9650 FM 390 W, Burton

Texas, AC +/-

United Country Real Estate Market Realty



Boundary | 100 Year Floodplain | 500 Year Floodplain | Floodway | Special | Unmapped/ Not Included | Stream, Intermittent | River/Creek | Water Body | Crude Oil | Natural Gas | Other

The information contained herein was obtained from sources deemed to be reliable.
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Authentisign ID: 28044C65-6DCD-F111-BF5B-000D3A4FF82A

05-04-2026

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS

EQUAL HOUSING OPPORTUNITY

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS ON THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

CONCERNING THE PROPERTY AT: 9650 FM 390 W, Burton, TX 77835
(Street Address and City)

1. Definitions. For the purposes of this form the following definitions, with notes, apply.

A. "**Groundwater**" means water percolating below the surface of the earth. Groundwater is usually found in subsurface reservoirs or aquifers and is accessed by Water Wells.
[Note: Unless severed from the surface estate, Groundwater is owned by the surface landowner who may be able to access the Groundwater by drilling a Water Well in compliance with the law and rules of the applicable Groundwater District, if any.]

B. "**Groundwater District**" means a local or regional Groundwater Conservation District, Underground Water Conservation District, Subsidence District, or other special district or authority that regulates the drilling or operation of Water Wells.
[Note: Not all land in Texas is subject to a Groundwater District.]

C. "**Surface Water**" means water in lakes, rivers, creeks, streams, and in the bays, estuaries, and arms of the Gulf of Mexico.

D. "**Surface Water Rights**" means a permit, certified filing, or certificate of adjudication administered by the Texas Commission on Environmental Quality (TCEQ) that authorizes the diversion, impoundment, or use of Surface Water.
[Note: Not all diversions, impoundments, or uses of Surface Water require a Surface Water Right.]

E. "**Water Well**" means an artificial excavation that is drilled or dug for the purpose of exploring for or producing Groundwater.
[Note: The drilling and operation of a Water Well may be regulated, restricted, or prohibited in a Groundwater District. Subdividing a property may impact rights related to drilling or operating a Water Well. A Water Well may be owned and operated by individuals, groups, cooperatives, associations, or other entities.]

2. Information Related to Groundwater and Water Wells. [Attach additional sheets as necessary.]

A. Is any portion of the Property located in a Groundwater District? [__] Yes [X] No [__] Unknown
If yes, identify the district and its website: _____

B. Is Seller aware of one or more Water Wells on the Property? [X] Yes [__] No
If yes:
(1) The total number of Water Wells known to Seller is 2
(2) The number of Water Wells known to Seller that are currently in use is 0
(3) The number of Water Wells known to Seller that are not currently in use and have been capped, covered, plugged, or abandoned is 0
(4) Identify any registrations or permits (by number) from a Groundwater District for the Water Wells on the Property: _____

C. If the answer to 2B is yes, complete the following to the extent known.
[X] (1) All Water Wells on the Property are owned or operated solely by Seller for the sole benefit of the Property.
[__] (2) The following Water Wells: (i) are owned or operated by the person identified; (ii) benefit the identified beneficiary; and (iii) are governed by the identified agreements or understandings (attach additional sheets for each Water Well):
Water Well: _____
Owners/Operators: _____
Beneficiary: _____
Agreement or Understanding: _____

Authentisign ID: 28044C65-6DCD-F111-BF5B-000D3A4FF82A

9650 FM 390 W, Burton, TX 77835
(Address of Property)

D. Is Seller aware whether the Property receives water from a Water Well located on another property (not including water from a city, municipal utility district or other special district, water supply corporation, or private water company)? [__] Yes [X] No If yes, describe the Water Well and identify any agreements or understandings governing access to the water: _____

E. Is Seller aware whether a Water Well on the property relies in whole or in part on Groundwater rights owned or leased from land outside the boundaries of the Property? [__] Yes [X] No If yes, describe the Groundwater rights owned or leased: _____

F. Is Seller aware whether any of the Groundwater rights to the Property have been severed, sold, or leased in whole or in part with or without the right to drill or operate a Water Well on the Property? [__] Yes [X] No If yes, describe the Groundwater rights severed, sold, or leased: _____

3. Information Related to Surface Water. [Attach additional sheets as necessary.]

A. Does Seller own any Surface Water Right associated with the Property [__] Yes [X] No
If yes:
(1) Identify the applicable Surface Water Right by its permit, filing, or certification of adjudication number: _____
(2) If more than one person owns an interest in any Surface Water Right identified in 3A(1), identify each person and their respective ownership interest: _____

B. Is there a pond, lake, or water tank on the Property, whether currently with or without water? [__] Yes [X] No

Notices to Buyer and Seller:

(1) Statutes, rules, regulations, and court rulings concerning Groundwater, Water Wells, Groundwater rights, surface water, and Surface Water Rights (collectively, **Water Rights**) are multifaceted and may be complex.
(2) The Seller may not have complete knowledge or understanding of the Water Rights related to or affecting the Property.
(3) Water Rights that relate to the Property may be held by others. To determine the extent and application of Water Rights related to Property, consult an attorney who can examine the title to the Property and issues regarding Water Rights.
(4) Rules and regulations of Groundwater Districts regarding Water Wells differ from district to district and should be reviewed if the Property has an existing or potential future Water Well. Some Groundwater Districts have ad valorem taxing authority and others do not. Consult the local Appraisal District for applicable taxes and tax rates.
(5) If the parties need or intend to reserve, specifically except, or separately convey Water Rights related to the Property, each party should consult an attorney before signing a binding contract to purchase or sell the Property.

Authentisign Gabri R Means	10/21/2026	Authentisign Quentin Taylor Means	10/21/2026
Seller	Date	Seller	Date
Gabri Ripple Means		**Quentin Taylor Means**	
Buyer	Date	Buyer	Date

The form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. Texas Real Estate Commission, P.O. Box 12188 Austin TX 78711-2188, (512)936-3000 (http://www.trec.texas.gov) TREC No. 61-0.

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Blakey Surveying. LLC

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone 979-277-8549

ESTATE OF ELIZA CUNNINGHAM, DECEASED
ESTATE OF EDWARD BROWN, DECEASED
4.38 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 4.38 acres, situated in Washington County, Texas, being out of the T.H. Borden Survey, Abstract No. 16, being all or a portion of the same property described in that deed dated February 4, 1960, from Gus Kiel to Eliza Cunningham, recorded in Volume 225, Page 410 of the Deed Records of Washington County, Texas, and being all or a portion of a called 3.37 acre tract described in that deed dated March 25, 1981, from Eliza Cunningham to Edward Brown, recorded in Volume 412, Page 504 of the Deed Records of Washington County, Texas, said 4.38 acre tract being more particularly described as follows:

BEGINNING at a found 3/8 inch iron rod at fence corner, lying in the Southeast line of the Stephen William Wehring called 102.5 acre tract (Volume 1247, Page 904, Official Records of Washington County, Texas), marking a North corner of the Thomas Green Field, IV, et ux called 68.649 acre tract (Volume 1505, Page 0093, Official Records of Washington County, Texas), marking the West corner of the original called 3.37 acre tract, and marking the West corner of the herein described tract;

THENCE along a portion of the Southeast line of said Wehring tract, with the Northwest line of the herein described tract, N 66deg 13min 42sec E, 717.62 ft., to a ½ inch iron rod, set for corner, lying in the Southwest margin of F.M. Highway 390 (public right-of-way), and marking the North corner of the herein described tract (a found ½ inch iron rod at chainlink fence corner, bears N 66deg 13min 42sec E, 7.80 ft. from this point for reference);

THENCE along the Southwest margin of said highway, in a curve to the right, having a radius of 437.43 ft., a central angle (delta) of 28deg 58min 59sec, for a distance (length of curve) of 221.27 ft. (chord S 06deg 36min 06sec E, 218.92 ft.), to a ½ inch iron rod, set for corner, and marking the end of said curve;

THENCE along the West margin of said highway, S 07deg 53min 24sec W, 30.02 ft., to a ½ inch iron rod, set for corner, and marking the beginning of a curve to the right in said highway margin;

THENCE continuing along said highway margin, in a curve to the right, having a radius of 197.71 ft., a central angle (delta) of 40deg 41min 00sec, for a distance (length of curve) of 141.10 ft. (chord S 28deg 13min 54sec W, 138.15 ft.), to a ½ inch iron rod, set for corner, and marking the end of said curve;

THENCE along the Northwest margin of said highway, S 48deg 34min 24sec W, 152.42 ft., to a ½ inch iron rod, set for corner, marking the apparent East corner of the Ricky Charles Ripple called 0.16 acre tract (Volume 1665, Page 756, Official Records of Washington County, Texas), and marking a South corner of the herein described tract;

THENCE departing said highway margin, along the Northeast line of said Ripple called 0.16 acre tract, with a Southwest line of the herein described tract, N 41deg 25min 36sec W, 114.00 ft., to a ½ inch iron rod, set for corner, marking the North corner of said Ripple called 0.16 acre tract, and marking a re-entrant corner of the herein described tract;

July 12, 2023
W.O.#2023-3444

Authentisign ID: 28044C65-6DCD-F111-BF5B-000D3A4FF82A

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ESTATE OF ELIZA CUNNINGHAM, DECEASED
ESTATE OF EDWARD BROWN, DECEASED
4.38 ACRE TRACT (continued)

THENCE along the Northwest line of the Ripple called 0.16 acre tract, and along a portion of the Northwest line of the Ricky Charles Ripple called 0.496 acre tract (Volume 1124, Page 077, Official Records of Washington County, Texas), with a Southeast line of the herein described tract, S 49deg 20min 27sec W, 241.63 ft., to a chainlink fence corner post, marking an East corner of the aforementioned Thomas Green Field, IV, et ux called 68.649 acre tract, and marking a South corner of herein described tract;

THENCE along a Northeast line of said Thomas Green Field, IV, et ux tract, with a Southwest line of the herein described tract, N 43deg 28min 50sec W (record bearing for a Northeast line of said Thomas Green Field, IV, et ux tract, this line being the BASIS OF BEARING LINE for this survey), 347.94 ft., to the **PLACE OF BEGINNING** and containing 4.38 acres of land.

July 12, 2023
W.O.#2023-3444

Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.

Authentisign ID: 28044C65-6DCD-F111-BF5B-000D3A4FF82A

cm = control monument
OHE = overhead electric line
pp = power (utility) pole
pt = propane tank
bld = building
hse = house
O.R.W.C. = Official Records of Washington County, Texas

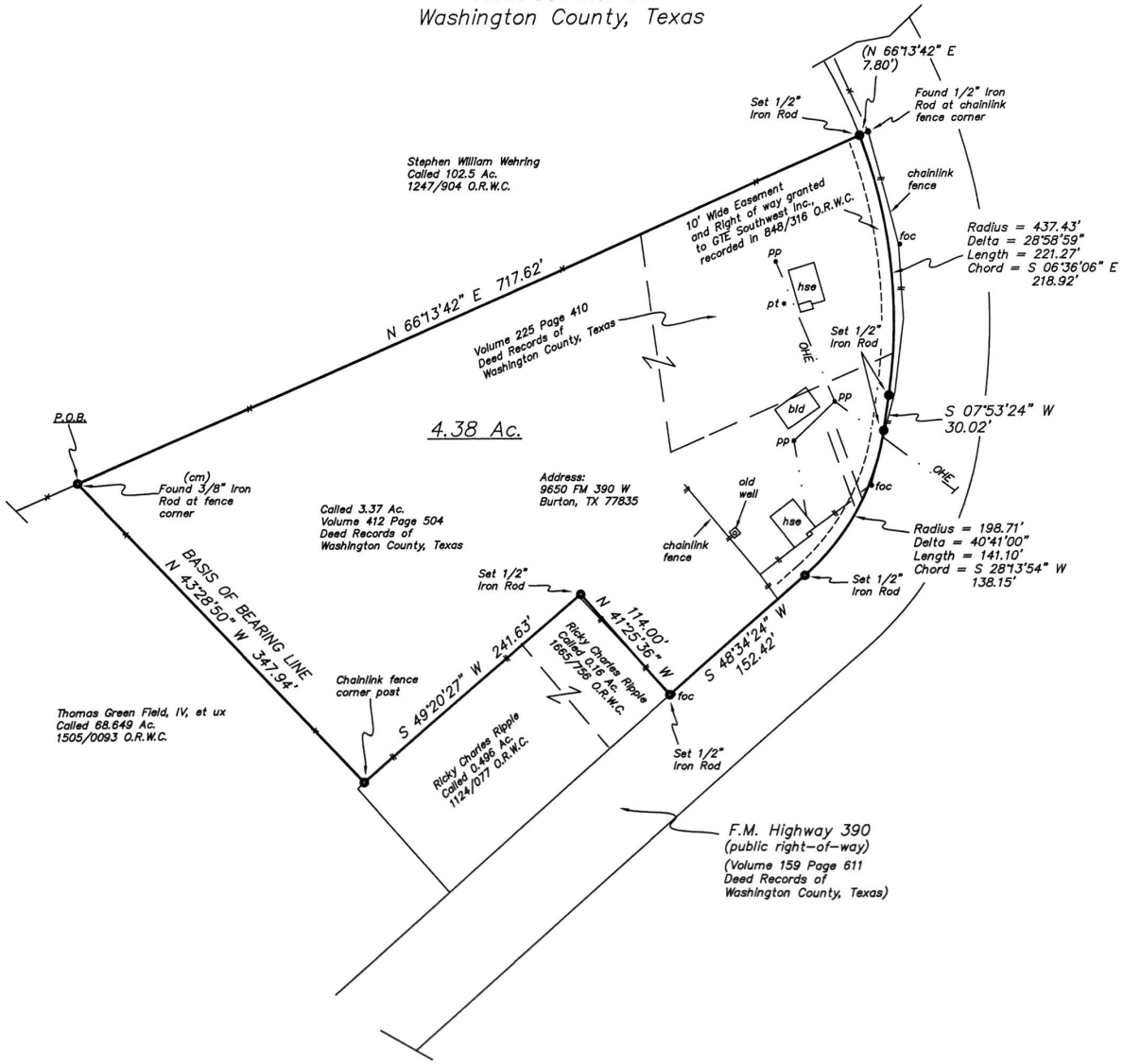
The tract shown hereon does not appear to within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0275C, effective date 08/16/2011.

Bearings shown hereon are based on the record bearing for a Northeast line of the Thomas Green Field, IV, et ux called 68.649 acre tract, recorded in 1505/0093 O.R.W.C.

This plat accompanied by metes and bounds description.

Scale 1" = 100'

T.H. Borden Survey
Abstract No. 16
Washington County, Texas



To: Estate of Eliza Cunningham, Deceased, Estate of Edward Brown, Deceased, Quentin Taylor Means and Gabri Ripple Means, and Botts Title Company, GF No. WA-22-353.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on July 12, 2023, 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.

STATE OF TEXAS REGISTERED MICHAEL J BLAKEY 5935 PROFESSIONAL LAND SURVEYOR

Michael J. Blakey
Registered Professional Land Surveyor No. 5935

W.O.#2023-3444

Estate of Eliza Cunningham, Deceased
Estate of Edward Brown, Deceased

Blakey Surveying, LLC
RPLS 4052 RPLS 5935
TEXAS FIRM REGISTRATION NO. 10085000
4650 Wilhelm Lane
Burton, Texas 77835
(979) 289-3900

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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 21, 2026** GF No. _____

Declarant: **Quentin Taylor Means and Gabri Ripple Means**

Description of Property: **9650 FM 390 W, Burton**

County **Washington**, Texas

Date of Survey: **July 12, 2023**

"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):

   Chainlink fencing, old storage building, and old house removed from the property (one old farmhouse remains at the property entrance).

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.

Authentisign ID: 28044C65-6DCD-F111-BF5B-000D3A4FF82A

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 **Gabri Ripple Means**. My date of birth is 06-12-1979. and my address is **8010 Christian Cemetery Rd 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 **21st** day of **October**, **2026**. Signed: AuthentiSIGN Gabri R Means Declarant	My name is **Quentin Taylor Means**. My date of birth is 01-03-1975. and my address is **8010 Christian Cemetery Rd 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 **21st** day of **October**, **2026**. Signed: AuthentiSIGN Quentin Taylor Means Declarant



United Country Real Estate
Market Realty
TREC #462379-BB

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