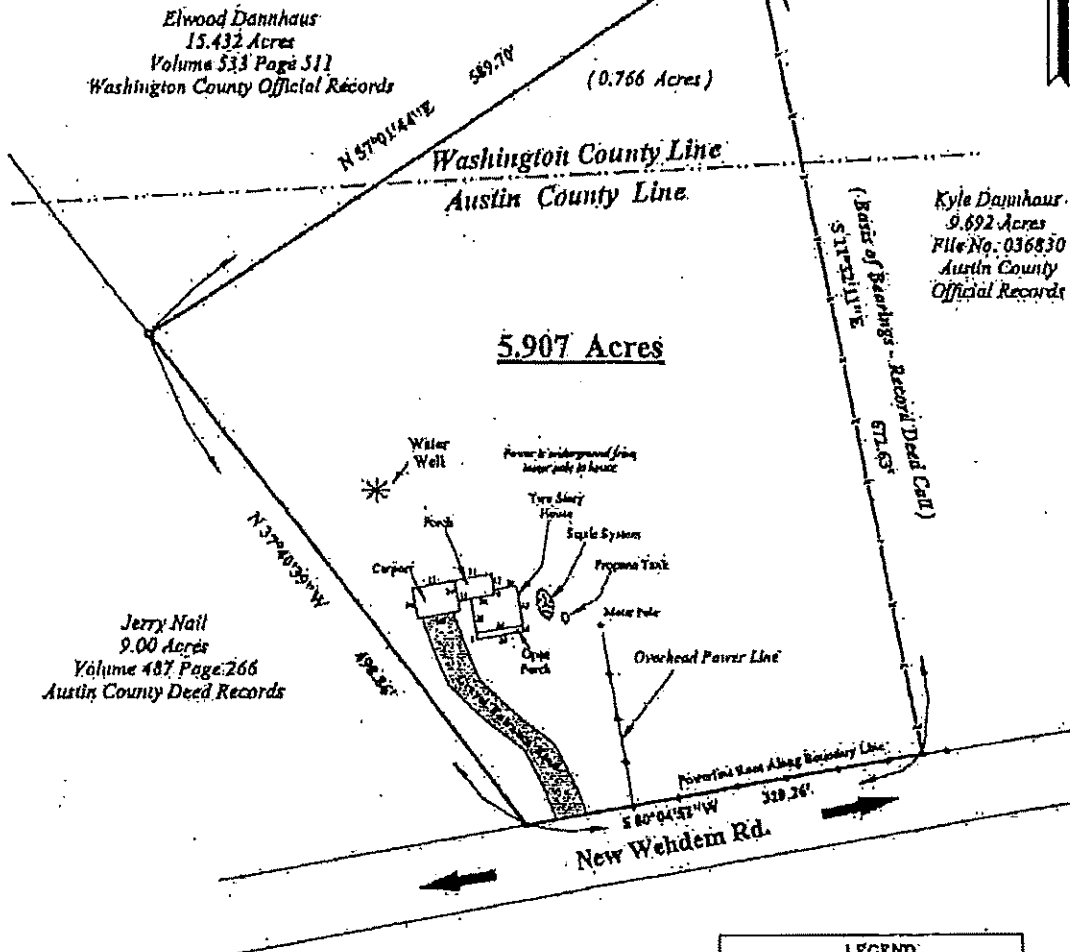


**AUSTIN COUNTY, TEXAS  
H MATTHEWS SURVEY  
AUSTIN COUNTY (A - 264)  
WASHINGTON COUNTY (A - 160)**

Scale 1" = 120'  
May 23, 2004



Property Owners: Thomas Ray Ponder,  
and wife, Elsie Jane.

Property Address: 12503 New Wehden Rd.  
Brenham, Tx. 77833

**LEGEND**

- 3/4 capped iron Rod found with  
cap stamped RPLS 1669
- 1" iron rod found
- Overhead Power Line
- x-x- Wire Fence

**Notes**

- (1) This property is shown to be outside the flood-hazard area according to FIRM No. 48015C0050 C., effective date January 17, 1990.
- (2) Property description to accompany this plat.

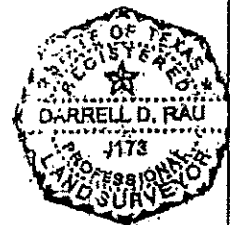
Survey Plat of a 5.907 acre tract of land situated in the H. Matthews Survey, Abstract No. 160, in Washington County and Abstract No. 264, in Austin County, Texas and being that same land described in Deed dated May 16, 2003 from Cecil R. Walton, III, et al to Thomas R. Ponder, et ux, recorded in File No. 033293, Austin 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 herein. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category I-A; Condition IV Survey.

Darrell D. Rau, Registration No. 4173



STATE OF TEXAS

COUNTY OF AUSTIN

COUNTY OF WASHINGTON

Land Description  
5.907 Acres

BEING a tract or parcel containing 5.907 acres of land situated in the H. Matthews Survey, Abstract No. 160, in Washington County and Abstract No. 254, in Austin County, Texas and being that same land described in Deed dated May 16, 2003 from Cecil R. Wallon, III, et al to Thomas R. Ponder, et ux, recorded in File No. 033293, Austin County Official Records. Said 5.907 acres being described more particularly by metes and bounds as follows:

BEGINNING at a 3/8" iron rod (capped RPLS 1669) found for the Southwest corner of the original tract and the Southwest corner of the herein described 5.907 acre tract, located on the Northernly right of way line of New Welidern Road; said iron rod also being the Southeast corner of the Jerry Nall 9.00 acre tract as recorded in Volume 487, Page 266, Austin County Deed Records;

THENCE along the Easterly line of the Jerry Nall tract, which is not fenced, N 37° 40' 39" W a distance of 498.86 feet to a 1" iron rod found for the Northwest corner of the herein described tract and being the Southwest corner of the Elwood Damhaus 15.432 acre tract as described in Volume 533, Page 511, Washington County Official Records;

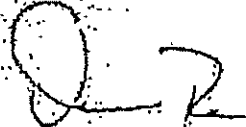
THENCE along the Southerly line of the Damhaus 15.432 acre tract and crossing the County Line between Washington and Austin Counties, which is also not fenced, N 57° 01' 44" E a distance of 589.70 feet to a 3/8" iron rod (capped RPLS 1669) found for the Northeast corner of the herein described tract; also being an interior angle corner of the Elwood Damhaus tract, also being the Northwest corner of the Kyle Damhaus 9.692 acre tract as described in File No. 036830, Austin County Official Records;

THENCE along the West line of the Kyle Damhaus 9.692 acre tract and again crossing said County Line, S 11° 32' 11" E (Basis of Bearings - Record Deed Call) a distance of 672.63 feet to a 3/8" iron rod (capped RPLS 1669) found at a fence corner on the Northernly line of New Welidern Road for the Southwest corner of said 9.692 acre tract and for the Southeast corner of the herein described tract;

THENCE along the Northernly line of New Welidern Road, S 60° 04' 52" W a distance of 329.26 feet to the POINT OF BEGINNING, containing 5.907 acres of land.

(1) A survey plat to accompany this description.

(2) The plastic caps on all 3/8" iron rods are stamped "Rau-4173".

  
Darrell D. Rau  
Registered Professional Land Surveyor  
Registration No. 4173

Date: May 23, 2004



**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: May 10, 2025 GF No. \_\_\_\_\_  
Declarant: Stephen Booth, Deborah Booth  
Description of Property: A264 H Matthews(0.767A in Washington Co. / 5.140A in Austin Co), A0160-Matthews, James, Tract 16, AC 0.767 (WC)  
County Austin / Washington, Texas  
Date of Survey: May 23, 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:

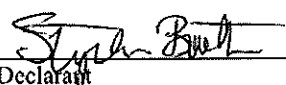
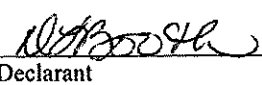
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I 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, decks, 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):

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.

<p>My name is <u>Stephen Booth</u>.</p> <p>My date of birth is <u>8/3/1977</u>.</p> <p>and my address is <u>12505 New Wehdem Rd.,</u> <u>Brenham, TX 77833</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Austin</u> County, State of <u>Texas</u>, on the <u>10th</u> day of <u>May</u>, <u>2025</u>.</p> <p>Signed:  Declarant</p>	<p>My name is <u>Deborah Booth</u>.</p> <p>My date of birth is <u>2/13/1979</u>.</p> <p>and my address is <u>12505 New Wehdem Rd.,</u> <u>Brenham, TX 77833</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Austin</u> County, State of <u>Texas</u>, on the <u>10th</u> day of <u>May</u>, <u>2025</u>.</p> <p>Signed:  Declarant</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------