

WASHINGTON COUNTY, TEXAS
CITY OF BRENHAM
HIGHLAND MEADOWS SUBDIVISION
SECTION NO. IV

Scale 1" = 30'
February 28, 2004

50' Radius
cul-de-sac

Katherine Street
(55' wide)

Curve Data:	
Delta Angle	56°31'19"
Radius	50.00
Arc	49.32
Chord	47.33
Chord Bearing	N 14°36'55" E

14

15

16

Transformer Pad

Drainage Ditch

City of Brenham, Texas

Vol. 441, Pg. 24, Deed Record

City of Brenham, Texas

Vol. 441, Pg. 24, Deed Record

City of Brenham, Texas

Vol. 441, Pg. 24, Deed Record

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Vol. 441, Pg. 24, Deed Record

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Vol. 441, Pg. 24, Deed Record

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Vol. 441, Pg. 24, Deed Record

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Vol. 441, Pg. 24, Deed Record

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Vol. 441, Pg. 24, Deed Record

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Vol. 441, Pg. 24, Deed Record

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Vol. 441, Pg. 24, Deed Record

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Vol. 441, Pg. 24, Deed Record

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Vol. 441, Pg. 24, Deed Record

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Vol. 441, Pg. 24, Deed Record

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Vol. 441, Pg. 24, Deed Record

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Vol. 441, Pg. 24, Deed Record

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Vol. 441, Pg. 24, Deed Record

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Highland Meadows
Subdivision
Section 7
Plat Cabinet File
No. 418A & 418B
Washington County
Plat Records

LEGEND

- 1/2" Iron Rod found as called for on the Record Plat

Property Buyer: Randall Dorsey

Property Address: 2305 Katherine Street
Brenham, Tx. 77833

Notes

- (1) This property is shown to be outside the flood hazard areas according to FIRM No. 480648 0002 B, effective date August 17, 1981.
- (2) Power Line is underground.

Survey Plat of a 0.2178 acre tract of land situated in the City of Brenham, Washington County, Texas and being all of Lot 15 in Section IV of the Highland Meadows Subdivision according to the subdivision plat recorded in Plat Cabinet File No. 332B, Washington County Plat Records; also being that same land described in Deed dated August 23, 1996 from Walter Thielemann Construction to Justin M. Kubala, et ux, recorded in Volume 835, Page 447, Washington County Official Records.

Rau Surveying

4176 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-8481

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon, and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

Darrell D. Rau, Registration No. 4173



T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: 7/27/26 GF No. _____
Declarant: Daniel Lee Shelia Lee
Description of Property: 2305 Katherine St, Brenham, TX 77833
County Washington County, Texas
Date of Survey: 2/28/2004

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant 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 the 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):

Portable Storage building added

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and 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 Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Daniel Lee</u>. My date of birth is <u>07/22/1983</u>. and my address is <u>2305 Katherine St</u> <u>Brenham, TX 77833</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, _____. Signed: <u>x [Signature]</u> x 7/27/20 Declarant Daniel Lee	My name is <u>Shelia Lee</u>. My date of birth is <u>2/6/1980</u>. and my address is <u>2305 Katherine St</u> <u>Brenham TX 77833</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, _____. Signed: <u>x [Signature]</u> x 7/27/20 Declarant Shelia Lee
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