

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

Date: April 22, 2021

GF No. \_\_\_\_\_

Name of Affiant(s): Kathleen A Olechowski,

Address of Affiant: 2675 E FM 696, Lexington, TX 78947

Description of Property: 20.043 Acres out of the John R. Craddock 1/3 League, A-65  
County Lee, 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."): Property Owner.

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 February 23, 2001 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): None

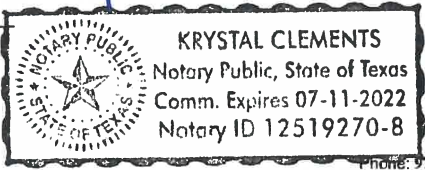
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Kathleen A Olechowski

SWORN AND SUBSCRIBED this 22 day of April, 2021

Notary Public



(TXR-1907) 02-01-2010

# JAMES DUNN SURVEY A-94

27.449 AC.  
PATRICIA HALL  
VOL. 228, PG. 388  
R.P.R.L.C.

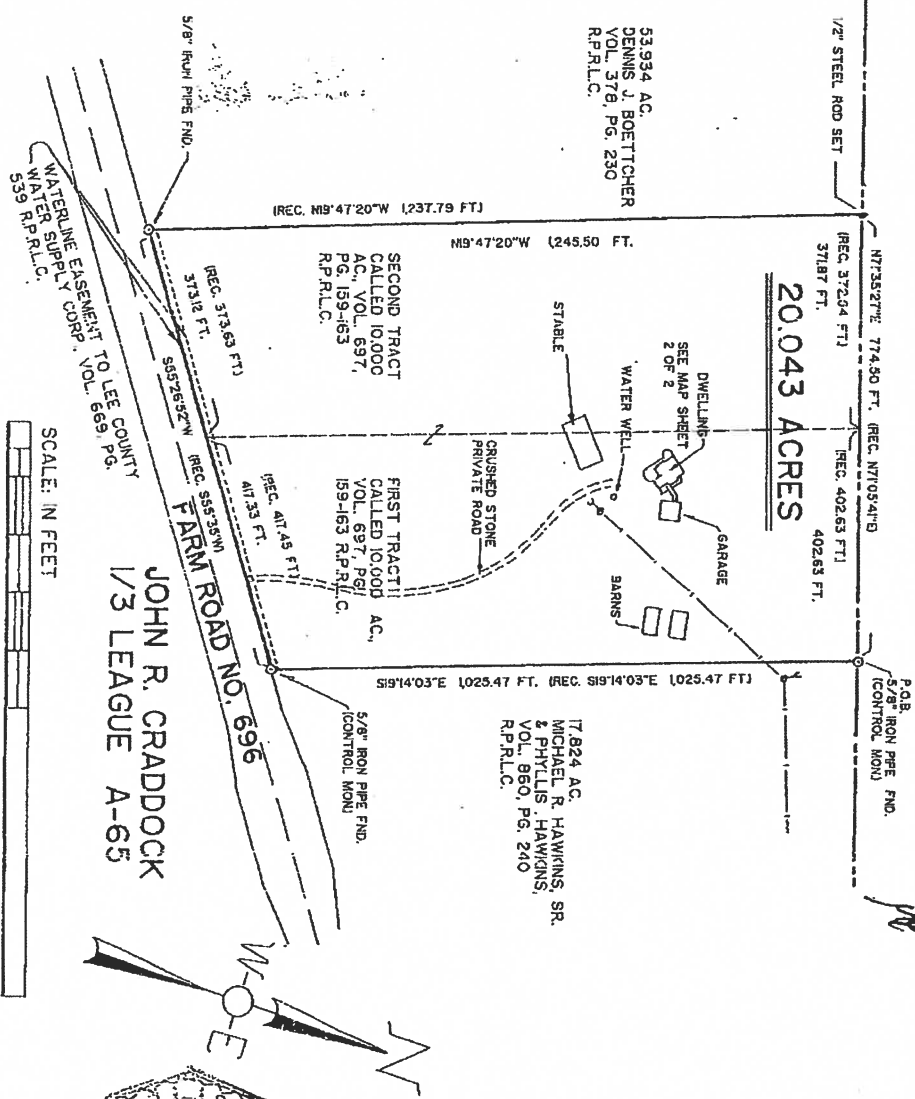
**20.043 ACRES**

53.934 AC.  
DENNIS J. BOETTCHER  
VOL. 378, PG. 230  
R.P.R.L.C.

SECOND TRACT  
CALLED 10,000  
AC. VOL. 697,  
PG. 159-163  
R.P.R.L.C.

FIRST TRACT  
CALLED 10,000  
AC. VOL. 697, PG.  
159-163 R.P.R.L.C.

17.824 AC.  
MICHAEL R. HAWKINS, SR.  
& PHYLLIS HAWKINS,  
VOL. 960, PG. 240  
R.P.R.L.C.



SCALE: IN FEET  
0' 500' 1000'

JOHN R. CRADDOCK  
1/3 LEAGUE A-65



DATE OF SIGNATURE: FEBRUARY 23, 2001.

*Marvin Makowsky*

MARVIN MAKOWSKY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1815  
302 CENTENNIAL STREET, P. O. BOX 37  
CARMINE, TEXAS 78522-0037  
PHONE 979-278-3429 • 979-542-0160 • 979-567-7107

SURVEY MAP  
LEE COUNTY, TEXAS  
JOB NO. 3114 MAP SHEET 1 OF 2

MAP KEY:  
5/8 INCH IRON PIPE FOUND  
1/2 INCH STEEL ROD SET  
LEAGUE LINE  
DEED LINE  
SINGLE PHASE ELECTRIC SERVICE LINE

NOTE: ALL BEARINGS RECITED HEREIN REFER TO THE RECORD BEARING ALONG THE EAST LINE OF THE REBECCA J. DROZD 10,000 ACRE FIRST TRACT (VOLUME 697, PAGE 159-163 REAL PROPERTY RECORDS OF LEE COUNTY), AS APPLIED TO MONTMONT A/TION FOUND AND HEREBY SHOWN.

NOTE: IN ADDITION TO THE MAP SHOWN HEREBY, A MORTGAGE LAND DESCRIPTION OF THE SUBJECT LAND, ASSIGNED JOB NO. 3114-1, HAS BEEN PREPARED AND MADE A PART HEREOF.

NOTE: POSITIONAL TOLERANCE 1:5,000 FT. + 0.10 FT.

NOTE: THE SUBJECT 20.043 ACRES ARE NOT LOCATED IN SPECIAL FLOOD ZONE A, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, LEE COUNTY, TEXAS, COMMUNITY PANEL NUMBER 480901 0005 A, DATED EFFECTIVE NOVEMBER 16, 1982.

DEED REFERENCE OF SUBJECT PROPERTY:  
BEING 10,000 ACRES, DESCRIBED AS FIRST TRACT AND 10,000 ACRES DESCRIBED AS SECOND TRACT, IN A DEED FROM MICHAEL NEAL NANCE AND WIFE JEANICE NANCE TO REBECCA J. DROZD, DATED JULY 14, 1993, OF RECORD IN VOLUME 697, PAGE 159 - 163 REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS.

PHYSICAL ADDRESS: REBECCA DROZD AND GREGORY BREHMER  
2673 LAST F. M. 696  
LEXINGTON, TEXAS 78847

EASEMENTS WHICH APPLY TO SUBJECT PROPERTY:  
(1) WATER LINE EASEMENT GRANTED TO LEE COUNTY WATER SUPPLY CORPORATION BY INSTRUMENT OF RECORD IN VOLUME 669, PAGE 539 REAL PROPERTY RECORDS, OF LEE COUNTY, TEXAS.  
(2) A SINGLE PHASE ELECTRIC SERVICE LINE, AS SHOWN HEREBY.

SURVEYOR'S CERTIFICATION  
THIS IS TO CERTIFY THAT THE MAP SHOWN HEREBY HAS BEEN PREPARED FROM AN ON THE GROUND SURVEY, MADE BY THE UNDERSIGNED, AND THAT SAID SURVEY STANTIALLY CONFORMS TO STANDARDS OF CATEGORY 1A, CONDITION IV SURVEY.

*Rebecca Drozd*  
1/24/01

EXHIBIT B