

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

Date: 12-15-2021 GF No. _____
Name of Affiant(s): Karl Hilburn
Address of Affiant: 302 E. Lois Ln Somerville, TX 77879
Description of Property: S2513 H&G (POST OAK HILL) 5.3498 ACRES S# PH0711239A HUD# PFS0753754
County Burleson, 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 7-14-2020 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.

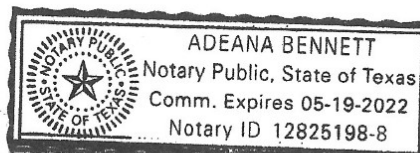
EXCEPT for the following (If None, Insert "None" Below:)

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.

Karl Hilburn

SWORN AND SUBSCRIBED this 15th day of December, 20 21.

Adeana Bennett
Notary Public
(TXR 1907) 02-01-2010



NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 2018, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM SMARTNET. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.0000625284.
4. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48051C0425C, DATED JANUARY 6, 2011, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
5. ATTACHMENTS: METES AND BOUNDS DESCRIPTION 2001-001.
6. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 20-0275, DATED JUNE 23, 2020 PROVIDED BY BURLESON COUNTY TITLE COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

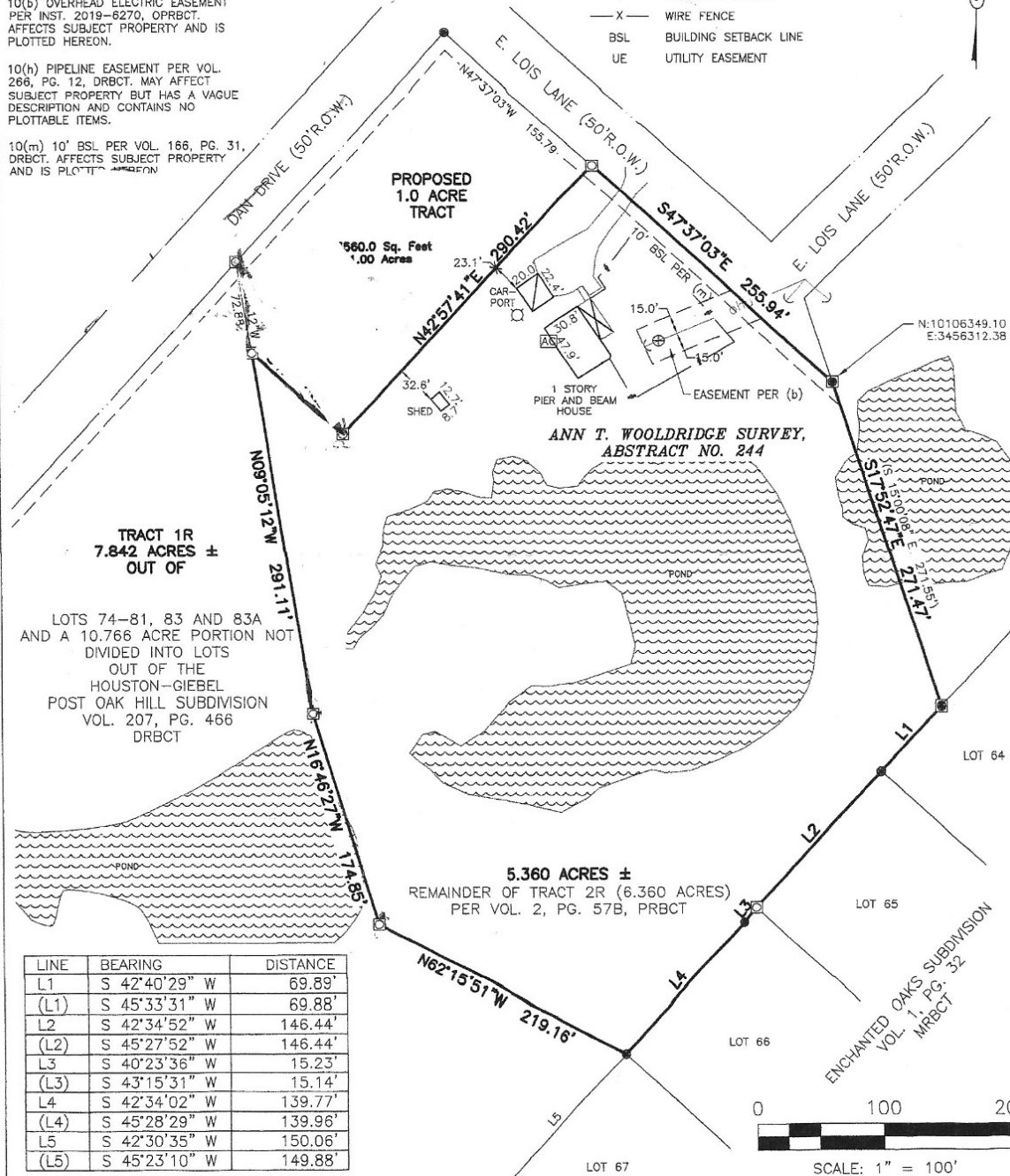
NOTES CORRESPONDING TO SCHEDULE B
 10(b) OVERHEAD ELECTRIC EASEMENT PER INST. 2019-6270, OPRBCT. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

10(h) PIPELINE EASEMENT PER VOL. 266, PG. 12, DRBCT. MAY AFFECT SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS.

10(m) 10' BSL PER VOL. 166, PG. 31, DRBCT. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGEND

- DRBCT DEED RECORDS OF BURLESON COUNTY, TEXAS
- OPRBCT OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS
- PRBCT PLAT RECORDS OF BURLESON COUNTY, TEXAS
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "HODDE 5197" OR OTHERWISE NOTED
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "PAYNE 6064"
- 5/8" IRON ROD FOUND
- AC PAD
- CLEANOUT
- UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- CHAIN LINK FENCE
- WIRE FENCE
- BUILDING SETBACK LINE
- UTILITY EASEMENT



LINE	BEARING	DISTANCE
L1	S 42°40'29" W	69.89'
(L1)	S 45°33'31" W	69.88'
L2	S 42°34'52" W	146.44'
(L2)	S 45°27'52" W	146.44'
L3	S 40°23'36" W	15.23'
(L3)	S 43°15'31" W	15.14'
L4	S 42°34'02" W	139.77'
(L4)	S 45°28'29" W	139.96'
L5	S 42°30'35" W	150.06'
(L5)	S 45°23'10" W	149.88'

G.F. NO. 20-0275

ADDRESS: LOIS LANE E., SOMERVILLE, TX
 JOB NUMBER: 2001-001
 CLIENT: TOMMY SMITH
 DATE: 07-14-2020
 FIELD CREW: HW
 OFFICE: LB, BP
 FB/PG: 2001-001_HW.dxf



TO KARL HILBURN AND BURLESON COUNTY TITLE COMPANY EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON JUNE 29, 2020; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

Billy A. Patterson 7/14/20
 BILLY A. PATTERSON, R.P.L.S. NO. 6030
 FIRM NO. 10193780

5.360 ACRES, MORE OR LESS, BEING THE REMAINDER OF TRACT 2R (6.360 ACRES), PER VOL. 2, PG 57B, PRBCT BURLESON COUNTY, TEXAS

PAYNE INDUSTRIES

27503 S.H. 249, SUITE 12, TOMBALL TX, 77375
 (979) 567-4500

