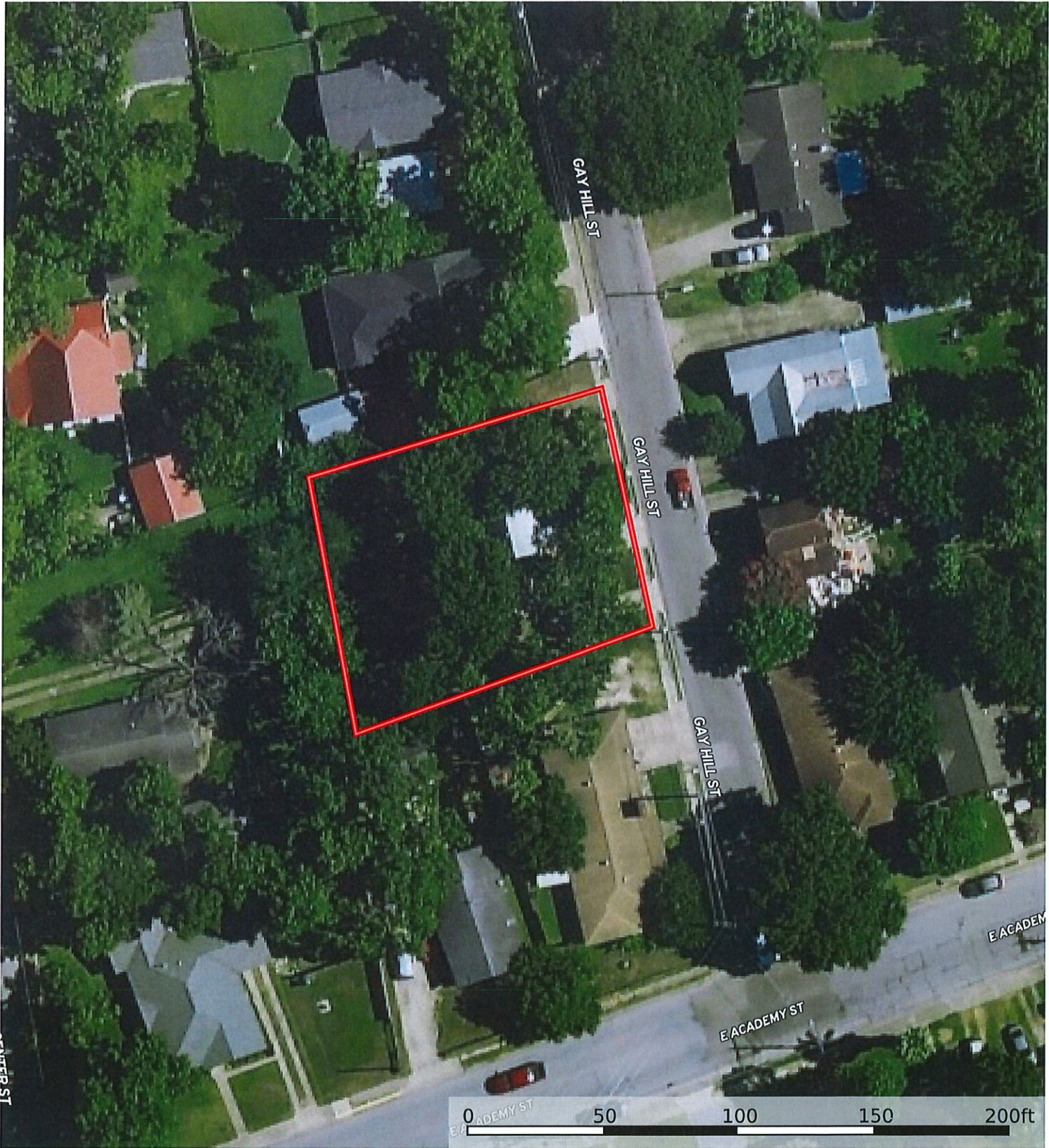


 Boundary



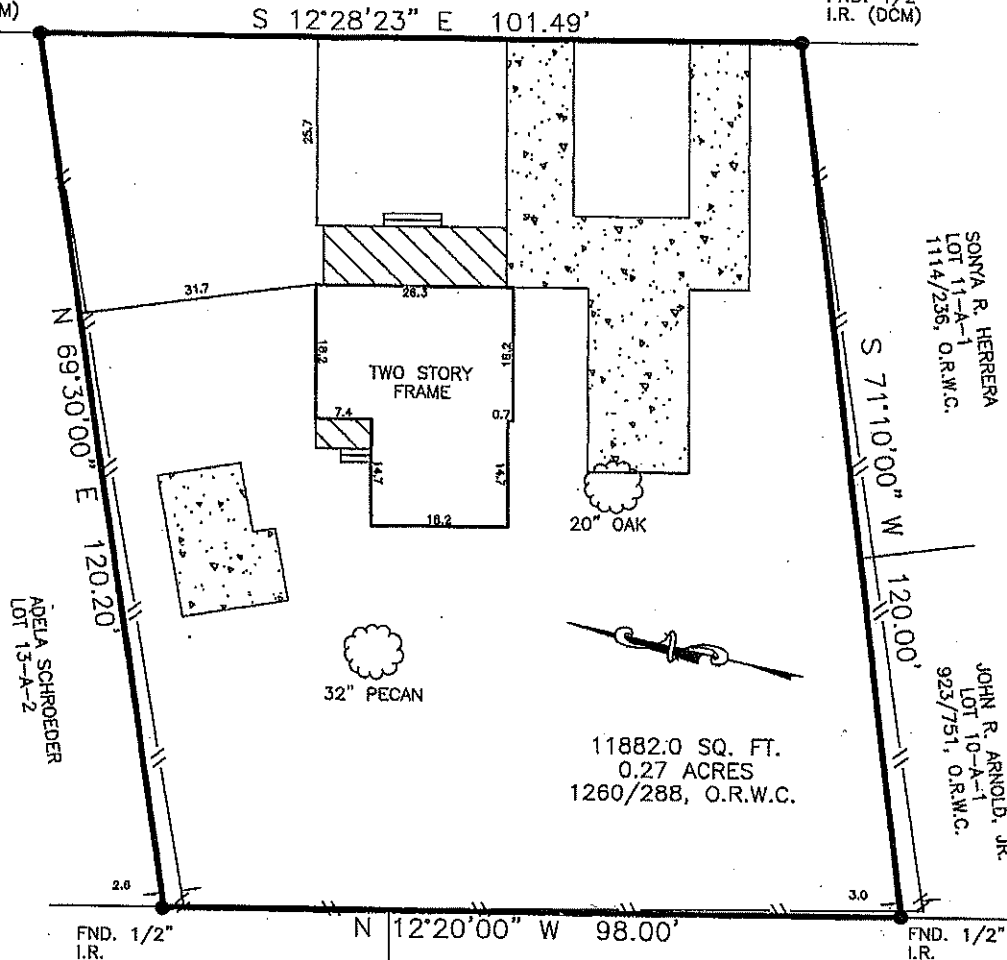
Boundary



# GAY HILL STREET

P.O.B.  
FND. 1/2"  
I.R. (DCM)

FND. 1/2"  
I.R. (DCM)



ADELA SCHROEDER  
LOT 13-A-2

SONYA R. HERRERA  
LOT 11-A-1  
1114/236, O.R.W.C.

JOHN R. ARNOLD, JR.  
LOT 10-A-1  
923/751, O.R.W.C.

FND. 1/2"  
I.R.

FND. 1/2"  
I.R.

CHERYL A. PRESSGROVE  
LOT B-A-1  
901/544, O.R.W.C.

RONALD JASTER  
LOT B-A-2  
1106/99, O.R.W.C.

Bearings based on prior deeds.  
Easements and building lines as provided by title company.

**FLOOD PLAIN INFORMATION:**

ZONE: "X"  
PANEL: 48064B-0001B  
DATE: 8-17-81  
G.F. NO.: 20080529  
JOB NO.: B07014410  
SCALE: 1" = 20'

Purchaser LEE ELLEDGE  
Address 505 GAY HILL STREET BRENHAM, TEXAS 77833  
Lot 12-A Block S Sec. \_\_\_\_\_  
Survey A. HARRINGTON SURVEY, A-55  
Area 0.27 ACRE  
Subd POTTER-WHITE ADDITION (UNRECORDED)  
Vol. 128D Page 286 O.R. WASHINGTON COUNTY, TEXAS

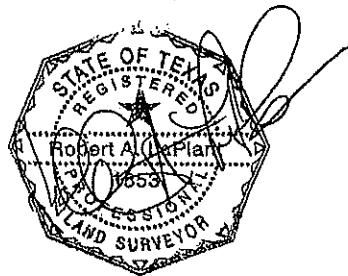
To BRNHAM ABSTRACT COMPANY.

The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.  
This document is copyright protected with a production date as delineated below.

Dated this 18th day of JUNE 2008

**LaPLANT SURVEYORS, INC.**

1903 BIG HORN DRIVE HOUSTON, TEXAS 77090  
(281) 440-8890 FAX (281) 440-8510



LaPLANT SURVEYORS, INC  
1503 BIG HORN DRIVE  
HOUSTON, TEXAS 77090  
PHONE (281) 440-8890  
FAX (281) 440-8510

A tract of land containing 0.27 acre in the A. Harrington Survey, A-55, Washington County, Texas, being the same lands described as Lot 12-A, Block "S" of the POTTER-WHITE ADDITION (unrecorded) in deed to George Childress, recorded in 1260/288 of the Official Records of Washington County (O.R.W.C.), said Lot 12-A being more particularly described by metes and bonds as follows:

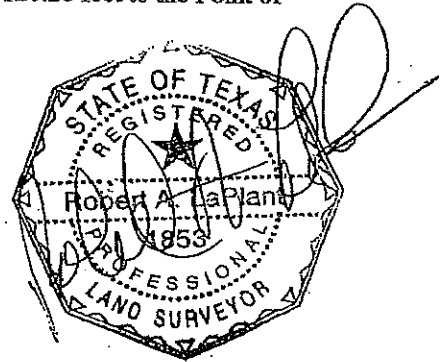
BEGINNING at a ½" iron rod (found) for the northeasterly corner of the herein described tract, said point being the southeasterly corner of Lot 13-A-1 described in deed to Adela Schroeder (no deed available), and being in the westerly right-of-way line of Gay Hill Street;

THENCE S 12 deg 28 min 23 sec E along Gay Hill Street, a distance of 101.49 feet to a ½" iron rod (found) for the southeasterly corner of the herein described tract, said point being the northeasterly corner of a tract described as Lot 11-A-1 in deed to Sonya R. Herrera, recorded in 1114/236 of the O.R.W.C.;

THENCE S 71 deg 10 min 00 sec W along the Herrera tract in part and a tract described as Lot 10-A-1 in deed to John R. Arnold, Jr., recorded in 923/751 of the O.R.W.C., a distance of 120.00 feet to a ½" iron rod (found) for the southwesterly corner of the herein described tract and being in the easterly line of a tract described as Lot 8-A-2 in deed to Ronald Jaster, recorded in 1106/99 of the O.R.W.C.;

THENCE N 12 deg 20 min 00 sec W along the Jaster tract in part and a portion of a tract described as Lot 8-A-1 in deed to Cheryl A. Pressgrove, recorded in 901/544 of the O.R.W.C., a distance of 98.00 feet to a ½" iron rod (found) for a corner, said point being the southwesterly corner of the said Schroeder tract;

THENCE N 69 deg 30 min 00 sec E along the Schroeder tract, a distance of 120.20 feet to the Point of Beginning.



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

Date: 5/4/22 GF No. \_\_\_\_\_

Name of Affiant(s): Lee Elledge

Address of Affiant: \_\_\_\_\_

Description of Property: Lot 12-A, Block S, A. Harrington Survey - A-55  
County Washington, 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.

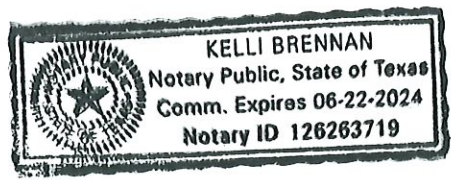
4. To the best of our actual knowledge and belief, since June 18, 2008 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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): None

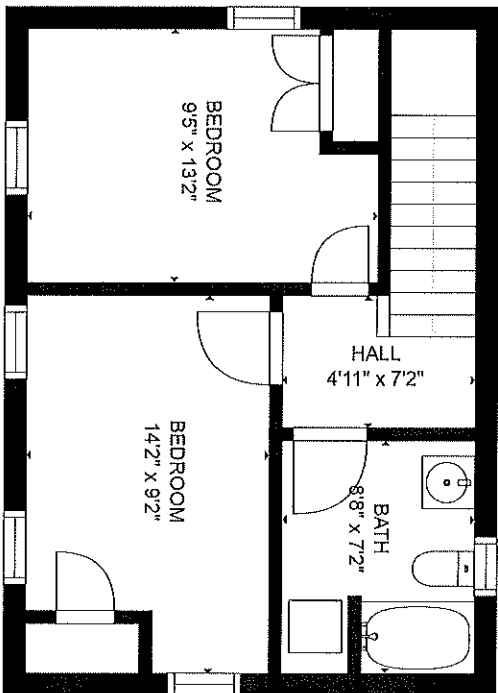
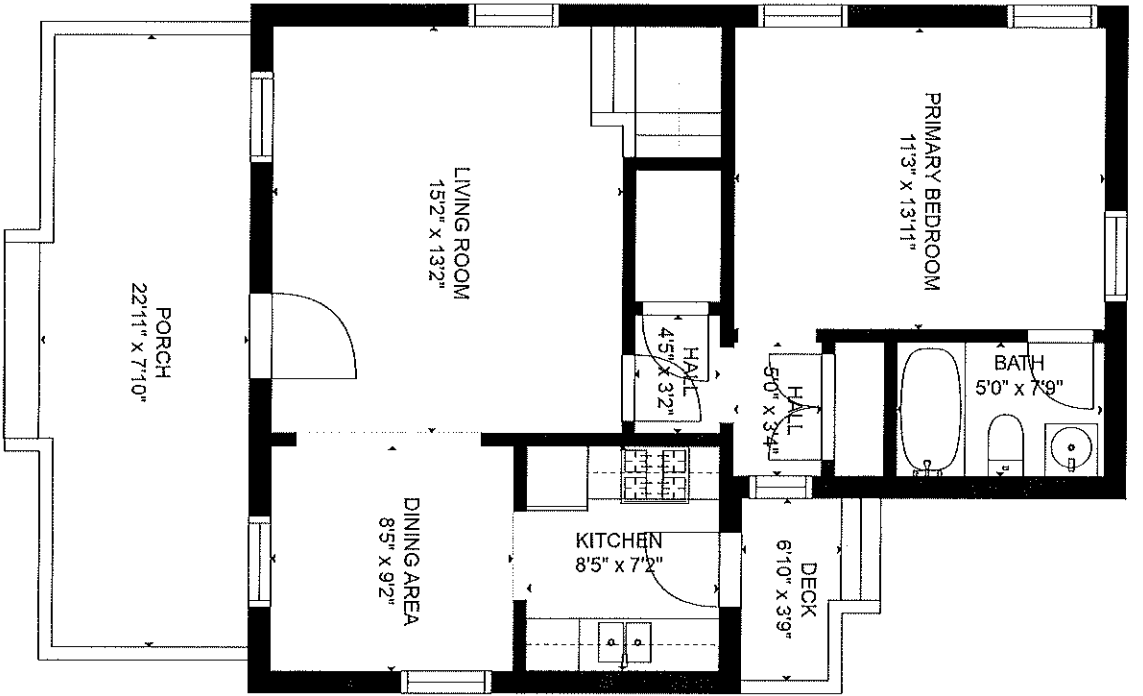
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

[Signature]



SWORN AND SUBSCRIBED this 4 day of May, 2022  
[Signature]  
Notary Public



**Estimated areas**

GLA FLOOR 1: 744 sq. ft, excluded 212 sq. ft  
 GLA FLOOR 2: 477 sq. ft, excluded 0 sq. ft  
 Total GLA 1221 sq. ft, total scanned area 1433 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.