

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

Date: 6-16-2020 GF No. \_\_\_\_\_

Name of Affiant(s): Nelson Grona, Shannon Grona

Address of Affiant: 22430 Old Fossil Rd, San Antonio, TX 78261-3012

Description of Property: NORTH OAKWOOD, BLOCK 8, LOT 4  
County Brazos, 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 \_\_\_\_\_ TX \_\_\_\_\_, 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 \_\_\_\_\_ 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): deck extended as shown on survey

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.

Nelson Grona  
Nelson Grona  
Shannon Grona  
Shannon Grona



SWORN AND SUBSCRIBED this 16<sup>th</sup> day of June, 2020  
Gary T. Wohlers  
Notary Public

PLANNING CONTRACT. THIS IS A COPY OF THE ORIGINAL RECORD COPY OF THIS SURVEY. THIS SURVEY IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD COPY OF THIS SURVEY. THIS SURVEY IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD COPY OF THIS SURVEY. THIS SURVEY IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD COPY OF THIS SURVEY.

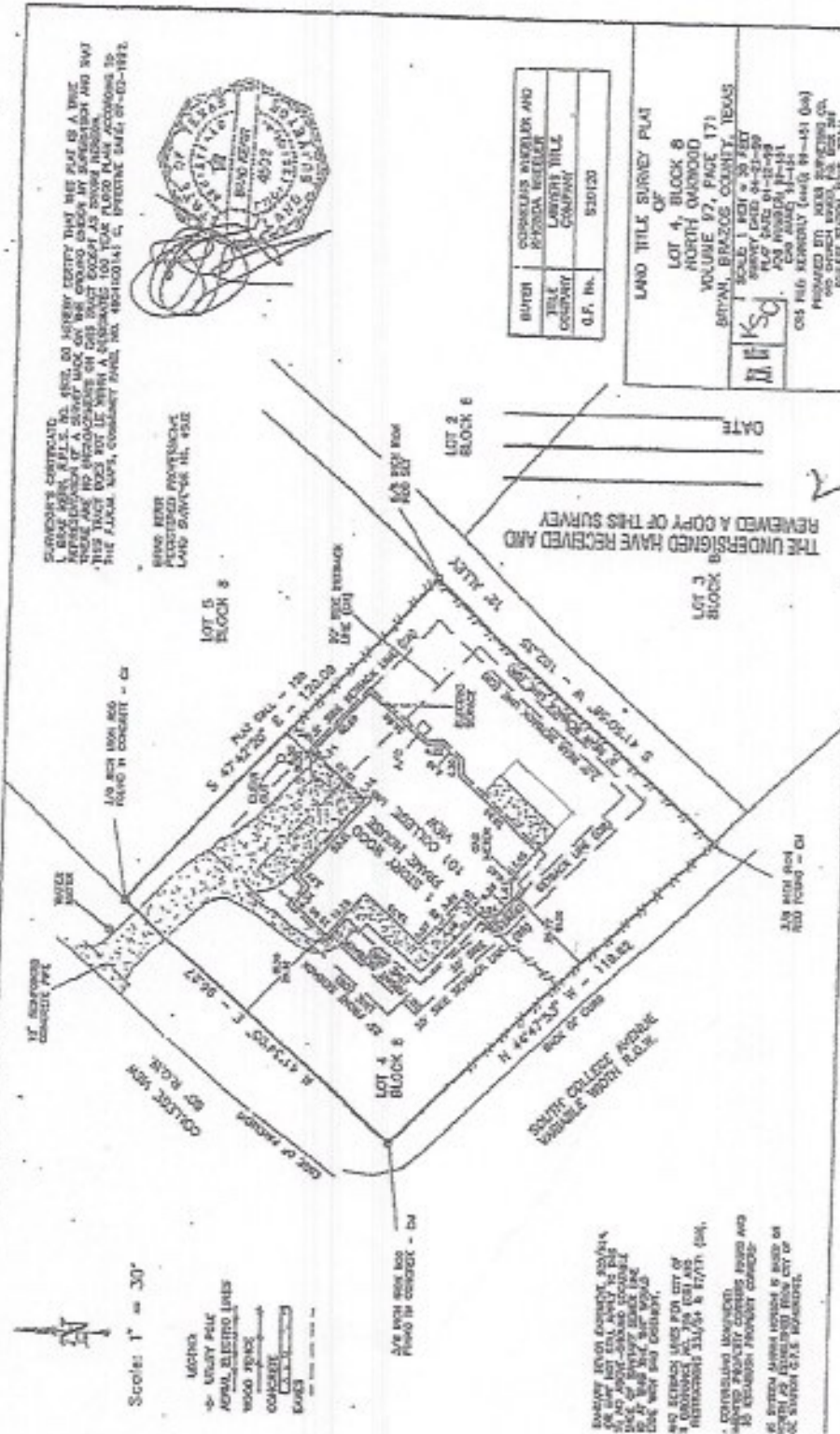


BURER	CONRADUS WHEELER AND TILL PETERSON ENGINEER
TITLE	LAND TITLE COMPANY
O.F. No.	5210120

LAND TITLE SURVEY PLAN  
OF  
LOT 4, BLOCK 8  
NORTH OAKWOOD  
VOLUME 97, PAGE 171  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1" = 30'  
SURVEY DATE: 04-23-98  
P.L.C. DATE: 04-23-98  
PREPARED BY: CONRADUS WHEELER & TILL PETERSON, INC.  
200 CONRAD WHEELER CENTER, SUITE 200  
COLLEGE PARK, TEXAS 77441

BEING HERE  
BY THESE  
LAND SURVEY NO. 4532

DATE \_\_\_\_\_  
REVIEWED A COPY OF THIS SURVEY AND  
THE UNDERSIGNED HAVE RECEIVED AND  
ACKNOWLEDGED THE SAME



- UTILITY POLE
- APRIL ELECTRIC LINES
- WOOD FENCE
- CONCRETE
- GRAVEL

BEARING FROM CENTER POINT OF LOT 4, BLOCK 8 TO CENTER POINT OF LOT 5, BLOCK 8 IS S 89° 47' 20" E - 125.00'.  
BEARING FROM CENTER POINT OF LOT 4, BLOCK 8 TO CENTER POINT OF LOT 2, BLOCK 8 IS N 46° 47' 30" W - 72.91'.  
BEARING FROM CENTER POINT OF LOT 4, BLOCK 8 TO CENTER POINT OF LOT 5, BLOCK 8 IS S 89° 47' 20" E - 125.00'.  
BEARING FROM CENTER POINT OF LOT 4, BLOCK 8 TO CENTER POINT OF LOT 2, BLOCK 8 IS N 46° 47' 30" W - 72.91'.



## SCHEDULE B - continued

GF No. 00092235

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgage Policy (T-2R). (Applies to Texas Short Form Residential Mortgage Policy (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgage Policy (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
- a. Rights of Parties in Possession. (OWNER POLICY ONLY)
  - b. 25' building line and 30' building line on the northwest side; 20' building line and 7.5' building line on the northeast side; 5' building line and 7.5' building line on the southeast side; 20' building line and 25' building line on the southwest side; as set out in restrictions recorded in Volume 99, Page 437 and Volume 233, Page 54 of the Deed Records of Brazos County, Texas, and in Volume 3234, Page 50, of the Official Records, Brazos County, Texas; and as shown on survey prepared on April 22, 1999, under the supervision of Brad Kerr, R.P.L.S. #4502.
  - c. Encroachment of existing house into the 30' building line on the northwest side of the property, as shown on survey prepared on April 22, 1999, under the supervision of Brad Kerr, R.P.L.S. #4502. Note: Upon payment of the applicable premium and issuance of the T19 endorsement, this exception shall be shown on the Owner's Policy only.
  - d. Encroachment of existing house into the 20' building line on the northeast side of the property, as shown on survey prepared on April 22, 1999, under the supervision of Brad Kerr, R.P.L.S. #4502. Note: Upon payment of the applicable premium and issuance of the T19 endorsement, this exception shall be shown on the Owner's Policy only.
  - e. Blanket Gas Pipeline Easement:  
From: W. J. Andrews, et ux  
To: Lone Star Gas Company  
Dated: December 10, 1927  
Recorded: Volume 71, Page 584, Deed Records, Brazos County, Texas.
  - f. Easement:  
From: Oakwood Realty Co.  
To: City of Bryan  
Dated: October 23, 1942  
Recorded: Volume 920, Page 624, Official Records, Brazos County, Texas; as noted on survey prepared on April 22, 1999, under the supervision of Brad Kerr, R.P.L.S. #4502.
  - g. Oil and Gas Lease, and all terms, conditions and stipulations therein:  
Lessor: W. L. Beasley, et ux  
Lessee: Chaparral Minerals, Inc.  
Dated: October 15, 1982  
Recorded: Volume 71, Page 117, Oil & Gas Lease Records, Brazos County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.