

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

Date: April 7, 2021 GF No. _____

Name of Affiant(s): Pamela Ann Jennings

Address of Affiant: 153 Hillview Rd. Georgetown, TX 78626

Description of Property: 14.332 Acres, ABS 328 Whitehead, Tract 2
County Fayette, 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.

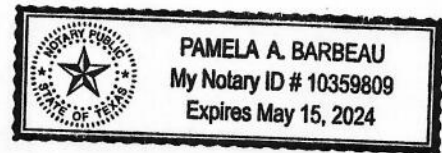
4. To the best of our actual knowledge and belief, since Jan 27th 2016 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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): Fayette County rural water at property at road, No fence between tract 1+2
Tract #2 has gate.

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.

Pamela Ann Jennings

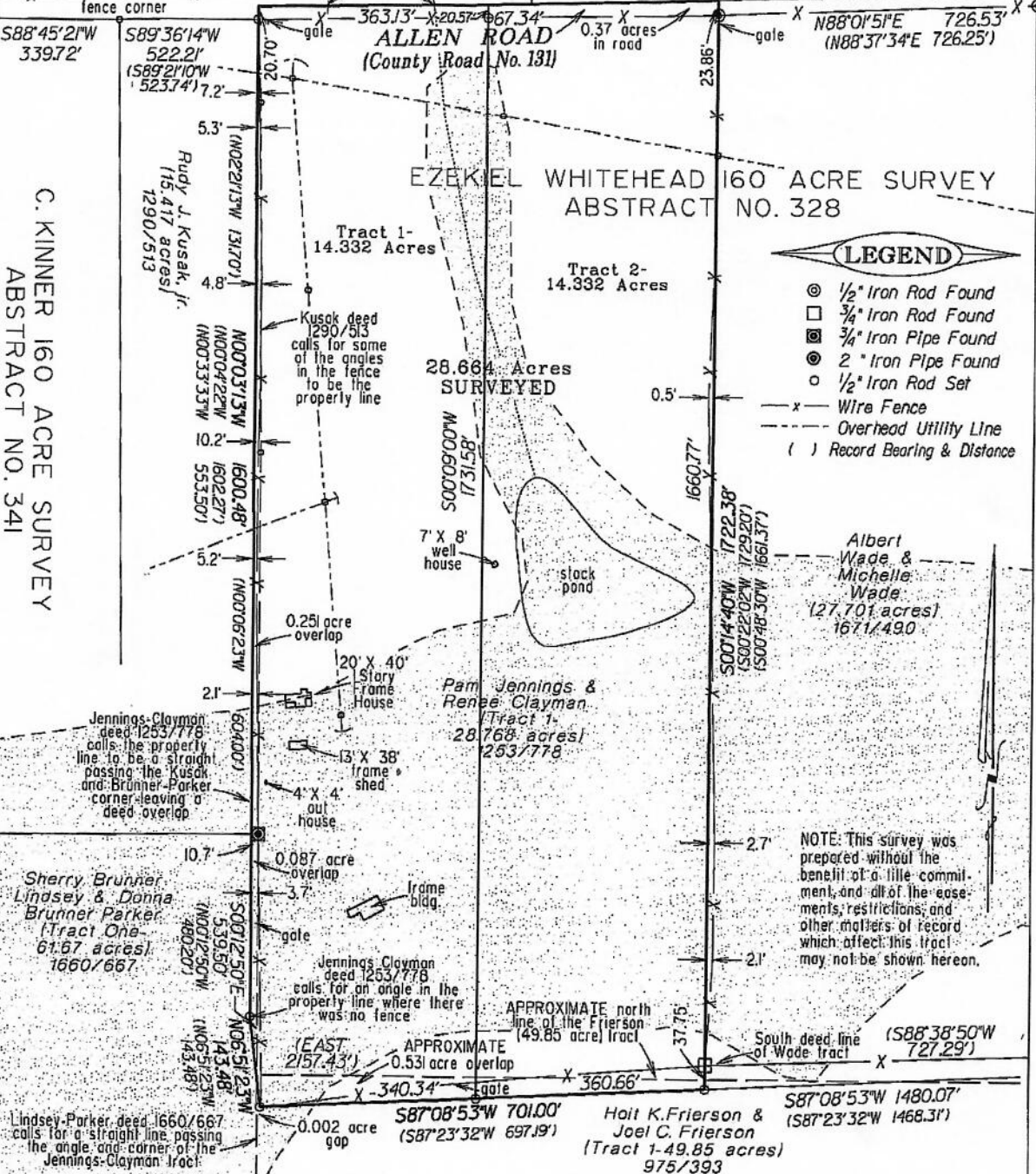


SWORN AND SUBSCRIBED this 7 day of April
Pamela A. Barbeau
Notary Public

INST. # 16-04526 Vol 1793 Pg 199

MEMORY B. TATUM 320 ACRE SURVEY. ABSTRACT NO. 307
 Arthur E. Hokett, Jr., Arlon E. Hokett, & Martha P. Holcomb (89.44 acres) 1002/101 (60.44 acres & 29 acres) 164/596
 (WEST 266.11')
 S88°53'28"W 2592.03' (N89°24'49"E 363.13' culverts) (N89°07'13"E 430.47' culverts) (N88°30'29"E 295.79' 726.40') (N89°06'09"E 1117.57') (N88°46'49"E 1117.28') (N88°00'13"E 1119.75')

JOHN MARSHALL SURVEY ABSTRACT NO. 248
 Pam Jennings & Renee Clayman (Tract II-165.066 acres) 1253/778
 BEARING BASIS based on previous surveys (N88°19'23"E 1117.57') (N88°00'13"E 1119.75')



LEGEND

- ⊙ 1/2" Iron Rod Found
- 3/4" Iron Rod Found
- ⊠ 3/4" Iron Pipe Found
- ⊙ 2" Iron Pipe Found
- 1/2" Iron Rod Set
- x- Wire Fence
- - - Overhead Utility Line
- () Record Bearing & Distance

NOTE: This survey was prepared without the benefit of a title commitment, and all of the easements, restrictions, and other matters of record which affect this tract may not be shown hereon.

THE STATE OF TEXAS
 COUNTY OF FAYETTE

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon. A portion of this property is located in a Special Flood Hazard Area, Zone A (areas determined to be in the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0375 C, Dated October 17, 2006

THIS the 27th day of JANUARY, A.D. 2016

BY *[Signature]*
 Timothy D Hegarty
 Reg. Professional Surveyor No. 5036

SURVEY MAP OF:
28.664 ACRES OF LAND OUT OF THE EZEKIEL WHITEHEAD 160 ACRE SURVEY, ABSTRACT NO. 328, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (TRACT I-28.768 ACRE) TRACT OF LAND CONVEYED TO PAM JENNINGS AND RENEE CLAYMAN IN A DEED AS RECORDED IN VOLUME 1253 PAGE 778 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS. LOCATED ON ALLEN ROAD, NORTHWEST OF FLATONIA.
 SEE ACCOMPANYING FIELD NOTE DESCRIPTION

HEARITIGE SURVEYING CO.
 727 West Point Loop, West Point, Texas 78969
 revised 2-25-2016 (979)242-3485 C 189048

INST. # 16-04526 Vol 1 Pg 1783

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

February 25, 2016

Tract 2

FIELD NOTE DESCRIPTION OF 14.332 ACRES OF LAND OUT OF THE EZEKIEL WHITEHEAD 160 ACRE SURVEY, ABSTRACT NO. 328, IN FAYETTE COUNTY, TEXAS, AND BEING THE EAST HALF OF THAT CERTAIN (TRACT 1-28.768 ACRE) TRACT OF LAND CONVEYED TO PAM JENNINGS AND RENEE CLAYMAN IN A DEED AS RECORDED IN VOLUME 1253 PAGE 778 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a point in the center of Allen Road (County Road No. 131), and being at the most northwesterly corner of that certain (Tract 1-28.768 acre) tract of land conveyed to Pam Jennings and Renee Clayman in a deed as recorded in Volume 1253 Page 778 Official Records of Fayette County, Texas, and being in the southerly line of that certain (89.44 acre) tract of land conveyed to Arthur E. Hockett, jr., Arlon E. Hockett, and Martha P. Holcomb in a deed as recorded in Volume 1002 Page 101 of the Official Records of Fayette County, Texas, said (89.44 acre) tract having been more fully described as (60.44 acres and 29 acres) in a deed as recorded in Volume 164 Page 596 of the Deed Records of Fayette County, Texas, and from which a 1/2" iron rod set at the base of a fence corner post at the most northeasterly corner of that certain (15.417 acre) tract of land conveyed to Rudy J. Kusak, jr. in a deed as recorded in Volume 1290 Page 513 of the Official Records of Fayette County, Texas, bears **S 00 deg. 03' 13" E 20.70 feet,**

THENCE, with the center of Allen Road, being the north line of the Jennings-Clayman tract, **N 89 deg. 07' 13" E 363.13 feet** to a point in the center of Allen Road, being for the most northwesterly corner and **POINT OF BEGINNING** of the tract herein described,

THENCE, continuing with the center of Allen Road, being the north line of the Jennings-Clayman tract, **N 89 deg. 07' 13" E 67.34 feet** to a point in the center of Allen Road at the most southwesterly corner of that certain (Tract 11-165.066 acre) tract of land conveyed to Pam Jennings and Renee Clayman in a deed as recorded in Volume 1253 Page 778 Official Records of Fayette County, Texas, and continuing with the center of Allen Road, and the common line between the two Jennings-Clayman tracts, **N 88 deg. 30' 29" E 295.79 feet** to a point for the most northeasterly corner of this tract,

THENCE, leaving the center of Allen Road, **S 00 deg. 14' 40" W**, passing a 1/2" iron rod found at the base of a fence corner post at the most northwesterly corner of that certain (27.701 acre) tract of land conveyed to Albert Wade and Michelle Wade in a deed as recorded in Volume 1671 Page 490 of the Official Records of Fayette County, Texas at 23.86 feet, and passing a 3/4" iron rod found at the base of a fence corner post at the most southwesterly corner of the Wade tract at another 1660.77 feet, and continuing **S 00 deg. 14' 40" W** another 37.75 feet, for a total distance of **1722.38 feet** to a 1/2" iron rod set at the most southeasterly corner of the Jennings-Clayman (Tract 1-28.768 acre) tract, and being south of the fence along the north line of that certain (Tract 1-49.85 acre) tract of land conveyed to Hoyt K. Frierson and Joel C. Frierson a deed as recorded in Volume 975 Page 393 of the Official Records of Fayette County, Texas, and being for the most southeasterly corner of this tract,

THENCE, with the south line of the Jennings-Clayman (Tract 1-28.768 acre) tract, **S 87 deg. 08' 53" W 360.66 feet** to a 1/2" iron rod set for the most southwesterly corner of this tract,

THENCE, leaving the southerly line of the Jennings-Clayman (Tract 1-28.768 acre) tract, and over and across the Jennings-Clayman (Tract 1-28.768 acre) tract, **N 00 deg. 09' 00" E**, passing a 1/2" iron rod set in the fence along the southerly right-of-way line of Allen Road at 1711.01 feet and continuing on the same course another 20.57 feet, for a total distance of **1731.58 feet** to the **PLACE OF BEGINNING**, in all containing **14.332 acres** of land.

SURVEYED January 27, 2016

BY:

Timothy D. Hearitige

Registered Professional Land Surveyor



see accompanying map no. C 18903