

BCS Development Company  
& FEMA Floodplain

1/2" Iron  
Rod Fnd.

S 51°36'38" W 55.00' (Call)  
S 51°36'38" W 55.01' (Actual)

1/2" Iron  
Rod Fnd.

20' City U.E.  
406/723

20' Setback



Scale: 1" = 20'

Lot 17

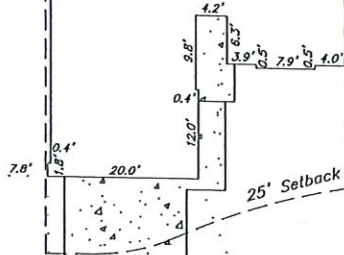
S 38°23'22" E 130.24' (Call)  
S 38°23'22" E 130.24' (Actual)

Lot 16

Single Story  
Residence

Lot 15

N 38°23'22" W 119.86' (Call)  
N 38°23'22" W 119.86' (Actual)



1/2" Iron  
Rod Fnd.

N 50°53'43" E 14.59'  
(Call and Actual)

R=50.00'  
D=24°04'32"  
L=21.01'  
T=10.66'  
LC=20.86'

CB=N 38°51'27" E  
(Call and Actual)

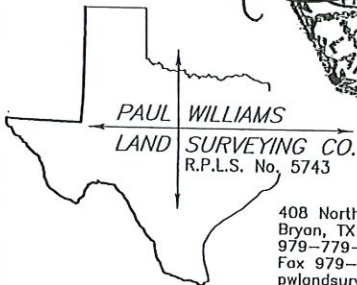
10' P.U.E.

1/2" Iron  
Rod Fnd.

R=65.00'  
D=18°26'57"  
L=20.93'  
T=10.56'  
LC=20.84'  
CB=N 36°02'39" E  
(Call and Actual)

### 2118 Timberline Court Susan Pritchard

Being all of Lot 16 (SIXTEEN), 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 March 12, 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.



408 North Coulter Drive  
Bryan, TX 77803  
979-779-7670  
Fax 979-779-7672  
pwlandsurveying@earthlink.net

**Notes:**

North orientation is based on rotating to plat calls in File 628A & 628B.

This survey was prepared with the benefit of Aggieldand Title Company Commitment No. G.F. 32054 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 Matthew P. Parker, et al in 1211/495; and in 1231/381.
- 5) From BCS Development Co. to Bluebonnet Electric Cooperative Inc. in 1469/220.

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

Date: February 28, 2024

GF No. \_\_\_\_\_

Name of Affiant(s): Susan Pritchard

Address of Affiant: 2118 Timberline Ct, Brenham, TX 77833

Description of Property: S4885 - Ralston Creek Estates, BLOCK 5, Lot 16, ACRES 0.16

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 March 12, 2015 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.

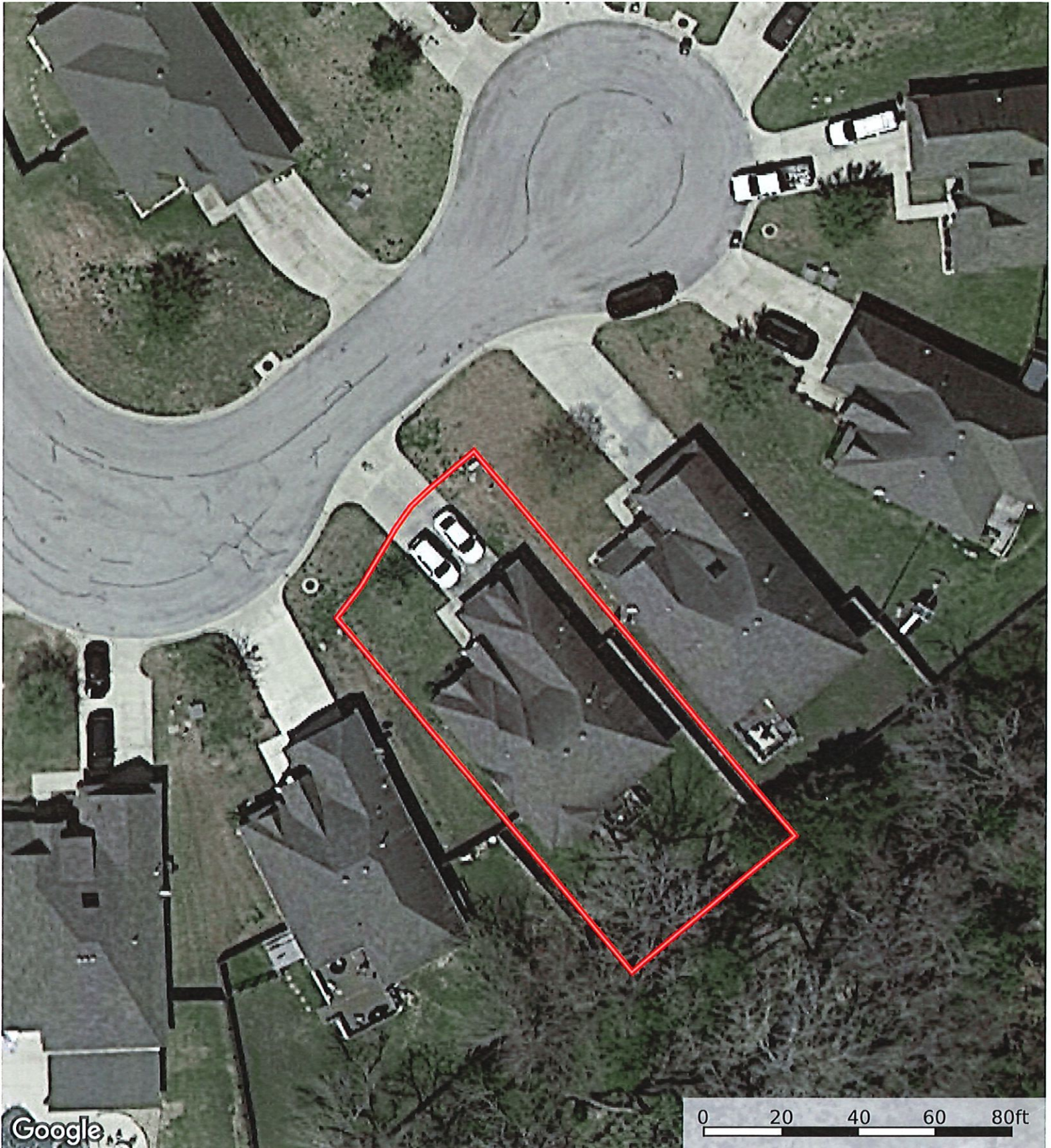
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company

Susan Pritchard  
Susan Pritchard

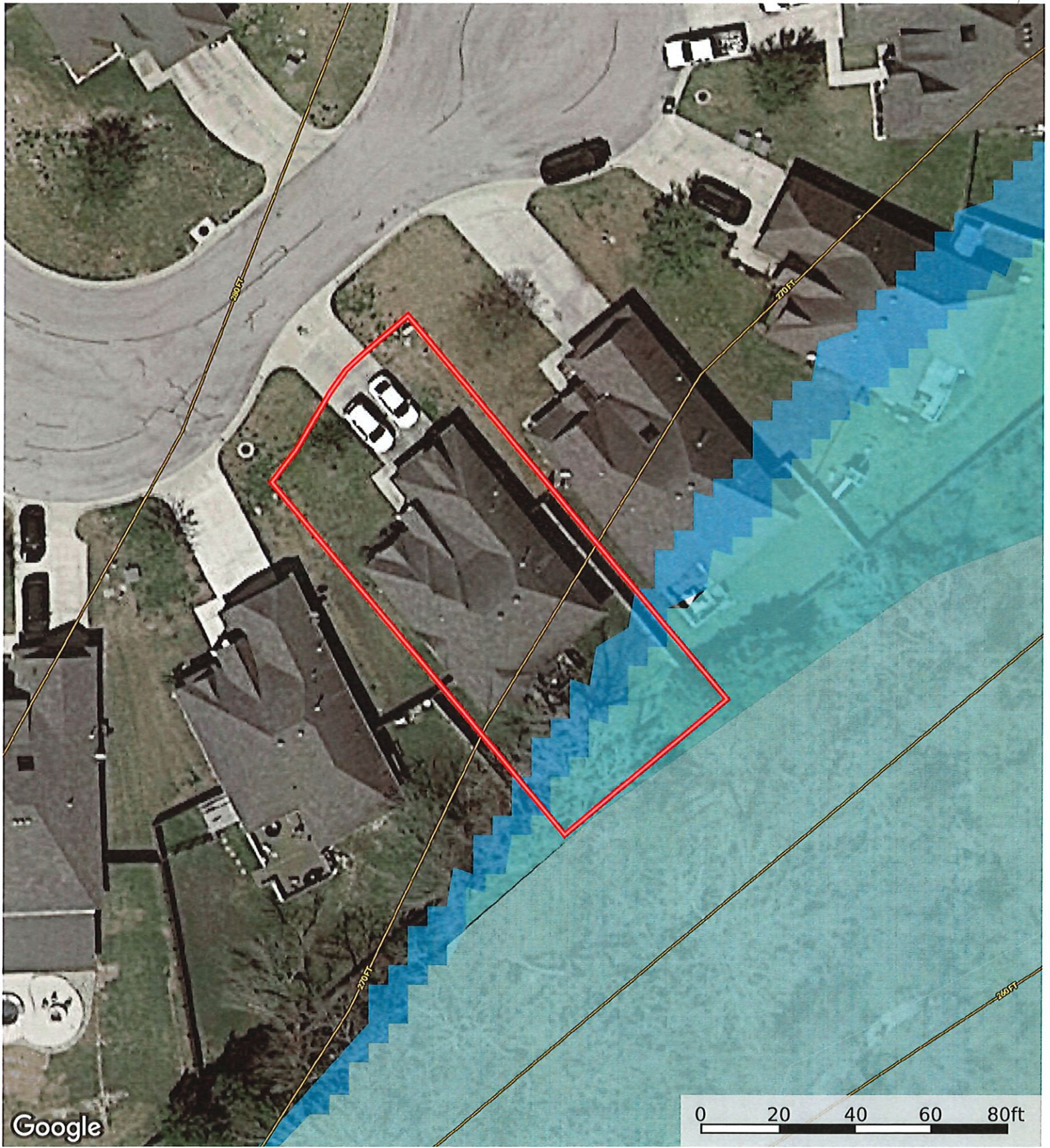


SWORN AND SUBSCRIBED this 29 day of February, 2024

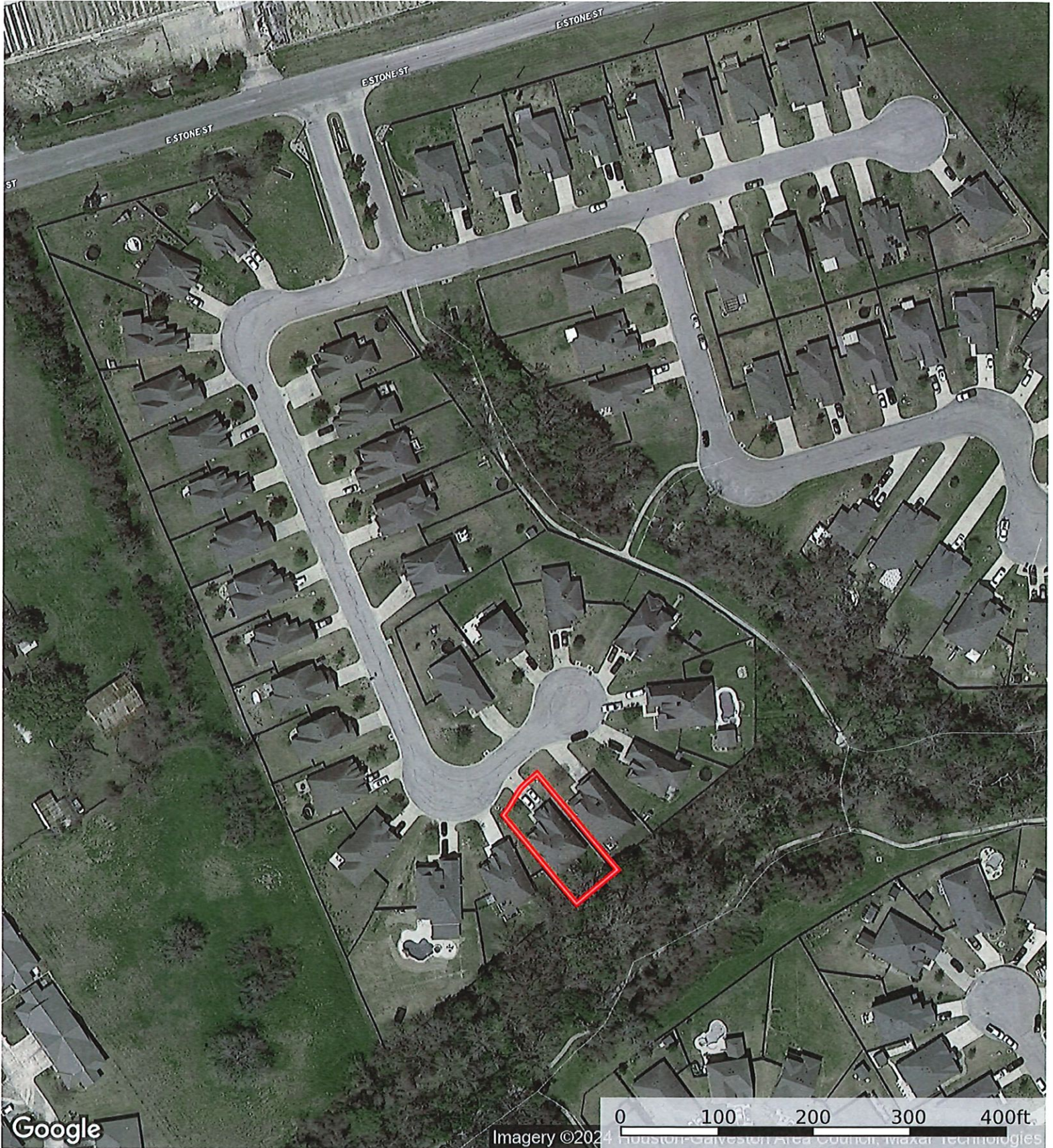
[Signature]  
Notary Public



 Boundary



-  Boundary
-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway
-  Special
-  Unmapped/ Not Included



Google

 Boundary