

PLAT SHOWING SURVEY OF A 29.241 ACRE TRACT  
BEING ALL OF THE RESIDUE OF A TRACT SAID TO CONTAIN  
96.46 ACRES DESCRIBED IN A DEED TO BENJAMIN ELMS ET UX.,  
RECORDED IN VOLUME 303, PAGE 649, ET SEQ.,  
DEED RECORDS OF WASHINGTON COUNTY  
OUT OF THE C. FLEASNER SURVEY, ABSTRACT 130,  
AND THE J. FISHER SURVEY, ABSTRACT 131,  
WASHINGTON COUNTY, TEXAS

## NOTE

1. Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All bearings are grid. All distances are surface value.
2. The surveyor has not abstracted the property. This survey was performed without the benefit of a current abstract of property or title report and may be subject to any conditions, easements, restrictions, additions, or exceptions that a current title opinion might disclose.
3. The subject property as shown on the plat lies within the "Zone X" area determined to be outside the 0.2% annual chance floodplain, according to the Flood Insurance Rate Maps of Washington County, Texas, Map No. 48477C0250C, effective date August 16, 2011.
4. All substantial visible improvements are shown.
5. This survey is valid only if it bears the seal and original signature of the surveyor.
6. All 1/2" iron rods set are fitted with a cap marked "RPLS 4705".

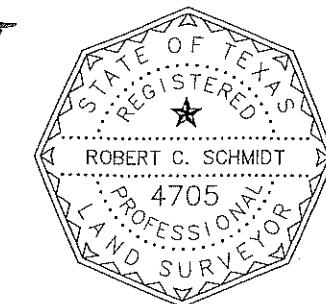
SR TRUE NORTH 2017, L  
CALLED 156.69 ACRES  
VOL. 1619, P. 716 O.R.W.C.

State of Texas )  
County of Washington

I, Robert C. Schmidt, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that it is my professional opinion that this map showing a survey of a 29.241 acre tract is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision and completed on January 30, 2020, and the property legally described hereon has no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way, except as shown or stated hereon, and except as same may exist on or under the ground that was not visible or locatable under normal surveying procedures, and the property shown hereon is subject to any existing or recorded easements that we may not be aware of, or that may be of record that may not be shown on this map. Also said property abuts a public roadway, except as shown or stated hereon.

Robert C. Schidt

Robert C. Schmidt  
Texas RPLS No. 4705



SA

**STRAND**  
ASSOCIATES<sup>®</sup>

1906 Niebuhr St.

Brenham, Texas 77833  
(979) 836-7937

TBPE No. F-8405

TBPLS No. 10030000

CAD\Elms Residue.dwg

File: S:\BRE\1100--1199\1121\163\Survey\2019\Clinton Elms Hwy 237\ACAD\Elms Residue.dwg



STATE OF TEXAS )  
COUNTY OF WASHINGTON )

ALL THAT CERTAIN 29.241 acre tract or parcel of land lying and being situated in Washington County, Texas, out of the C. Fleasner Survey, Abstract 130, and the J. Fisher Survey, Abstract 131, and being all of the residue of a tract said to contain 96.46 acres conveyed to Benjamin Elms et ux. and described by instrument recorded in Volume 303, Page 649, et seq., Deed Records of Washington County (D.R.W.C.). Said 29.241 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8 inch iron rod found in the southeasterly right-of-way line of F. M. Highway 237 for the north corner of a tract said to contain 56.53 acres conveyed to Eugene Muehlbrad and described by instrument recorded in Volume 434, Page 344, et seq., D.R.W.C., the west corner of a tract said to contain 5.398 acres conveyed to 11 Oaks RV Park LLC and described by instrument recorded in Volume 1454, Page 555, et seq., Official Records of Washington County (O.R.W.C.), and the original west corner of said parent tract;

THENCE with the southeasterly right-of-way line of said highway, North 42°06'23" East, at a distance of 24.00 feet pass a concrete monument found, at a distance of 203.22 feet pass an axle found for the most northerly corner of said called 5.398 acre 11 Oaks RV Park LLC tract and the west corner of a tract said to contain 5.414 acres conveyed to Molly B. Johnson and described by instrument recorded in Volume 1263, Page 664, et seq., O.R.W.C., at a distance of 582.50 feet pass a 1/2 inch iron rod found for the north corner of said called 5.414 acre Molly B. Johnson tract and the west corner of a tract said to contain 2.01 acres conveyed to Raymond Henry et ux. and described by instrument recorded in Volume 1268, Page 273, et seq., O.R.W.C., and continuing for a total distance of 809.17 feet to a 1/2 inch iron rod found for the north corner of said called 2.01 acre Raymond Henry et ux. tract, being an exterior corner of the residue of said parent tract and the PLACE OF BEGINNING of the herein described tract;

THENCE continuing with the southeasterly right-of-way line of said highway, North 42°06'23" East, a distance of 447.60 feet to a 1/2 inch iron rod found at the most westerly corner of the residue of a tract said to contain 10.63 acres conveyed to Steven Elms et ux. and described by instrument recorded in Volume 1158, Page 649, et seq., O.R.W.C.;

THENCE departing the southeasterly right-of-way line of said highway with the southwesterly, southeasterly, and northeasterly lines of the residue of said called 10.63 acre Steven Elms et ux. tract the following courses and distances:

- South 61°14'42" East, a distance of 842.70 feet to a 1/2 inch iron rod found for an angle point thereof;
- South 36°33'41", a distance of 257.28 feet to a 1/2 iron rod found for the most southerly corner thereof;
- North 65°01'08" East, a distance of 253.61 feet to a 1/2 inch iron rod set with cap marked "RPLS 4705" for an angle point thereof;
- North 47°44'14" East, a distance of 83.13 feet to a 1/2 inch iron rod found for the east corner thereof;
- North 31°05'03" West, a distance of 390.37 feet to 1/2 inch iron rod found for an exterior corner thereof;
- South 51°44'49" West, a distance of 14.26 feet to a 1/2 inch iron rod found for reentrant corner thereof; and
- North 52°56'10" West, a distance of 806.12 feet to a 1/2 inch iron rod found for the north corner thereof in the southeasterly right-of-way line of said highway;

THENCE again with the southeasterly right-of-way line of said highway, North 42°06'23" East, a distance of 255.24 feet to a 1/2 inch iron rod found with cap marked "RPLS 4705" for the most northwesterly corner of a 47.797 acre tract surveyed June 15, 2019 by the undersigned surveyor;

THENCE departing the southeasterly right-of-way line of said highway with the southwesterly lines of said 47.797 acre tract, South 49°23'24" East, a distance of 39.11 feet to a 1/2 inch iron rod found with cap marked "RPLS 4705" for an exterior corner thereof, North 67°18'26" East, a distance of 69.40 feet to a 1/2 inch iron rod found with cap marked "RPLS 4705" for a reentrant corner thereof, and

South 49°23'24" East, a distance of 1157.55 feet to a 1/2" inch iron rod found with cap marked "RPLS 4705" for a reentrant corner thereof;

THENCE along the lower northwesterly lines of said 47.797 acre tract, South 42°06'23" West, a distance of 622.03 feet to a 1/2 inch iron rod found with cap marked "RPLS 4705" for an angle point, South 59°28'27" West, a distance of 524.89 feet to a 1/2 inch iron rod found with cap marked "RPLS 4705" for an angle point, and South 42°06'23" West, a distance of 878.10 feet to a 1/2 inch iron rod found with cap marked "RPLS 4705" in the original southwest line of said parent tract, common with the northeast line of said called 56.53 acre Eugene Muehlbrad tract, for the lower west corner of said 47.797 acre tract;

THENCE with the common line between said parent tract and said called 56.53 acre Muehlbrad tract, North 52°52'55" West, a distance of 219.19 feet to a 1/2 inch iron rod set with cap marked "RPLS 4705" for the south corner of said called 5.398 acre 11 Oaks RV Park LLC tract, being the lower west corner of the residue of said parent tract;

THENCE with the southeasterly line of said called 5.398 acre 11 Oaks RV Park LLC tract, North 42°41'21" East, a distance of 304.55 feet to a 3/8 inch iron rod found for the most easterly corner thereof and the most southerly corner of said called 5.414 acre Molly B. Johnson tract;

THENCE with the southeasterly and northeasterly lines of said called 5.414 acre Molly B. Johnson tract, North 42°49'32" East, a distance of 152.18 feet to a 3/8 inch iron rod found for the east corner thereof, North 25°36'41" West, a distance of 267.07 feet to a 3/8 inch iron rod found for an angle point thereof, and North 51°36'49" West, a distance of 200.78 feet to a 3/8 inch iron rod found for an exterior corner thereof in the southeasterly line of said called 2.01 acre Raymond Henry et ux. tract;

THENCE with the southeasterly line of said called 2.01 acre Raymond Henry et ux. tract, North 43°16'34" East, a distance of 186.24 feet to a 1/2 inch iron rod found for the east corner thereof;

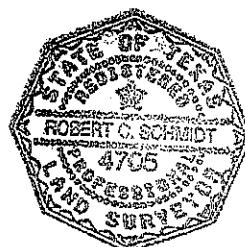
THENCE with the northeasterly line of said called 2.01 acre Raymond Henry et ux. tract, North 47°22'12" West, a distance of 412.10 feet to the Place of Beginning and containing 29.241 acres of land.

1. Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All bearings are grid. All distances are surface value.
2. All 1/2" iron rods set with plastic ID cap marked "RPLS 4705".
3. This survey is valid only if it bears the seal and original signature of the surveyor.
4. This description is accompanied by a plat of even date herewith.

January 30, 2020.

*Robert C. Schmidt*

Robert C. Schmidt, TX RPLS No. 4705



**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: February 19, 2025

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

Declarant: Steven P. Elms, Karla L. Elms

Description of Property: A0131 - Fisher, John, Tract 11, Acres 39.871, (1.66 + 7.97 + 1 + 29.241 AC)

County Washington, Texas

Date of Survey: January 30, 2020

"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, replatting, 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. 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 MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is Steven P. Elms.  
My date of birth is September 26, 1960.  
and my address is 1355 Hwy 237, Burton, TX 77835.

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Washington County,  
State of Texas, on the  
19th day of February, 2025.

Signed:  


Declarant

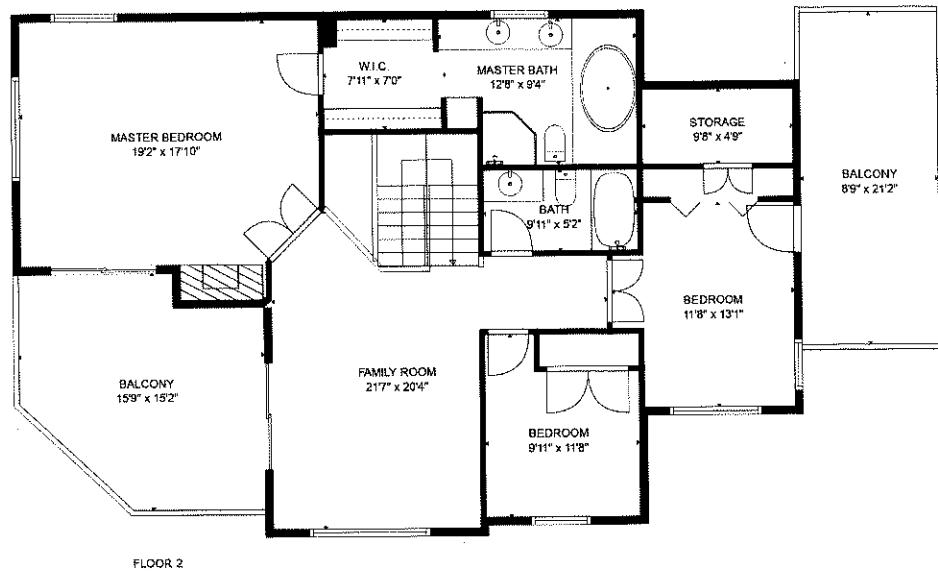
My name is Karla L. Elms.  
My date of birth is August 28, 1962.  
and my address is 1355 Hwy 237, Burton, TX 77835.

I declare under penalty of perjury that the foregoing is true and correct.

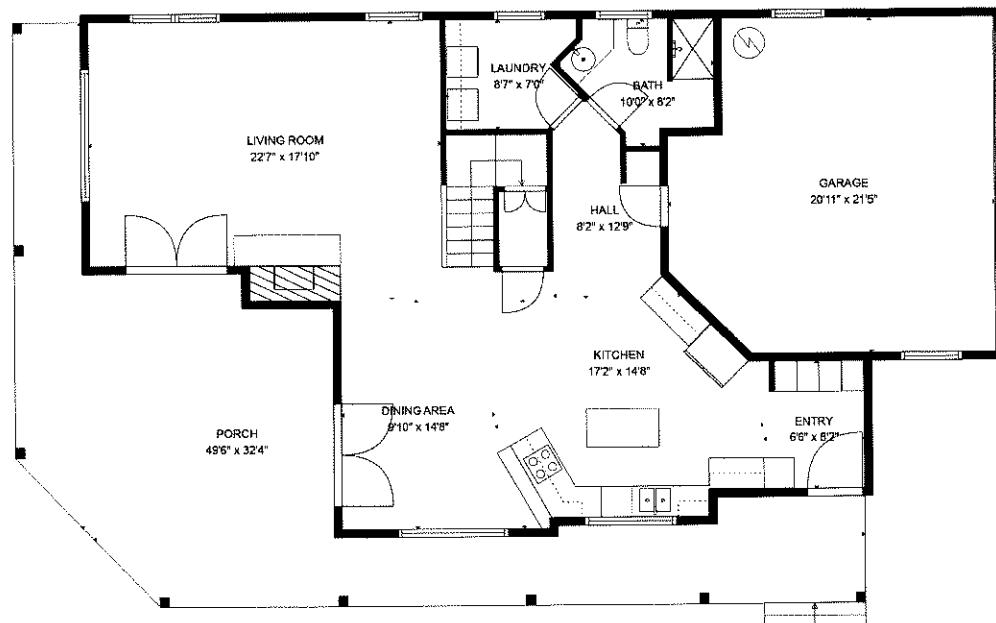
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19th day of February, 2025.

Signed:  


Declarant

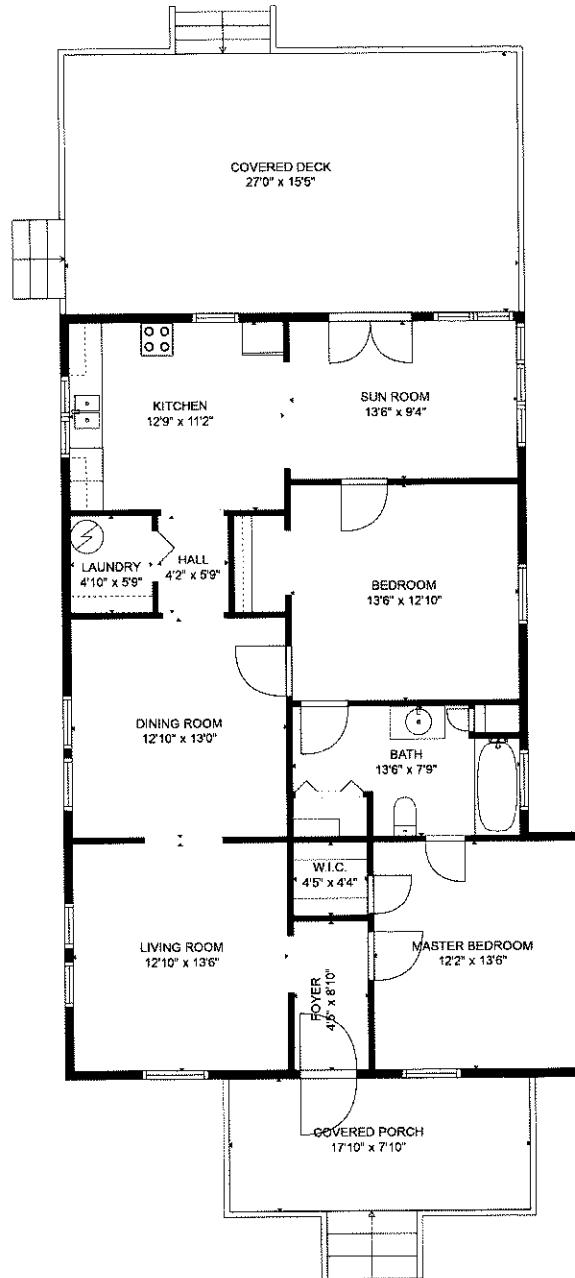


FLOOR 2



**1355 Hwy 237  
Burton, TX 77835  
All Floors**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**1347 Hwy 237  
Burton, TX 77835**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.