

NOTE: This survey consists of a separate plat and legal description.

This survey relies on record data furnished by Stewart Title Company, dated December 29, 2011, G.F. No. S111232.

All bearings recited hereon are based on the Northwest right-of-way line of Farm Highway No. 390 running South 50° 16' 10" West.

This property is not in the 100 year Flood Plain, according to the Washington County, Texas Flood Plain Map Community Panel No. 48477C0125 C dated August 16, 2011.

This property is subject to the following:

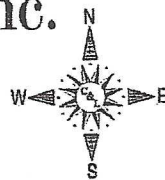
Easement to Bluebonnet Electric Cooperative, Inc. recorded in Volume 655, Page 779, Official Records.

Easement to Bluebonnet Electric Cooperative, Inc. recorded in Volume 631, Page 590, Official Records

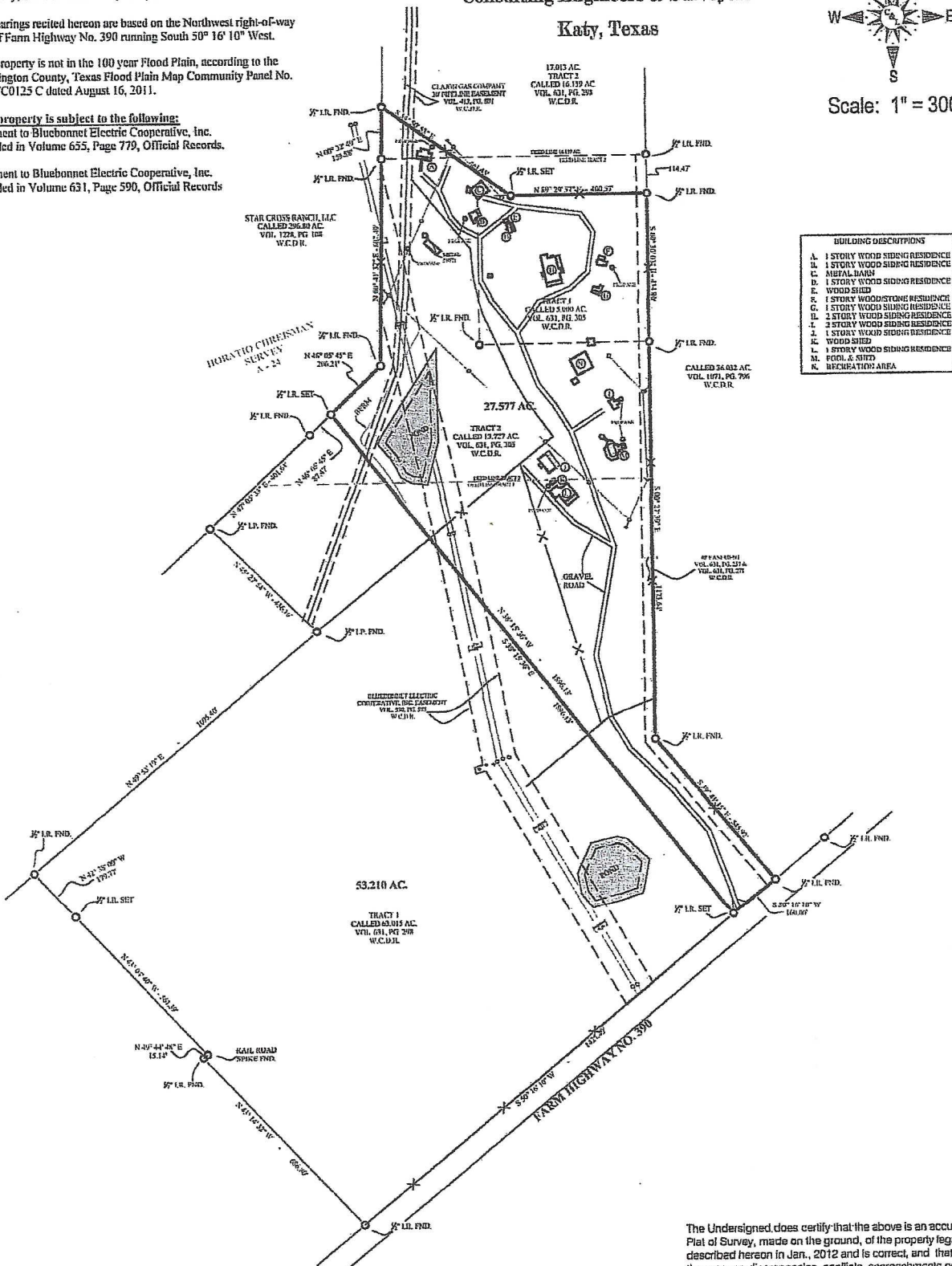
Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors

Katy, Texas



Scale: 1" = 300'

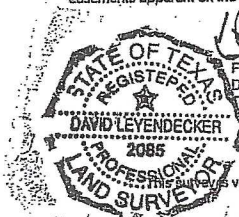


BUILDING DESCRIPTIONS	
A.	1 STORY WOOD SIDING RESIDENCE
B.	1 STORY WOOD SIDING RESIDENCE
C.	METAL BARN
D.	1 STORY WOOD SIDING RESIDENCE
E.	WOOD SHED
F.	1 STORY WOOD STONE RESIDENCE
G.	1 STORY WOOD SIDING RESIDENCE
H.	2 STORY WOOD SIDING RESIDENCE
I.	3 STORY WOOD SIDING RESIDENCE
J.	1 STORY WOOD SIDING RESIDENCE
K.	WOOD SHED
L.	1 STORY WOOD SIDING RESIDENCE
M.	POOL & SHED
N.	RECREATION AREA

PLAT OF SURVEY

BEING A 27.577 ACRE TRACT OF LAND MADE UP OF A 13.727 CALLED TRACT 2 IN VOLUME 631, PAGE 305 DEED RECORDS; A 5.000 ACRE TRACT CALLED TRACT 1 IN VOLUME 631, PAGE 305 DEED RECORDS; A PORTION OF LAND OUT OF A 63.015 ACRE TRACT CALLED TRACT 1 IN VOLUME 631, PAGE 298 DEED RECORDS; AND A PORTION OF LAND OUT OF AN ORIGINAL 16.159 ACRE TRACT CALLED TRACT 2 IN VOLUME 631, PAGE 298 DEED RECORDS AND BEING SITUATED IN THE HORATIO CHREISMAN SURVEY, ABSTRACT 24, WASHINGTON COUNTY, TEXAS.


The Undersigned does certify that the above is an accurate Plat of Survey, made on the ground, of the property legally described hereon in Jan., 2012 and is correct, and that there are no discrepancies, conflicts, encroachments or easements apparent on the ground except as shown hereon.



David Leyendecker
For Clay & Leyendecker, Inc.
David Leyendecker, R.P.L.S.
Texas Registration No. 2085

This survey is valid only with an original signature.



 Boundary

Tina Seeker
6825 Seeker Rd

 The information contained herein was obtained from sources deemed reliable, but Star Cross makes no warranties or guarantees as to the completeness or accuracy thereof.

Mariposa Lane Ranch Texas

Talk about Texas History!! Here is a rare find of a unique piece of land that holds an abundance of Texas History. This turn key property consists of 27.577 acres of views, century year old live oaks, a pond, a 2 story Plantation Style Main house with original historical details from the 1800's throughout the 4 bedroom, 5 bathroom, formal living, formal dining (all original to the era of the house), remodeled open concept living, breakfast and kitchen, there is a log cabin with a loft built in 1820, 2 story Independence House built in 1800's by Dr. George Red, an Original Homestead house that was built in 1901, a couple of cozy cabins, an exercise cabin, a remodeled Ranch hand house and a barn with bunk quarters. There are structural remains of the very first indoor hospital in Texas built by Dr. George Red. For entertainment there is a sweet little antique chapel, a large pavilion for large gatherings, a swimming pool with a quaint pool house and gazebo. Each house that is located on this property is fully furnished and all furnishings are included in the sale. Come imagine all the endless possibilities that this property brings as you travel back in time with the luxury amenities of modern day living that is right off the spectacular LaBahia Trail (FM 390). This property is the main part of the once famous Mariposa Ranch Bed & Breakfast with all the houses and amenities. The property would be ideal for any historian, wedding venue, corporate retreat, family compound or Bed & Breakfast.

A cluster of beautiful mature live oak trees surrounds the beautiful **2 story Plantation Main house**. This main house consists of 4386 sq. ft of living area, 2000 + sq. ft. of porches, both front and side 12' ceilings throughout the entire home and lots of historical details. There are 2 screened porches to enjoy the morning sunrise and the evening sunset.

On the **1st floor** you travel from the screened porch through an antique glass-stained door into the breath taking 12' ceiling foyer. Here you stand gasping at the amazing historical finishes that have lasted for centuries. On the main floor, gaze into the breathtaking formal living and dining room with pocket French doors, original hardwood floors and shiplap walls. Off the formal dining room there are French doors leading out to the one of the side porch areas. There are 2 bedrooms, 2 bathrooms with clawfoot tubs, antique washbasin's, showers, toilets, and laundry storage areas. As you walk down the hall you enter the updated den area with wood floors, stone wood burning fireplace, custom built ins, and recess lighting. The walls of windows bring in lots of natural lighting. There is a nice sized back/side porch area that is off the den and kitchen area for you to sit and enjoy nature's sounds or entertaining guests. The updated kitchen consists of granite counter tops, tiled backsplash, new pex plumbing, stainless steel appliances, and walk in pantry. The open concept den, breakfast area and kitchen make it a great gathering area for family and friends. For a bonus feature, there is an antique bar with an enclosed adult beverage area for entertaining guest with a hospitality beverage in the den and kitchen area. Off the kitchen, there is the mud room with lots of storage, laundry area and an exterior door leading to the parking area. Since this was once a place where weddings were held, there is a bathroom off the den area that has two restrooms, a wash area and a multi-functional room that is now being used as a playroom.

As you make your way to the **2nd floor** you will travel up the beautiful wood staircase. Here you will find that master suite with lots of natural lighting, cozy fireplace, and original wood floors. The master suite has a huge ensuite that is equipped with a dressing area, jacuzzi tub, walk in shower, double sinks with an antique basin and granite counter tops. Also a extra-large walk-in closet with

laundry area for convenience. A bonus feature is a beverage area that is equipped with a sink and mini fridge upstairs. The extra room upstairs has a cozy fireplace to enjoy however you choose such as an extra sleeping area or private upstairs sitting area. Once upstairs gaze out the set of French doors and enter the screened in porch area for your very own secluded area. Here you will enjoy the sounds of nature while taking in the views. The main house's new features include new pex plumbing throughout the entire house, new AC work completed and blown in insulation under the house.

History on the Main House per the past owner Mrs. Chamberlain: It was built around the 1860's era moved from the heart of one of Brenham's oldest residential areas. The home was a "shotgun house", a house where you can fire a shotgun through the front door and the blast can exit the back door without hitting a thing. It was a simple rectangle shape in design. It featured an extended foyer plus a bedroom flanking either side. The home was expanded in the 1990's with finished consistent with its history. The current owners recently did some minor upgrading to the amenities in the house.

Once on the property there are 8 areas of housing that are fully furnished:

Homestead Guest House: Built in the early 1900's, it was the original homestead of the Mariposa Ranch. This house has a beautiful front porch facing east to enjoy the morning sunrise as you drink your morning coffee or enjoy the evening while reading a book basking in the pleasures of nature. There are 3 bedrooms, 3 bathrooms, office area, newly updated kitchen with granite counter tops, new custom cabinets, and stainless-steel appliances, new pex plumbing, central ac and heat, living and dining room area with a wood burning fireplace, and a large bonus room for storage, laundry area, mudroom, and endless possibilities.

Independence House: Built in the 1800's as a two-story Greek revival home by Dr. George Red using pine and cedar from trees on Dr. Red's homestead. This house has two separate suites, one upstairs and the other downstairs, each level consisting of woodburning fireplaces, 2 bedrooms (total of 4), and 1 bathroom (total of 2 - new pex plumbing) with a claw foot tub in each one.

Fern Oak Cottage: Quaint little 2 room suite with a fireplace, kitchenette, sitting area, bedroom, bathroom with large corner jacuzzi tub, new pex plumbing and a private porch. This house is close to the main house.

Texas Ranger Log Cabin: Original and authentic 1820 log cabin with a bedroom loft. This cabin will take you back in time to the 1800's as you are sitting in the living area gazing at the beautiful stone fireplace. There is a bathroom with a jacuzzi tub with shower, new pex plumbing, a bedroom in the loft area with lots of room, a kitchenette area and a beautiful front porch overlooking the back of the property.

Cowboy Exercise Cabin: This cabin is currently used as an exercise room. It consists of an electric fireplace, 1 bathroom with a jacuzzi tub (new pex plumbing), and an open space area that you could easily turn this space into a living suite if you choose.

Kathleen's Suite: This house has an open concept living and kitchen area. The kitchen has granite counter tops, stainless steel appliances and new pex plumbing. There is a separate area for the

large bedroom and bathroom. The two porches under the live oak tree make this spot inviting all day long.

Barn Bunkhouse: This area has been newly added to the barn. Here is a great area that has a newly installed tin and tile shower with pex plumbing, toilet area, sink area, laundry room area and an open space to put bunk beds or a multi-purpose area.

Settler's Cottage (Ranch Hands House): The cottage has been completely remodeled. It consists of an open concept living, kitchen and dining room area, 3 bedrooms and 2 bathrooms. The bathrooms have new tile and tin showers with pex plumbing, vanities with tops, new toilet, and new light fixtures. The new features are new counter tops, appliances, light fixtures, paint, floors, and picture window in the living area. There is a nicely sized front porch to enjoy while sitting under the beautiful live oak tree. This house is at the back of the property, which is great for privacy and seclusion from the other areas of the ranch.

The property features consist of 27.577 acres of ag exempt land. There are 2 separate fenced pastures for livestock. One of the pastures has a nice size pond and an animal shelter. The other has a 2-stall shelter area for horses or donkeys. There is a nice size metal barn with electric and water on the property that has the bunkhouse, a separate storage area for feed or supplies, concrete floor to park equipment under and two more areas to store hay or other supplies that are needed. The property has water sprinkler systems that go from the pool house area all the way to the main house area. The swimming pool area is a great addition to the property with the gazebo overlooking the grounds. There is a little pool house that has two restrooms. Just up from the pool area sits the sweetest little white antique chapel with benches and a large 2400 sq. ft. concrete lighted pavilion, which makes this a great area for entertainment. While enjoying the pavilion, you can sit and gaze at the amazing structural remains of the 1st indoor hospital that was built in Texas by Dr. George Red.

Mariposa Ranch is an amazing property with endless possibilities. If you are looking for a place to call home with the idea of being able to escape city life, well here it is. This Ranch is situated 4 miles from Lake Somerville, 8 miles from Independence, 7 miles from Brenham, 21 miles from Chappell Hill, 22 miles from Round Top, 27 miles from Washington – on- the Brazos.

