

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 01/07/2020 GF No. \_\_\_\_\_  
Name of Affiant(s): Fairland, LTD - Mitch Brownlee Managing Member  
Address of Affiant: P.O. Box 17218, San Antonio TX 78217  
Description of Property: OYSTER POINT SUBDIVISION (POC), LOT 4  
County Calhoun, Texas

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

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are 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. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We 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 our actual knowledge and belief, since January 18, 2006 there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools 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 encroach on 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:)

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

FAIRLAND, LTD.  
By: Mitch Brownlee  
MANAGING MEMBER

SWORN AND SUBSCRIBED this 7<sup>th</sup> day of January, 2020.

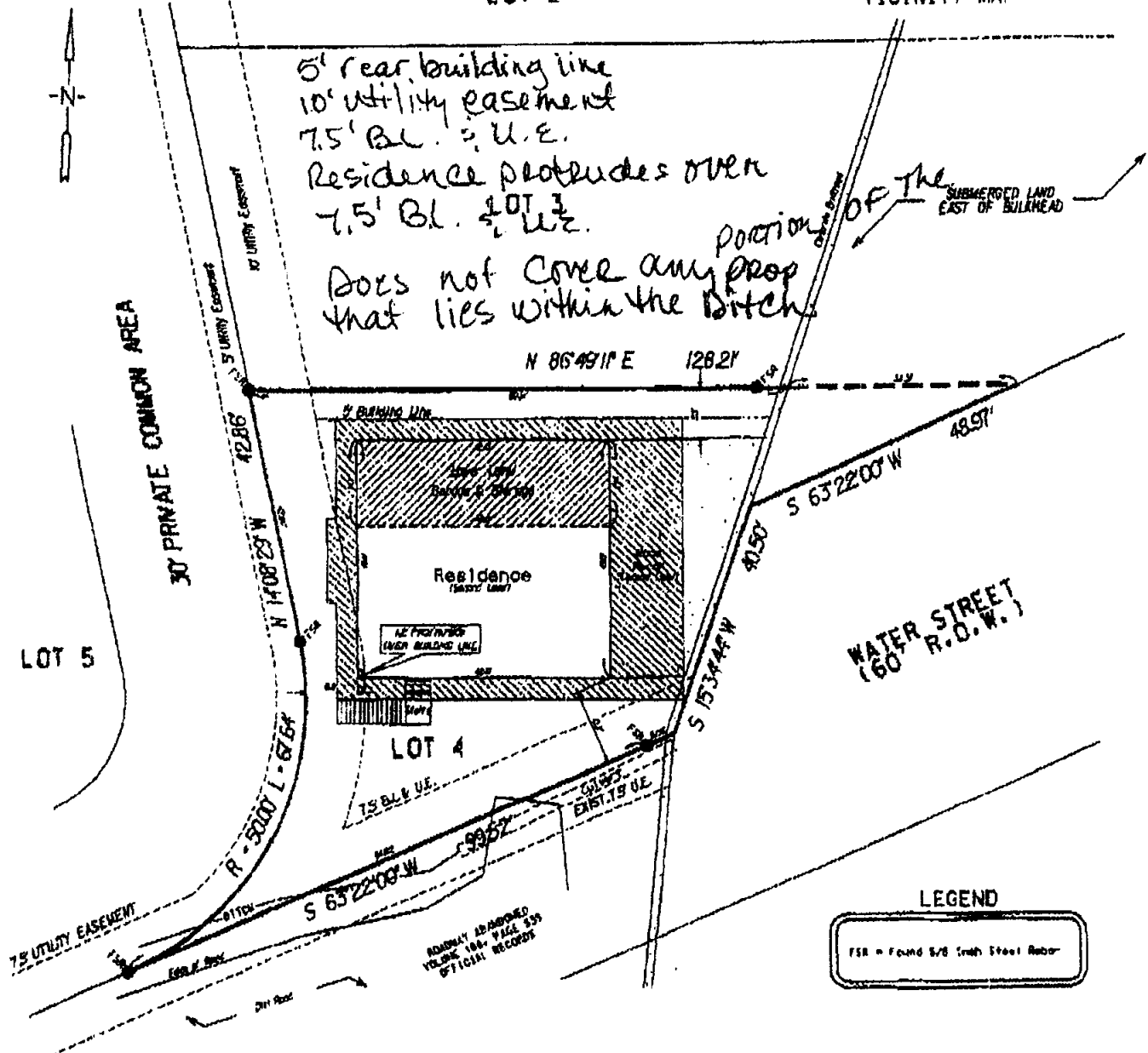
Michelle M. Fontenot  
Notary Public

(TXR 1907) 02-01-2010



LOT 2

VICINITY MAP



**ADDRESS: 18 OYSTER POINT DRIVE**

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON ON 1/18/2008, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 490097\_0202\_0, MAP REVISED APRIL 2, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE A10 (EL 9) WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

SIGNED: \_\_\_\_\_

MR. PATRICK HOHLT  
PROFESSIONAL SURVEYOR

**Notes:**

The referenced lot is subject to:

1. Record Title Search Performed and Provided by Title Insurance Company of America, of No. 051847.
2. Restrictions recorded in Volume 318, Page 895, Dead Records.
3. Easement Reservation for abandoned road recorded in Volume 188, Page 833 Official Records.

**REDUCED COPY**

**USI URBAN SURVEYING, INC.**  
 VICTORIA, TEXAS  
 (361) 678-9837