

LIVE OAK STREET (69.44' wide right of way)

SPRING STREET (69.44' wide right of way)

Vol. 445, P. 258
O.R.C.C.

PLAT OF SUBDIVISIONAL LOT NUMBER 6 AND
A PART OF SUBDIVISIONAL LOT NUMBER 7
IN BLOCK 18
City of Columbus, Colorado County,
Texas
Bearings referenced to City of
Columbus, Texas grid
Field notes accompany this plat.

October 26, 2004
Robert A. Zajicek
Registered Professional Land Surveyor
No. 2303



Robert A. Zajicek
Robert A. Zajicek
1001 Commerce Lane
Columbus, Texas 78934
(979)732-3780

"Flood Insurance Rate Map"
48089C0145 C
Community 480145
Panel 0145
Effective date 1-3-90
Lot is shown to be in Zone X

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O.R.C.C.

ZAJICEK ENGINEERING & SURVEYING

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Registered Professional Land Surveyor
Registration No. 2303

Registered Professional Engineer
Registration No. 28938
Registration No. F-003090

October 26, 2004

STATE OF TEXAS

COUNTY OF COLORADO

CITY OF COLUMBUS

BEING all of Subdivisional Lot Number 6 and a part of Subdivisional Lot Number 7 in Block Number 18 in the City of Columbus, Colorado County, Texas described by metes and bounds as follows, TO-WIT:

COMMENCING at a concrete marker found in the South right of way line of Spring Street for the Northeast corner of Subdivisional Lot Number 5;

THENCE West along the said South right of way line of Spring Street a distance of 55.56 feet to a concrete marker found for the Northwest corner of said Subdivisional Lot Number 5, the Northeast corner of Subdivisional Lot Number 6, and the PLACE OF BEGINNING of the herein described tract;

THENCE South along the West line of said Subdivisional Lot Number 5 a distance of 111.11 feet to the Southwest corner of said Subdivisional Lot Number 5, continuing South a distance of 55.56 feet to a chain link fence corner post found for the Southeast corner of the herein described tract;

THENCE West along an existing board fence a distance of 55.56 feet to an iron corner post found for the Southwest corner of the herein described tract; said corner post being in the East right of way line of Live Oak Street;

THENCE North along the said East right of way line of Live Oak Street a distance of 166.67 feet to a 1/2" iron rod with a plastic cap embossed RPLS 2303 set at the intersection of the East right of way line of Live Oak Street and the South right of way line of Spring Street for the Northwest corner of the herein described tract;

THENCE East along the said South right of way line of Spring Street a distance of 55.56 feet to the PLACE OF BEGINNING. Bearings referenced to the City of Columbus, Texas grid. A plat accompanies these field notes.


Robert A. Zajicek



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

Date: June 15, 2020 GF No. 20186

Name of Affiant(s): Donna L. Shirley,

Address of Affiant: 1203 Live Oak St., Columbus, TX 78934

Description of Property: BLK 18 L TS-6, PT S-7 COLUMBUS & HOUSE
County Colorado, 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 New Mexico, 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.

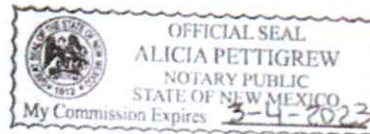
4. To the best of our actual knowledge and belief, since October 29, 2004 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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): Storage building added in yard.

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.

Donna L Shirley
Donna L. Shirley



SWORN AND SUBSCRIBED this 15th day of June, 2020
Notary Public Alicia Pettigrew

(TXR-1907) 02-01-2010