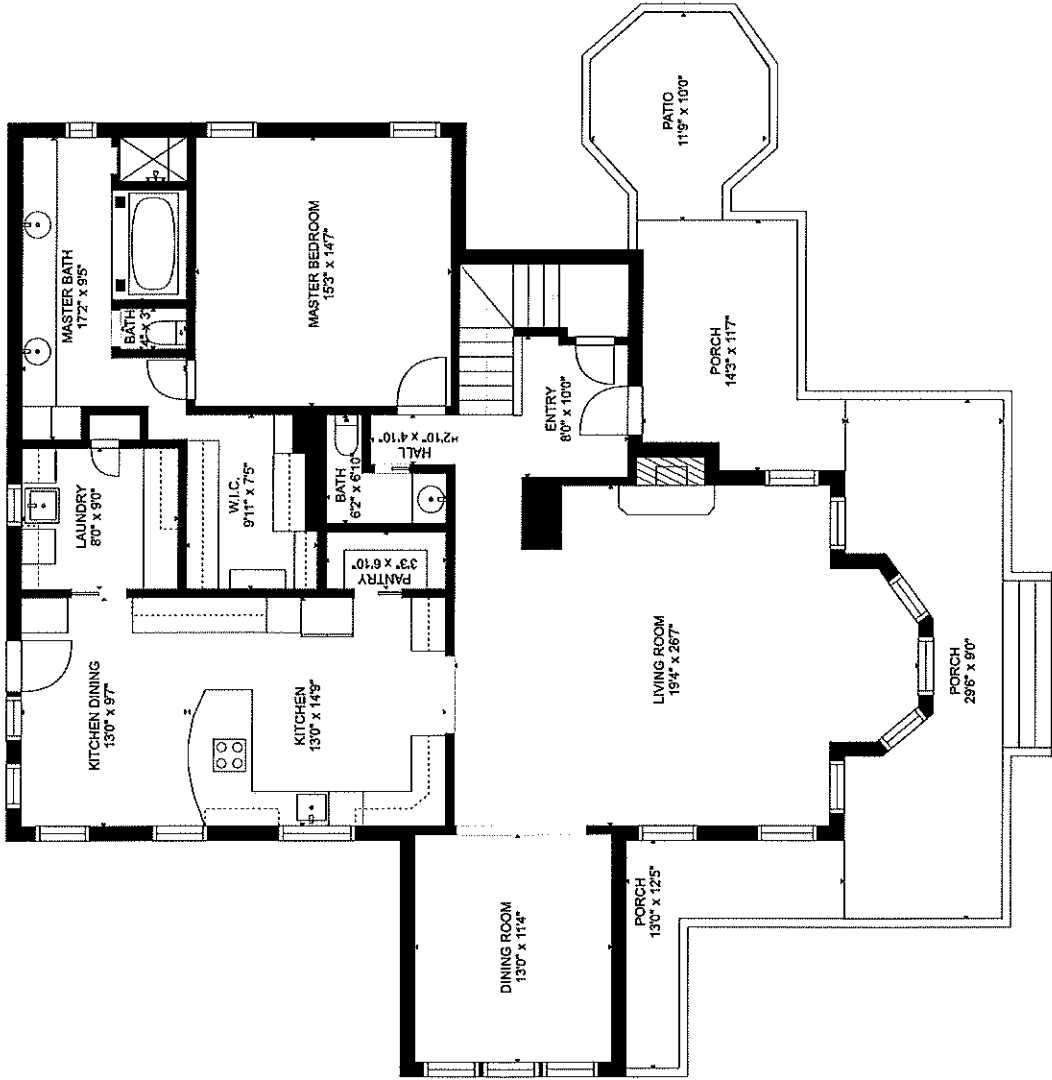
P: 9794514645

<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.



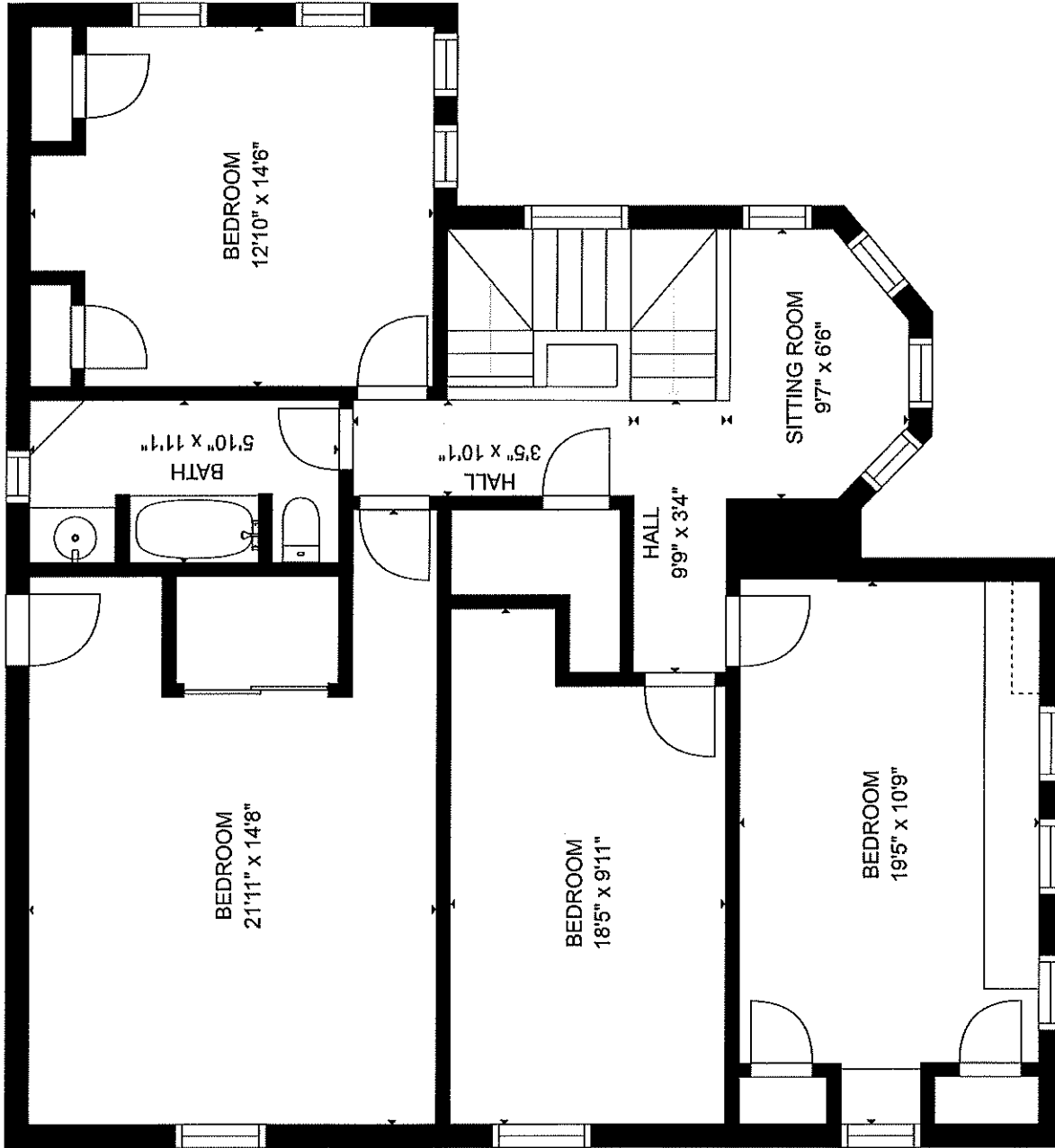
Estimated areas

GLA FLOOR 1: 1887 sq. ft, excluded 525 sq. ft
 GLA FLOOR 2: 1319 sq. ft, excluded 0 sq. ft
 Total GLA 3206 sq. ft, total scanned area 3731 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DEANS IMAGING
 Aerial - Ground - 3D

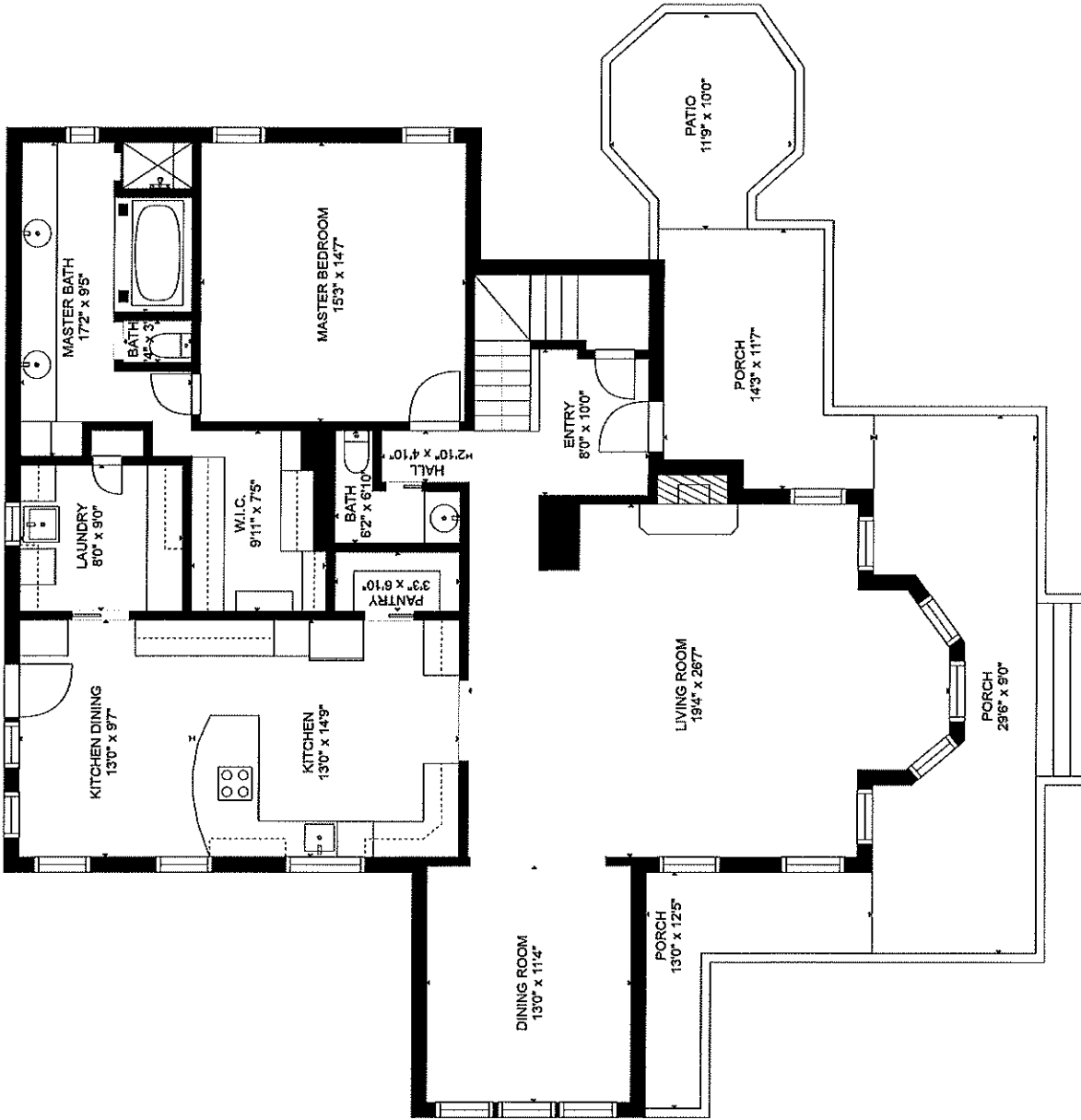


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