

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

Date: June 26, 2021 GF No. _____
Name of Affiant(s): Kim P. Adams & Kelly M. Adams
Address of Affiant: 2504 Heather Glen, Brenham, TX 77833

Description of Property: _____
County: Washington, 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.

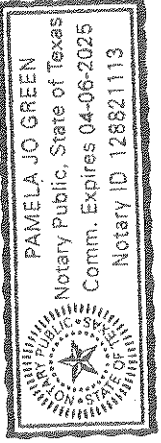
Before me, the undersigned notary for the State of TX, personally appeared Affiant(s) who after by me being sworn, stated:

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."): NA
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 Sept. 20, 2003 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): Small storage shed removed swimming pool → hot tub added interior chain link fence removed, wood fencing installed

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.



[Signature]

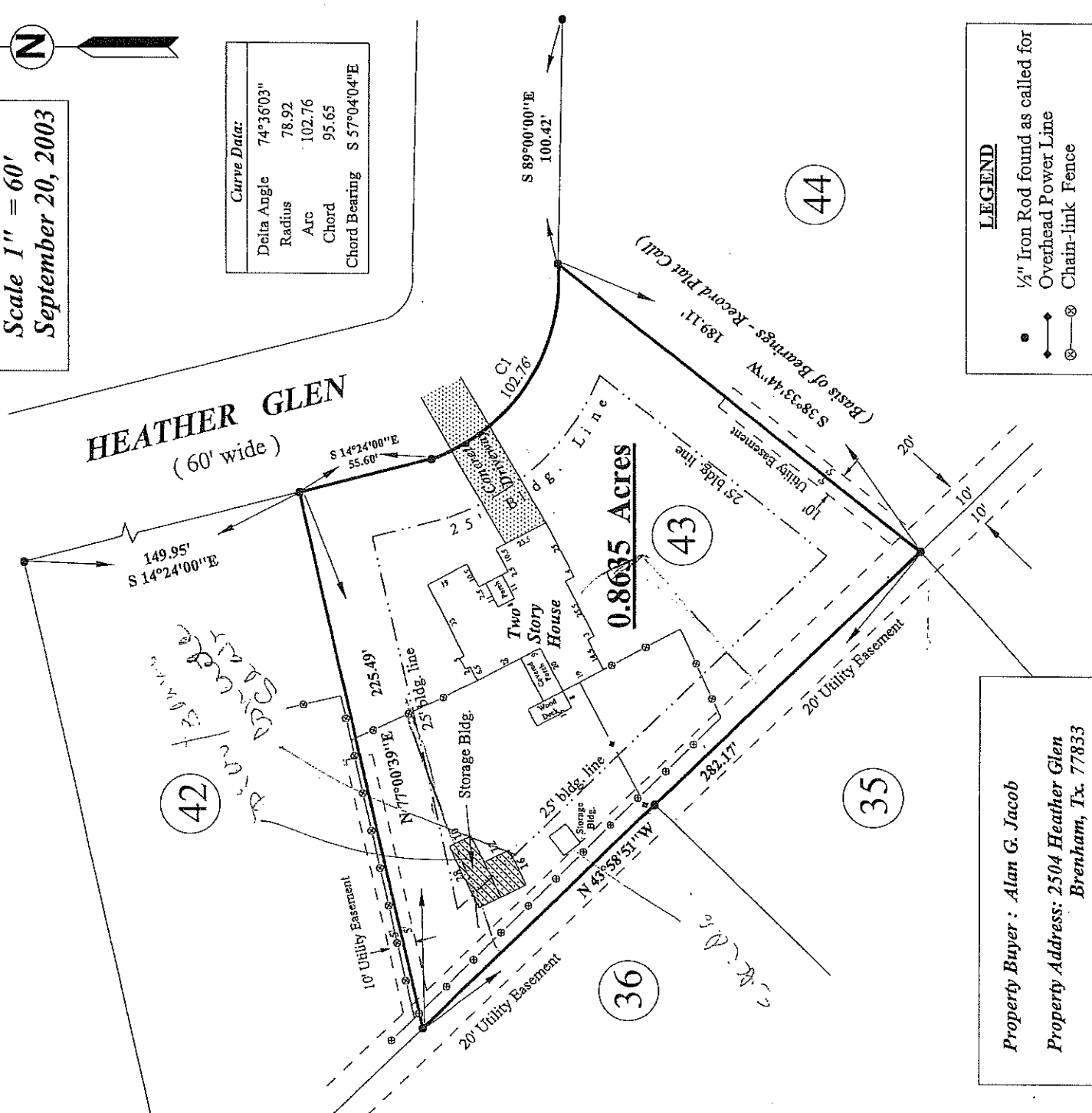
SWORN AND SUBSCRIBED this 26th day of June, 2021
[Signature]
Notary Public

WASHINGTON COUNTY, TEXAS
 GUN & ROD ESTATES
 SECTION II

Scale 1" = 60'
 September 20, 2003



Curve Data:	
Delta Angle	74°36'03"
Radius	78.92
Arc	102.76
Chord	95.65
Chord Bearing	S 57°04'04"E



Property Buyer : Alan G. Jacob
 Property Address: 2504 Heather Glen
 Brenham, Tx. 77833

LEGEND
 ● ½" Iron Rod found as called for
 — Overhead Power Line
 ⊗ Chain-link Fence

Notes

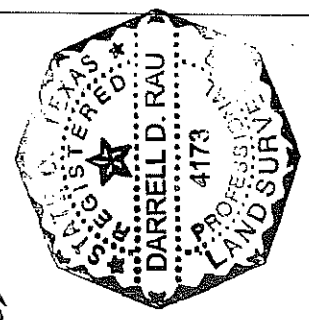
- (1) Title information furnished by Washington County Abstract Co. as per Title Commitment G.F. or File No. S030775, effective date August 21, 2003. This property is subject to building lines, easements and agreements as shown on plat.
- (2) This property is shown to be outside the flood hazard areas according to FIRN No. 481188 0006 A, effective date May 24, 1977.

Survey Plat of a 0.8635 acre tract of land situated in Washington County, Texas and being all of Lot 43 in Section II of the Gun & Rod Estates according to the subdivision plat recorded in Plat Cabinet Slide No. 134A-135B, Plat Records of Washington County, Texas; also being that same land described in Deed dated August 16, 1993 from Paul S. Marshall, et ux to W.C. Campbell, et ux, recorded in Volume 708, Page 273, Washington County Official Records.

Rau Surveying

4176 Hwy. 71
 P.O. Box 692 Columbus, Texas 78934
 Phone: (979) 732-8494 Fax: (979) 732-8481

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon, and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA, Condition IV Survey.



Darrell D. Rau, Registration No. 4173