

pp = power (electric/utility) pole  
 cm = control monument  
 sw = sidewalk  
 st = steps  
 ac = air conditioner unit  
 wm = water meter  
 gm = gas meter  
 w = wood board fence

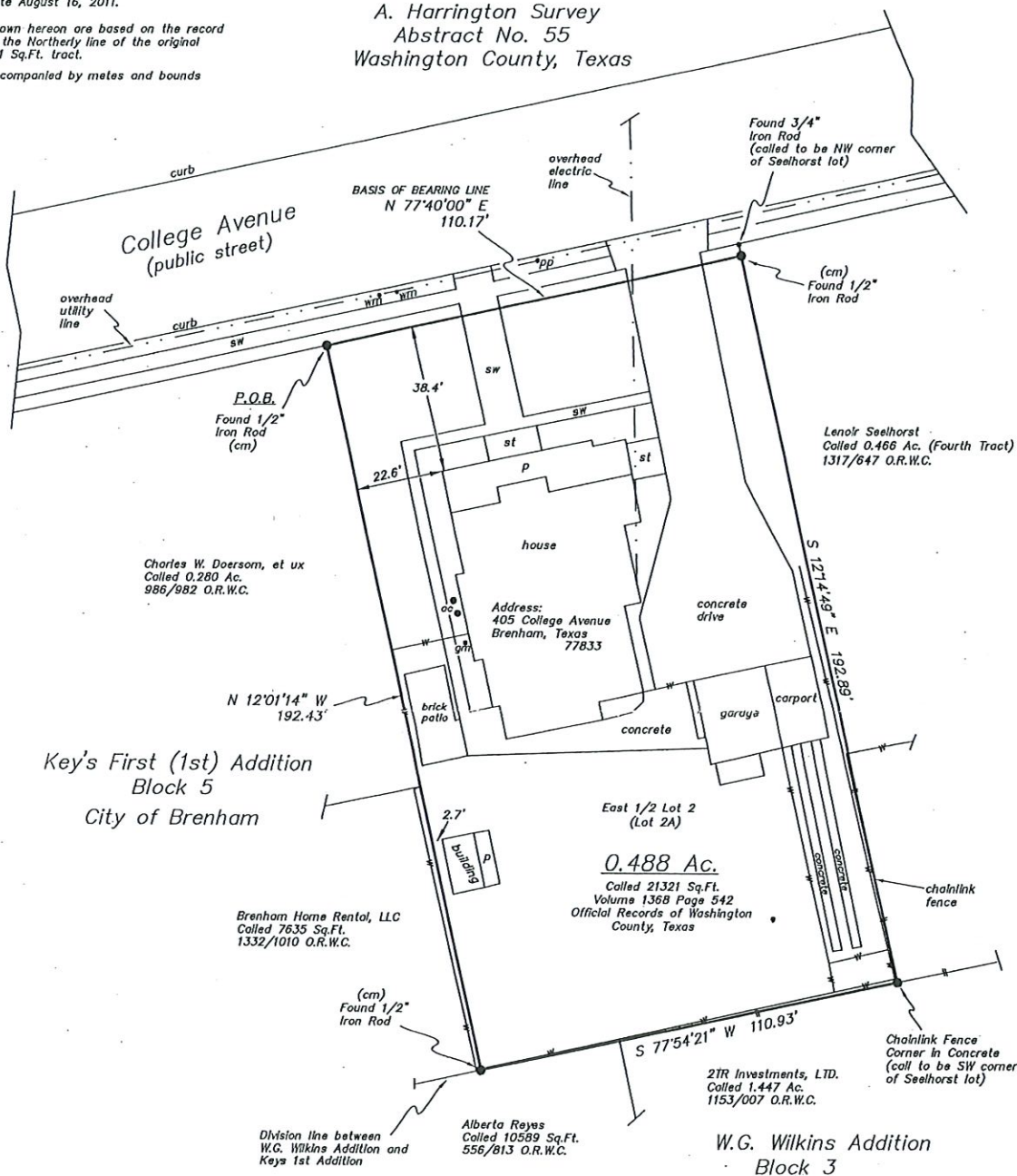
The subject tract or lot shown hereon does not appear to lie within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011.

Bearings shown hereon are based on the record bearing for the Northerly line of the original called 21321 Sq.Ft. tract.

This plat accompanied by metes and bounds description.

A. Harrington Survey  
 Abstract No. 55  
 Washington County, Texas

Scale 1" = 30'



To: James E. Moser and Suzette Moser, Bank of Brenham, ISAOA, and Washington County Abstract Company, GF No. S110936.

MORTGAGEE: BANK OF BRENHAM, ISAOA  
 MORTGAGOR: JAMES E. MOSER  
 SUZETTE MOSER

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on December 23, 2011, 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.

James E. Moser, et ux

Blakey Land Surveying

RPLS 4052 RPLS 6935

4650 Wilhelm Lane  
 Burton, Texas 77835

(979) 289-8900

Michael J. Blakey  
 Registered Professional Land Surveyor No. 5935

W.O.#2011-1797

## EXHIBIT "A"

JAMES E. MOSER, ET UX  
0.488 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 0.488 acres, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, in the City of Brenham, being the East ½ of Lot 2 (aka Lot 2A) of Block 5 of the Key's First (1<sup>st</sup>) Addition to the City of Brenham, and being all or a portion of a called 21321 Sq.Ft. tract described in that deed from George E. Rash and Yvette N. Freeman a/k/a Yvette M. Freeman to James E. Moser and Suzette Moser dated March 28, 2011, effective date March 30, 2011, and recorded in Volume 1368, Page 542 of the Official Records of Washington County, Texas, said 0.488 acre tract being more particularly described as follows:

**BEGINNING** at a found ½ inch iron rod, lying in the Southerly margin of College Avenue (public street), marking the Northeast corner of the Charles W. Doersom, et ux called 0.280 acre tract (Volume 986, Page 982, Official Records of Washington County, Texas), the Northwest corner of the original called 21321 Sq.Ft. tract (hereafter referred to as "original tract"), and the Northwest corner of the herein described tract;

**THENCE** along the Southerly margin of said street, with the Northerly line of the original tract, N 77deg 40min 00sec E (record bearing for the original tract, this line being the BASIS OF BEARING LINE for this survey), 110.17 ft., to a found ½ inch iron rod, lying in the Westerly line of the Lenoir Seelhorst called 0.466 acre tract (Fourth Tract, Volume 1317, Page 647, Official Records of Washington County, Texas), marking the Northeast corner of the original tract, and the Northeast corner of the herein described tract;

**THENCE** along a portion of the Westerly line of the Seelhorst tract, with the Easterly line of the original tract, S 12deg 14min 49sec E, 192.89 ft., to a point in a chainlink fence corner post, in concrete, lying in the Northerly line of the 2TR Investments, LTD. called 1.447 acre tract (Volume 1153, Page 007, Official Records of Washington County, Texas), marking the Southwest corner of the Seelhorst tract, the Southeast corner of the original tract, and the Southeast corner of the herein described tract;

**THENCE** along a portion of the Northerly line of the called 1.447 acre tract, and along a portion of the Northerly line of the Alberta Reyes called 10589 Sq.Ft. tract (Volume 556, Page 813, Official Records of Washington County, Texas), with the Southerly line of the original tract, S 77deg 54min 21sec W, 110.93 ft., to a found ½ inch iron rod, marking the Southeast corner of the Brenham Home Rental, LLC called 7635 Sq.Ft. tract (Volume 1332, Page 1010, Official Records of Washington County, Texas), the Southwest corner of the original tract, and the Southwest corner of the herein described tract;

**THENCE** along the Easterly line of the called 7635 Sq.Ft. tract, and along the Easterly line of the aforementioned Doersom tract, with the Westerly line of the original tract, N 12deg 01min 14sec W, 192.43 ft., to the **PLACE OF BEGINNING** and containing 0.488 acres of land.

December 23, 2011  
W.O.#2011-1797

  
Michael J. Blakey  
Registered Professional Land Surveyor No. 5935

STATE OF TEXAS  
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on **MAR - 5 2015**



  
Beth Rothermel, County Clerk  
Washington County, Texas

FILED FOR RECORD  
WASHINGTON COUNTY, TEXAS  
2015 MAR - 4 PM 1:16  
Beth A. Rothermel  
WASHINGTON COUNTY CLERK

## T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: **August 10, 2026**

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

Name of Affiant(s): **Edwin C. Owens, Barbara L. Owens**

Address of Affiant: **405 College Ave., Brenham, TX 77833**

Description of Property: **Lot 2A, Block 5, Keys 1st Addition**

County **Washington**, Texas

Date of Survey: **December 23, 2011**

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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):

Shop added to back of the garage.

5. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

|                                                                                                                                                             |                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><u>Edwin C. Owens</u></p> <p>Affiant Edwin C. Owens</p> | <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><u>Barbara L. Owens</u></p> <p>Affiant Barbara L. Owens</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Notary Public



405 College Ave, Brenham  
Texas, AC +/-



Boundary

405 College Ave, Brenham  
Texas, AC +/-

