

## UPGRADES/UPDATES LIST: 2204 Ralston Creek Court, Brenham

The house is a Stylecraft home

There is a HOA at \$300 per year (payable every January)

There is a Home Warranty on the house

- Choice Home Warranty
- \$65 service call fee
- Coverage Expires 1/3/2027
- Choice Ultimate Plan

Tankless water heater - last serviced 6/22/2022

- Recommended service every 2 years

Air Conditioning/Heating System - last service 10/2023

- Recommend service at least once per year, we do it twice per year

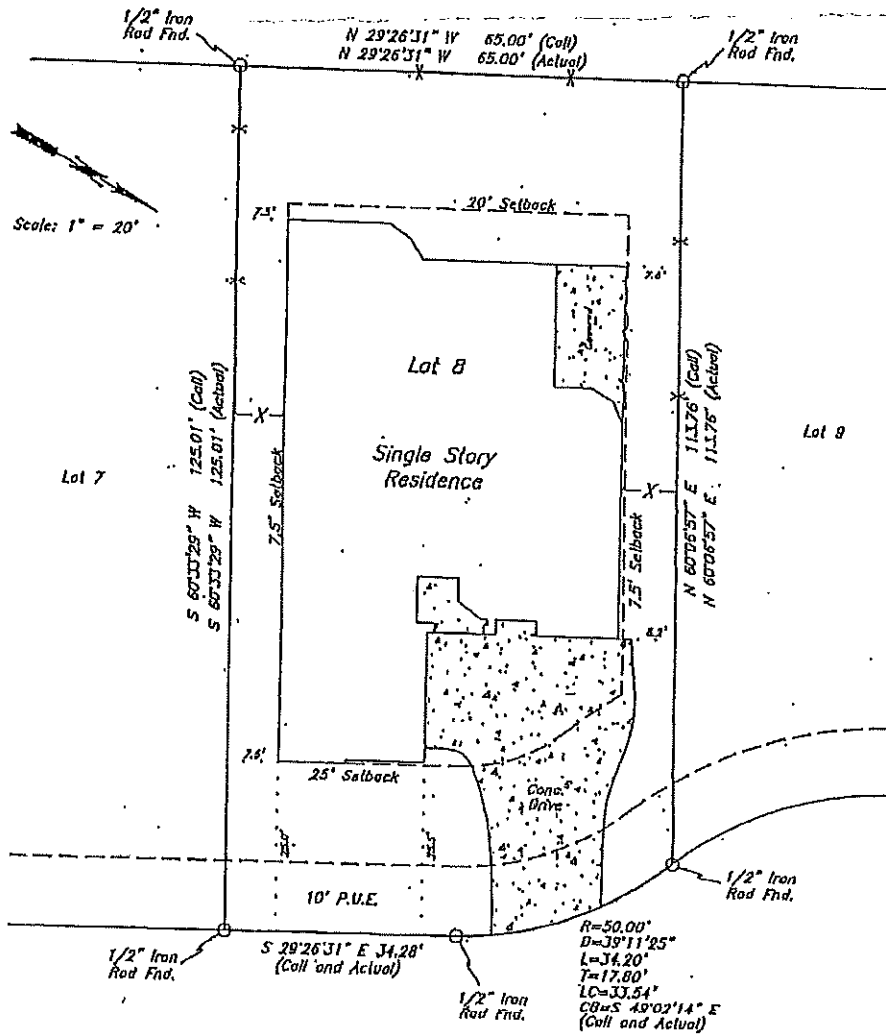
All appliances will stay - except for the stand-alone freezer in the garage.

- all appliances are covered under the home warranty and some of them are still under there purchased warranties.

Alarm System: Glass break sensors in all bedrooms (4), Moveable camera in living room (1), Exterior Doors have sensors (3), Digital Keypad Screen (1)

- We use Vivint at \$ 52.18/month for monitoring
- Has an app for monitoring convenience and setting system
- Equipment stays with house (paid in full)

BCS Development Company  
Future Development



2204 Ralston Creek Court  
Allison M. Abel

Being all of Lot 8 (EIGHT), Block 3 (THREE), RALSTON CREEK ESTATES, PHASE 1, an addition to the City of Branham, 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 plot represents the results of a survey performed on the ground, under my supervision on September 14, 2015, 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.

PAUL WILLIAMS  
LAND SURVEYING CO.  
R.P.L.S. No. 5743  
Firm No. 10014300

408 North Coulter Drive  
Byron, TX 77003  
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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. 33036 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 Louvo, et al to Southwestern Bell Telephone Company in 238/474; and in 239/384.  
3) From Gerald W. Aherns, et al to Matthew P. Parker, et al in 1211/495; and in 1231/381.