

2852 Five Oaks Ln, Brenham, TX 77833

3 bed | 3.5 bath | 2,747 sq ft | 3-acre lot

HIGHLIGHTS:

Remodeled - Open-Concept Family/Dining Area - Each Bedroom Has Its Own En Suite Bathroom - Designated Study - Sunroom - Double Oven - Climate Controlled Oversized 2 Car Garage - Laundry Room with Utility Sink - Tankless Gas Water Heater - 3 Bay Metal Building with electric (1,005sqft) - Shed Area (495sqft) - Landscaped Exterior - 3 Acre Wooded Lot - Well/ Sprinkler System

Property Features:

Bedrooms: 3 / Bathrooms: 4

- Primary Bathroom 1st Floor: Walk-in-Shower
- 1st Floor Half Bath
- 2nd Primary Bathroom 2nd Floor: Tub W/Shower
- 3rd Bathroom 2nd Floor Walk-in Shower

Interior Features

- Flooring: Wood, Luxury Vinyl Plank, Carpet
- Energy: Thermal Windows, Tankless Gas Water Heater, Ceiling Fans, Smart Thermostat, New Electrical Panel. Attic Vents, Ring Video Doorbells

Kitchen

- Granite Countertops, New Appliances (Induction Cooktop, Electric Double Oven, Dishwasher & Disposal)

Rooms

- 1st Floor Living Area: Family/Dining Room Combo, Kitchen/Breakfast Combo, Den, Study, Sunroom (26x15), Laundry Room with Utility Sink

Heating and Cooling

- Heating Central Gas, Cooling Central Electric, Wood/Gas Fireplace

Land Info

- Lot Size Acres: 3.0
- Lot Description: Corner, Wooded W/ Mature Trees
- 3 Bay Slab Foundation Metal Building & Shed w/ electrical (30'x50')
- Well Water; Sprinkler System & Outside House & Yard Faucets

Garage and Parking

- Oversized Double Attached Garage with Thermal Insulated Door with 36" Walk Thru Door, Auto Garage Door Opener, Epoxy Flooring & Mini Split HVAC System
- Parking Features: Additional Parking, Circle Driveway

Building and Construction

- Total Square Feet Living: 2747 Sq ft
- Year Built: 1971, Building Exterior: Brick & Wood
- Foundation Details: Slab; Roof: Composition
- 2 Stories: House Style: Cape Cod

Utilities

- Water Source: Corix Utilities; Waste: Septic

Updates:

- 2019 - New Roof
- 2020 - Thermal Windows, Patio Doors & Exterior Doors, Central AC Unit, Ceiling Fans, 2nd Floor (Bathrooms Remodel, Carpeting and Paint), Half Bath Updated
- 2021 - Kitchen updated including new: Double Oven, Dishwasher, Range Vent, Sink/Faucet and Disposal, 1st Floor Luxury Vinyl Plank flooring, Electric Panel, Insulated Garage Door & Garage Mini Split HVAC System
- 2022- Tankless Gas Water Heater, Gabel Windows Siding & Gutters, Exterior House and Sunroom Painted, Well Water Utility Tank Replaced
- 2023 – 1st Floor Primary Bathroom Remodel, Primary Bedroom wood flooring, Interior doors, 1st Floor & Garage Painted

cm = control monument
 pp = power (utility) pole
 gd = gravel drive
 cd = concrete drive
 sw = sidewalk
 pt = propane tank
 b = building
 ca = covered area
 fp = flag pole
 oo = air conditioner unit
 br = brick tower
 g = guy wire anchor
 OHE = overhead electric line
 c = concrete
 mb = metal building

Bearings shown hereon are based on the record bearings for the South line of the original called 3.00 acre tract recorded in Volume 517, Page 319 of the Official Records of Washington County, Texas.

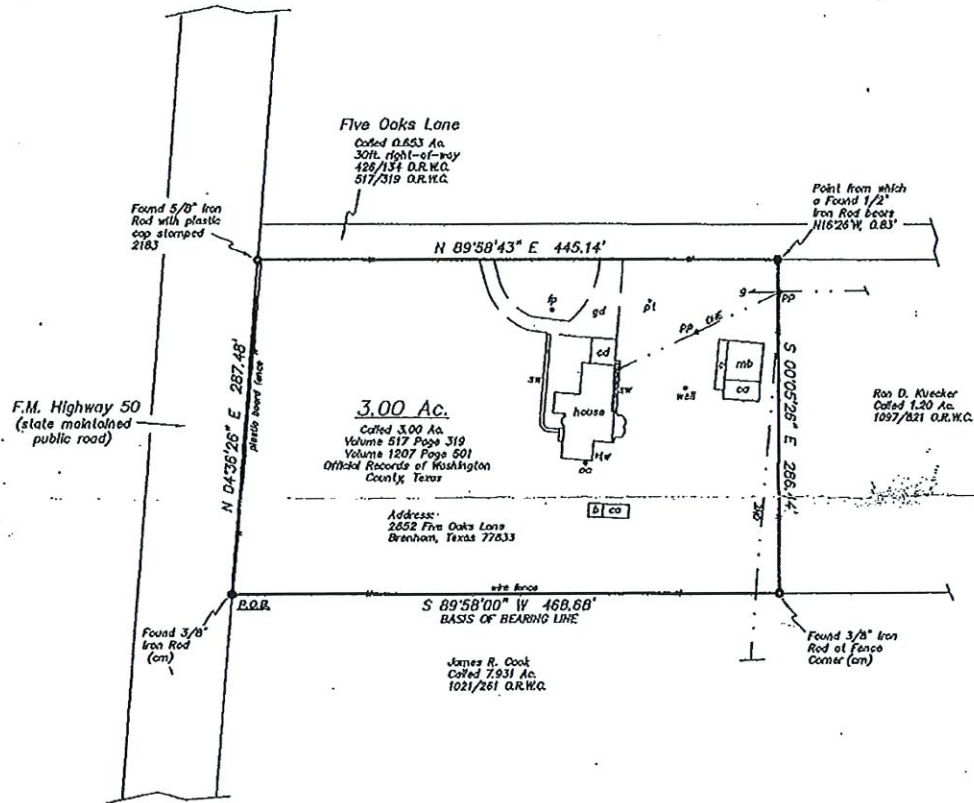
The subject tract shown hereon does not appear to lie within the Special Flood Hazard Area according to the DIVISION Flood Hazard Boundary Map for Washington County, Texas, Community-Pond No. 481188 0008 A, effective date May 24, 1977.

The tract shown hereon may be subject to the right of way easement in favor of Northeast Washington County Water Supply Corporation recorded in 417/678 D.R.W.C.

This plot accompanied by metes and bounds description.

Scale 1" = 100'

John Cole Survey
 Abstract No. 32
 Washington County, Texas



F.M. Highway 50
 (state maintained
 public road)

Five Oaks Lane
 Called 0.853 Ac.
 30ft. right-of-way
 428/134 D.R.W.C.
 517/319 D.R.W.C.

3.00 Ac.
 Called 3.00 Ac.
 Volume 517 Page 319
 Volume 1207 Page 501
 Official Records of Washington
 County, Texas

Address:
 2852 Five Oaks Lane
 Brenham, Texas 77833

James R. Cook
 Called 7.931 Ac.
 1021/261 D.R.W.C.

Rod D. Kuecker
 Called 1.20 Ac.
 1097/821 D.R.W.C.

MORTGAGEE: TAYLOR, DEAN & WHITAKER, ISAOA, ATIMA
 MORTGAGOR: DON L. AKEN

To: Austin W. Roberts, Don L. Aken, Taylor, Dean &
 Whitaker, and Washington County Abstract Company,
 GF No. 5090143.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on February 16, 2009, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at 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, except as shown hereon.


 Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

W.O.#291444

Austin W. Roberts (or His Successor),
 Trustee of The Austin W. Roberts'
 Family Trust Dated October 11, 2003

Blakey Land Surveying

RPLS 4052  RPLS 5936

4650 Wilhelm Lane
 Durton, Texas 77835

(817) 289-3900

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

Date: 10-17-24 GF No. _____

Name of Affiant(s): DAVID THELEN CAROL THELEN

Address of Affiant: 2852 FIVE OAKS LN, BRENHAM TX 77833

Description of Property: _____

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 _____, 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 2020 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.

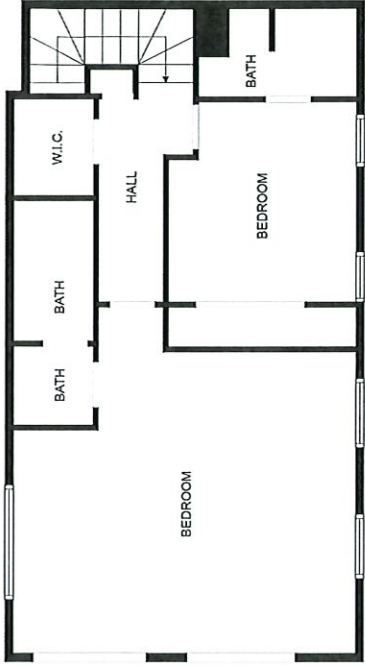
David Thelen
Carol Thelen

SWORN AND SUBSCRIBED this 21 day of October, 2024

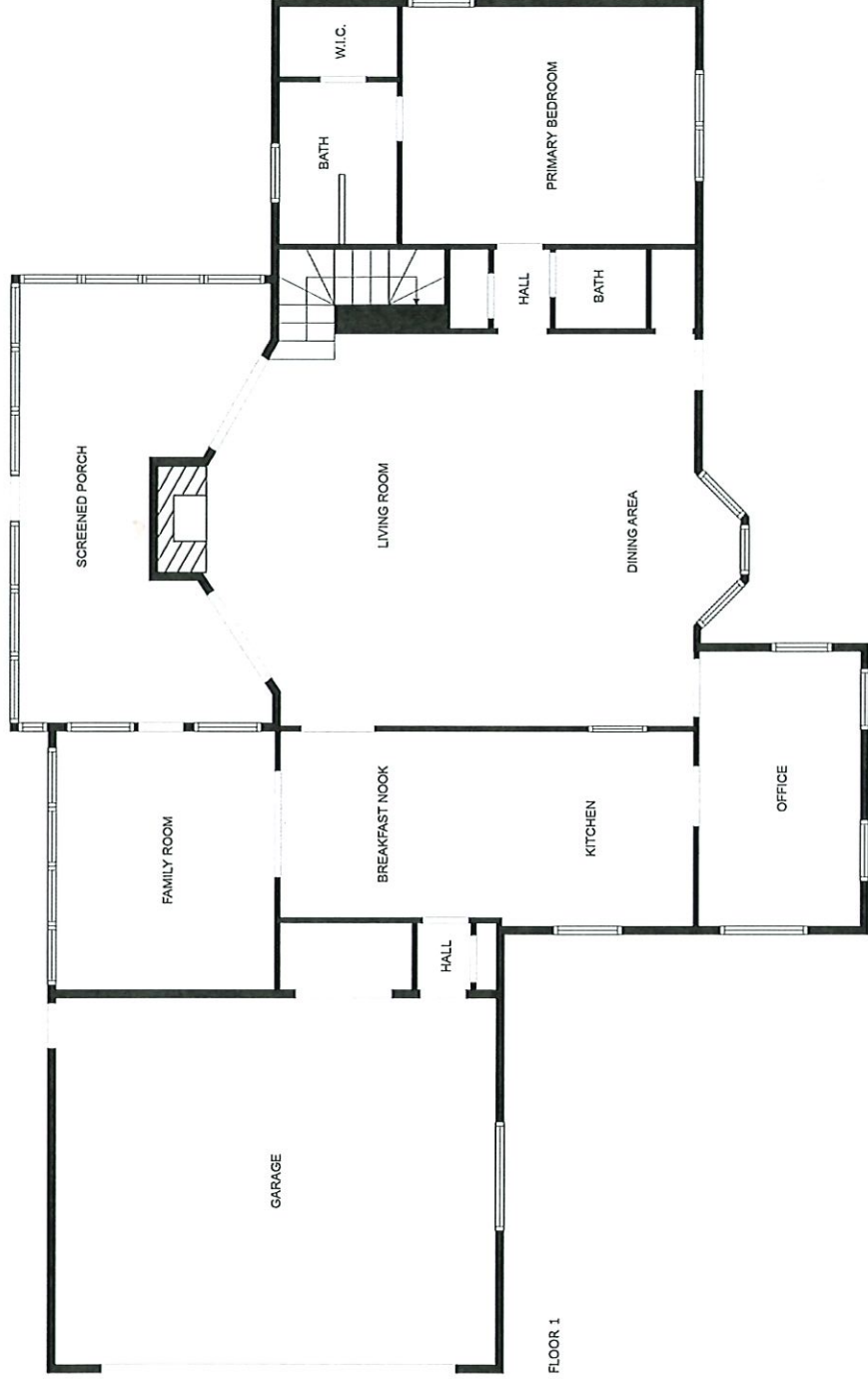
Notary Public [Signature]



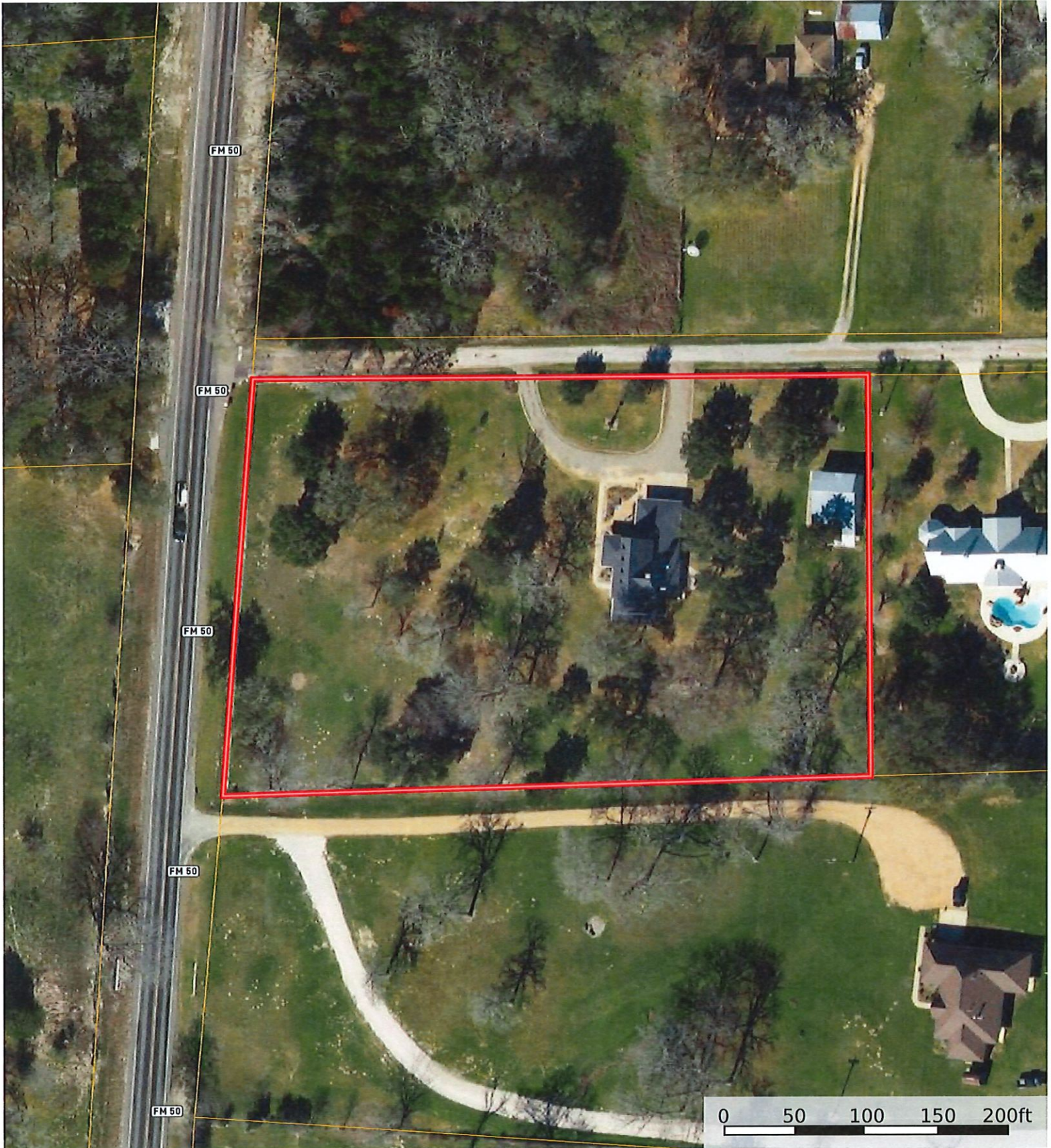
(TXR-1907) 02-01-2010



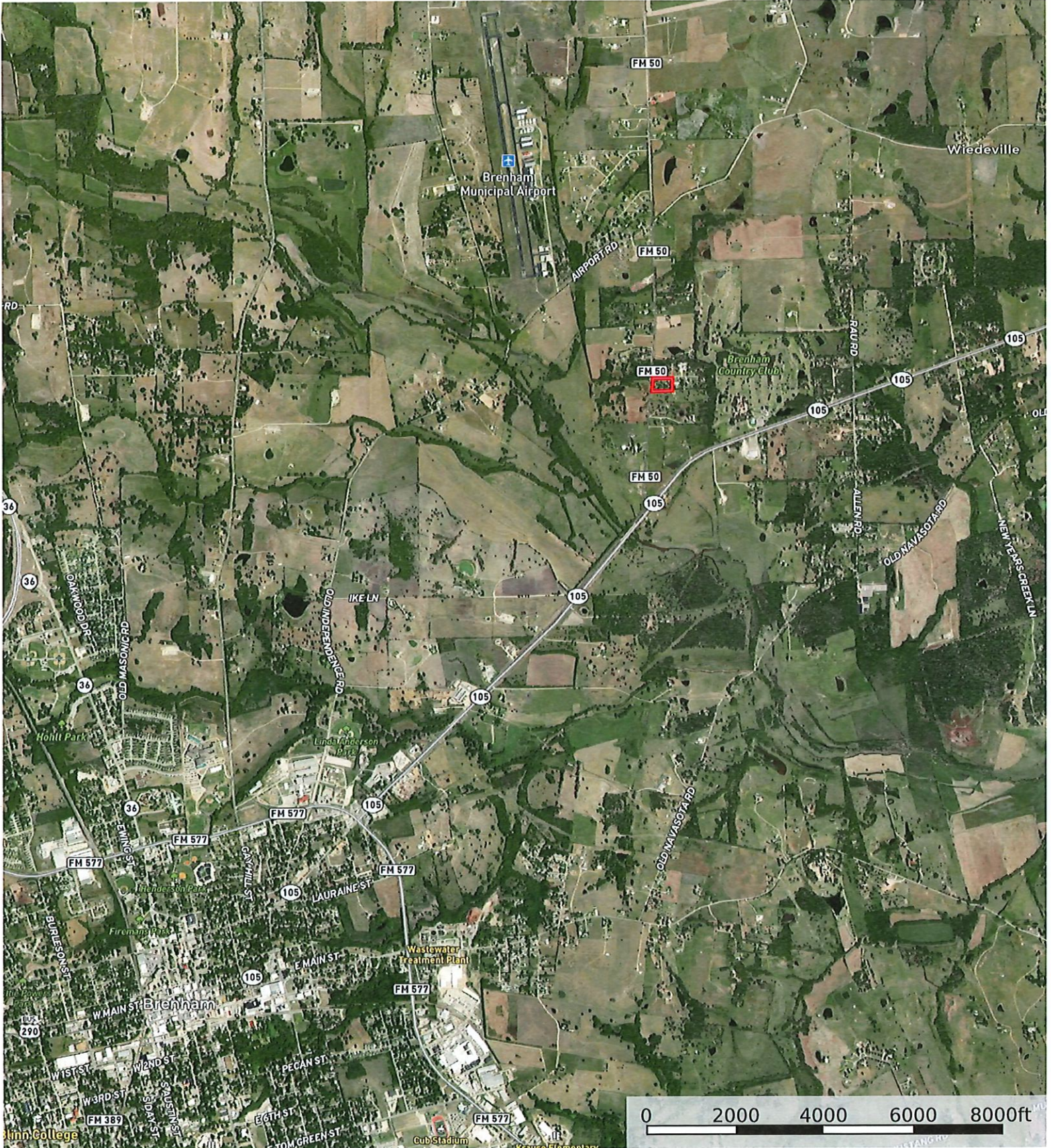
FLOOR 2



FLOOR 1



Boundary

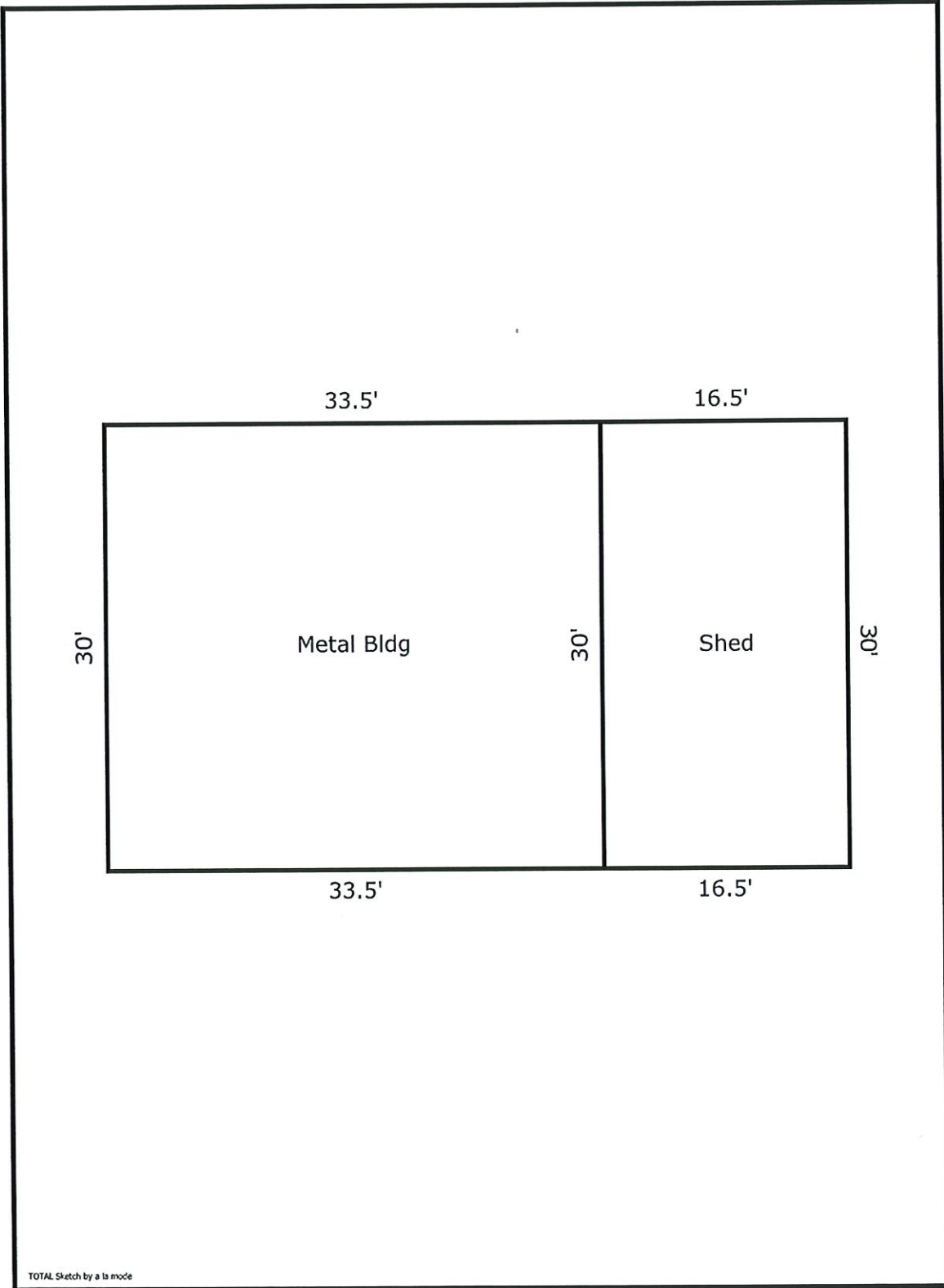


Boundary



Building Sketch (Page - 2)

Owner	David & Carol Thelen		
Property Address	2852 Five Oaks Ln		
City	County	State	Zip Code
Brenham	Washington	TX	77833
Appraiser	Lance W. Kuecker		



Building Sketch (Page - 3)

Owner	David & Carol Thelen		
Property Address	2852 Five Oaks Ln		
City	Brenham	County Washington	State TX Zip Code 77833
Appraiser	Lance W. Kuecker		

TOTAL Sketch by a la mode	Area Calculations Summary	
Living Area		Calculation Details
First Floor	1973.03 Sq ft	$0.5 \times 2 \times 1.8 = 1.8$ $0.5 \times 1.8 \times 2 = 1.8$ $4.2 \times 1.8 = 7.56$ $16 \times 13.2 = 211.2$ $7 \times 2.4 = 16.8$ $0.5 \times 8.1 \times 3.7 = 14.98$ $0.5 \times 3.7 \times 8.1 = 14.98$ $7 \times 3.7 = 25.9$ $60.1 \times 1.7 = 102.17$ $56.1 \times 8 = 448.8$ $60.1 \times 5 = 300.5$ $56.2 \times 11.4 = 640.68$ $17.7 \times 10.5 = 185.85$
Second Floor	775 Sq ft	$8 \times 5 = 40$ $35 \times 21 = 735$
Total Living Area (Rounded):	2748 Sq ft	
Non-living Area		
Sun Porch	338.51 Sq ft	$26.7 \times 9.3 = 248.31$ $6.1 \times 2.8 = 17.08$ $8.1 \times 2.4 = 19.44$ $0.5 \times 8.1 \times 3.7 = 14.98$ $8.8 \times 2.4 = 21.12$ $3.7 \times 0.7 = 2.59$ $0.5 \times 3.7 \times 8.1 = 14.98$
Garage	673.7 Sq ft	$27.9 \times 23 = 641.7$ $8 \times 4 = 32$
Porch	42.4 Sq ft	$10.6 \times 4 = 42.4$
Metal Bldg	1005 Sq ft	$33.5 \times 30 = 1005$
Shed	495 Sq ft	$30 \times 16.5 = 495$