



Boundary





**Blakey Land Surveying**

4650 Wilhelm Lane  
Burton, Texas 77835-5794

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Telephone/Fax 979-289-3900

**JAMES A. AHRENS**  
**0.279 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 0.279 acres, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, in the City of Brenham, being Lot Three (3) of the Schramm & Grabow Subdivision of the Bryan Lot (plat recorded in Plat Cabinet File No. 254A of the Plat Records of Washington County, Texas), also known as the B. Bryan Addition, according to the plat of same of record in Volume 65, Page 103 of the Deed Records of Washington County, Texas, and being the same tract described in that deed from James C. Eldred to James A. Ahrens dated February 20, 2009, and recorded in Volume 1302, Page 641 of the Official Records of Washington County, Texas, said 0.279 acre tract being more particularly described as follows:

**BEGINNING** at a found ½ inch iron rod, lying in the East margin of Baber Street (public street), marking the Southwest corner of the Ronald Kahanek called 12270 Sq.Ft. tract (Lot 2 of the Schramm & Grabow Subdivision of the Bryan Lot, Volume 1037, Page 399, Official Records of Washington County, Texas), the Northwest corner of Lot 3, and the Northwest corner of the herein described tract;

**THENCE** departing said street margin, along the South line of the Kahanek tract, with the North line of the herein described tract, N 77deg 00min 00sec E (record bearing for the Kahanek tract, this line being the BASIS OF BEARING LINE for this survey), 203.82 ft., to a chainlink fence corner post, in concrete, lying in the West line of the Doris Ann Bailey Wiesepape tract (Volume 244, Page 256, Deed Records of Washington County, Texas), marking the Southeast corner of the Kahanek tract, the Southeast corner of Lot 2 of said subdivision, the Northeast corner of Lot 3, and the Northeast corner of the herein described tract;

**THENCE** along a portion of the West line of the Wiesepape tract, and along a portion of the West line of the John J. Baird, et ux tract (Volume 1006, Page 941, Official Records of Washington County, Texas), with the East line of the herein described tract, S 12deg 23min 10sec E, 60.08 ft., to a found 3/8 inch iron rod, near fence corner, marking the Northeast corner of the Steven Powell, et ux called 13394 Sq.Ft. tract (Portion of Lot 4 & All of Lot 7 of said subdivision, Volume 850, Page 618, Official Records of Washington County, Texas), the Southeast corner of Lot 3, and the Southeast corner of the herein described tract;

**THENCE** along the North line of the Steven Powell, et ux tract, with the South line of the herein described tract, S 77deg 09min 37sec W, 72.38 ft., to a found ½ inch iron rod, marking the Northwest corner of the Steven Powell, et ux tract, and the Northeast corner of the Dianne Powell called 7682 Sq.Ft. tract (Portion of Lot 4, Volume 1168, Page 556, Official Records of Washington County, Texas);

**THENCE** along the North line of the Dianne Powell tract, continuing with the South line of the herein described tract, S 76deg 57min 05sec W, 130.57 ft., to a found hole scribed in concrete, lying in the East margin of the aforementioned Baber Street, marking the Northwest corner of the Dianne Powell tract, the Southwest corner of Lot 3, and the Southwest corner of the herein described tract;

**THENCE** along the East margin of said street, with the West line of the herein described tract, N 13deg 12min 49sec W, 59.98 ft., to the **PLACE OF BEGINNING** and containing 0.279 acres of land.

August 10, 2009  
W.O.#291511



Michael J. Blakey  
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.

cm = control monument  
 nm = water meter  
 gm = gas meter  
 sw = sidewalk  
 cd = concrete drive  
 ac = air conditioner unit  
 wd = wood deck  
 wp = wood porch  
 pb = portable building  
 DHE = overhead electric line

The tract shown hereon does not lie within the flood hazard area according to the Flood Insurance Rate Map for the City of Brenham, Washington County, Texas, Community Final No. 480848 00018, effective date August 17, 1981. Bearings shown hereon are based on the record called 12270 sq.ft. tract recorded in 1037/339 O.R.W.C. This plot occupied by meles and bounds description.

Schramm & Grabow Subdivision  
 of the Bryan Lot  
 Plat Cabinet File No. 254A  
 Plat Records of Washington  
 County, Texas  
 (also known as the B. Bryan Addition,  
 Volume 65, Page 103, D.R.W.C.)

Ronald Kahanek  
 Called 12270 sq.ft.  
 (Lot 2)  
 1037/339 O.R.W.C.

Chalkink Fence  
 in concrete  
 (cm)

Dorte Ann Bailey Messapoe  
 244/258 O.R.W.C.

BASIS OF BEARING LINE  
 N 77°00'00" E 203.82'

0.279 Ac.  
 Volume 1302 Page 641  
 Official Records of Washington  
 County, Texas

Address:  
 204 Baber Street  
 Brenham, TX 77833

John V. Bahrd, et ux  
 1008/941 O.R.W.C.

Found 3/8"  
 Iron Rod

Found 1/2"  
 Iron Rod  
 Steven Powell, et ux  
 Called 13384 sq.ft.  
 (Portion of Lot 4 &  
 All of Lot 7)  
 850/818 O.R.W.C.

Found Hole setbed  
 In Concrete  
 Diana Powell  
 Called 7682 sq.ft.  
 (Portion of Lot 4)  
 1180/858 O.R.W.C.

Found 1/2"  
 Iron Rod  
 (cm)

Baber  
 Street  
 (public  
 street)

N 132°49' W  
 59.98'

S 76°57'05" W 130.57'

S 77°08'37" W 72.38'

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on August 10, 2009, on the ground of the property, legally described hereon, and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments of ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway.

To: James A. Ahrens, Phillip Dale Dickens, Wells Fargo Bank, N.A.,  
 and Brenham Abstract & Title Company, or No. 20090724.

Registered Professional Land Surveyor No. 5935  
 Michael J. Blakey

Blakey Land Surveying  
 RPLS 4062  
 RPLS 6936

James A. Ahrens

4650 Wilheim Lane  
 Burton, Texas 77835

(817) 288-9800

W.O.#291511

City of Brenham  
 A. Harrington Survey  
 Abstract No. 55  
 Washington County, Texas

Scale 1" = 30'



An improvement survey of Lot Three (3) of the Schramm & Grabow Subdivision of the Bryan Lot (plot recorded in Plat Cabinet File No. 254A of the Plat Records of Washington County, Texas), also known as the B. Bryan Addition, according to the plat of some of record in Volume 65, Page 103 of the Deed Records of Washington County, Texas, being the some tract described in that deed from James C. Ahrens dated February 20, 2009, and recorded in Volume 1302, Page 641 of the Official Records of Washington County, Texas.

MORTGAGEE: WELLS FARGO BANK, N.A. #708  
 MORTGAGOR: PHILLIP DALE DICKENS

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

Date: January 24, 2023 GF No. \_\_\_\_\_

Name of Affiant(s): Phillip Dickens, Stacie Dickens

Address of Affiant: 204 Baber St, Brenham, TX 77833

Description of Property: BRYAN, B., LOT 3

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 August 10, 2009 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.~~

Phillip Dickens

Stacie Dickens

SWORN AND SUBSCRIBED this 24 day of January, 2023

Stacie Dickens  
Notary Public

