

cm = control monument  
 wm = water meter  
 gm = gas meter  
 em = electric meter  
 sv = sidewalk  
 cd = concrete drive  
 wd = wood deck  
 BL = building setback line  
 ac = air conditioner unit  
 p = porch/patio

John Long Survey  
 Abstract No. 156  
 Washington County, Texas

Scale 1" = 30'

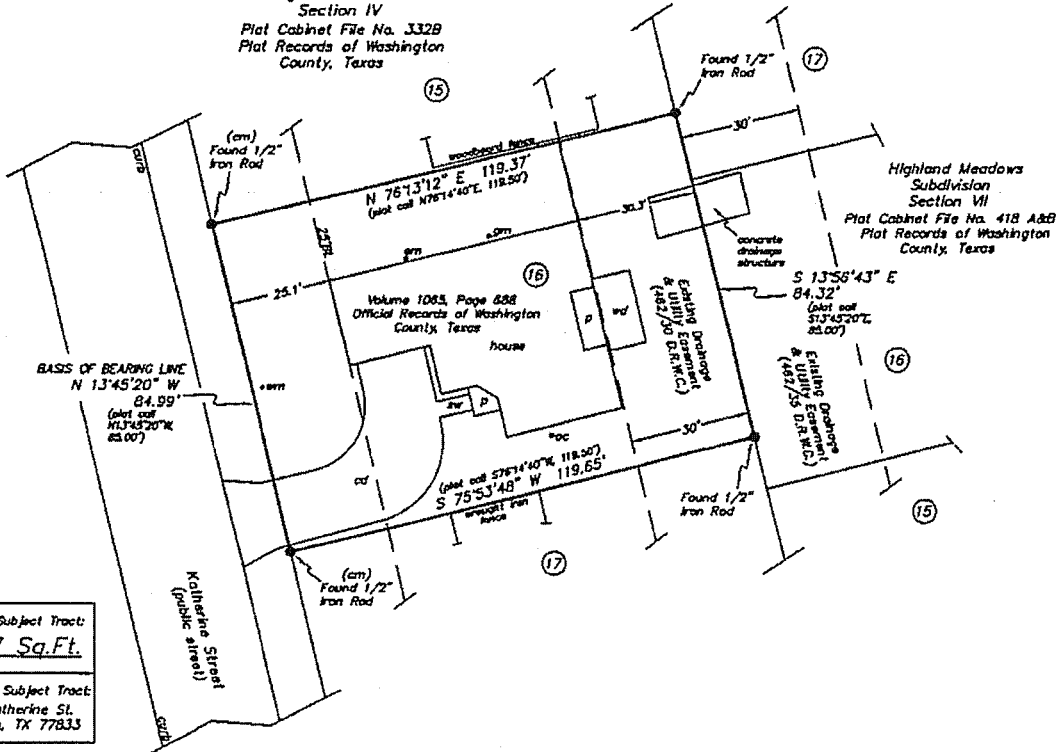
City of Brenham

The subject tract or lot shown hereon may be subject to the 15' UE along all streets and property lines in favor of Bluebonnet Electric Cooperative, Inc. per 636/1338 O.R.W.C.

The subject tract shown hereon does not appear to lie within the Flood Boundary according to the FEMA/FIA Flood Insurance Rate Map for the City of Brenham, Washington County, Texas, Community-Panel No. 48064d 0002B, effective date August 17, 1981.

The lot shown hereon may be subject to those easements/right of way recorded in Volume 104, Page 83, Volume 233, Page 133, Volume 378, Page 26, Deed and Official Records of Washington County, Texas.

Highland Meadows  
 Section IV  
 Plat Cabinet File No. 332B  
 Plat Records of Washington  
 County, Texas



Area of Subject Tract:  
**10117 Sq.Ft.**

Address of Subject Tract:  
 2307 Katherine St.  
 Brenham, TX 77833

MORTGAGEE: BANK OF AMERICA  
 MORTGAGOR: JAMES AND MARILYN K. GRAYETT  
 LIVING TRUST

An improvement survey of Lot 16 of Highland Meadows, Section IV (a subdivision with plat recorded in Plat Cabinet File No. 332B of the Plat Records of Washington County, Texas), located in the John Long Survey, Abstract No. 156, in the City of Brenham, Washington County, Texas, and being the same lot or tract described in a deed from Nevi Leo Lauter, Trustee of the Nevi Leo Lauter Living Trust dated October 21, 1998 to Thielemann Construction Company, L.P., dated February 26, 2003, and recorded in Volume 1065, Page 688 of the Official Records of Washington County, Texas.

To: Thielemann Construction Company, L.P., James and Marilyn K. Gravett Living Trust, Home & Ranch Mortgage Company, Bank of America, and Washington County Abstract Company, GF No. S060616.

I, David A. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on July 3, 2006, 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 of 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.

*David A. Blakey*

David A. Blakey  
 Registered Professional Land Surveyor No. 1052

W.O.#261144

Thielemann Construction Company, L.P.

D.A. Blakey & Associates  
 Land Surveying  
 RPLS 4052

4850 Wilhelm Lane  
 Burton, Texas 77835

(979) 289-3900

EXHIBIT A

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, being Lot 16, Section IV, Highland Meadows Subdivision as shown on plat in 332B, Plat Records of Washington County, Texas.

Being the same property described in Deed dated July 18, 2006, executed by Thielemann Construction Company, L.P., acting by and through its General Partner, Thielemann Home Builders, Inc. to James S. Gravett and Marilyn K. Gravett, Trustees of the James S. and Marilyn K. Gravett Living Trust Dated 07/23/1993, recorded in Volume 1210, Page 480, Official Records of Washington County, Texas.

Any reference in the foregoing legal description is not a guarantee that the area or boundary description is accurate. Any reference herein to area or quantity is for information and/or description purposes only and does not override Item 2 of Schedule B hereof.

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 31 2015

*Beth A. Rothermel*  
Beth Rothermel County Clerk  
Washington County, Texas

FILED FOR RECORD  
WASHINGTON COUNTY, TEXAS  
2015 MAR 30 PM 4: 27  
*Beth A. Rothermel*  
WASHINGTON COUNTY CLERK

**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: October 25, 2025 GF No. \_\_\_\_\_  
Declarant: Leif Luetge and Emily Luetge  
Description of Property: Lot 16 of Highland Meadows Section IV  
County Washington, Texas  
Date of Survey: July 3, 2006

"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):

Added retaining wall and railing  
\_\_\_\_\_

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>Leif Luetge</u> . My date of birth is <u>11/7/1989</u> . and my address is <u>1809 Basin Trail</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>Washington</u> County, State of <u>Texas</u> , on the <u>25th</u> day of <u>October</u> , <u>2025</u> .</p> <p>Signed: <small>AuthentisIGN</small> <u>Leif Luetge</u> 10/25/25 Declarant</p>	<p>My name is <u>Emily Luetge</u> . My date of birth is <u>9/24/1989</u> . and my address is <u>1809 Basin Trail</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>Washington</u> County, State of <u>Texas</u> , on the <u>25th</u> day of <u>October</u> , <u>2025</u> .</p> <p>Signed: <small>AuthentisIGN</small> <u>Emily Luetge</u> 10/25/25 Declarant</p>
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