

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

Date: January 29, 2022

GF No. _____

Name of Affiant(s): James Stafford Page, Carole Ruth Page

Address of Affiant: 40964 Cedar Creek Road, Hempstead, TX 77445

Description of Property: ABS A301200 A-12 JAMES BELL TRACT 41-12 ACRES 20.727

County Waller, 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."): Affiant are 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.

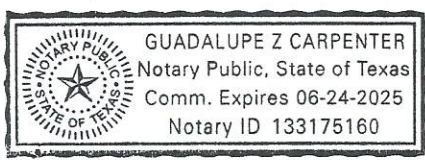
4. To the best of our actual knowledge and belief, since June 6 2005 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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.

Carole Ruth Page



SWORN AND SUBSCRIBED this February day of 2022,
Guadalupe Z Carpenter
Notary Public

cm = control monument
 pp = power (electric) pole
 tbx = telephone box (riser)
 tws = telephone warning sign (underground cable)

The tract shown hereon does not appear to lie within the 100 year flood boundary according to the FEMA/FIA Flood Insurance Rate Map for Waller County, Texas, Community-Panel No. 480640 00106, effective date December 16, 1986.

This tract is subject to a blanket easement in favor of Entergy Gulf States, Inc. per Volume 650, Page 866 of the Official Public Records of Waller County, Texas.

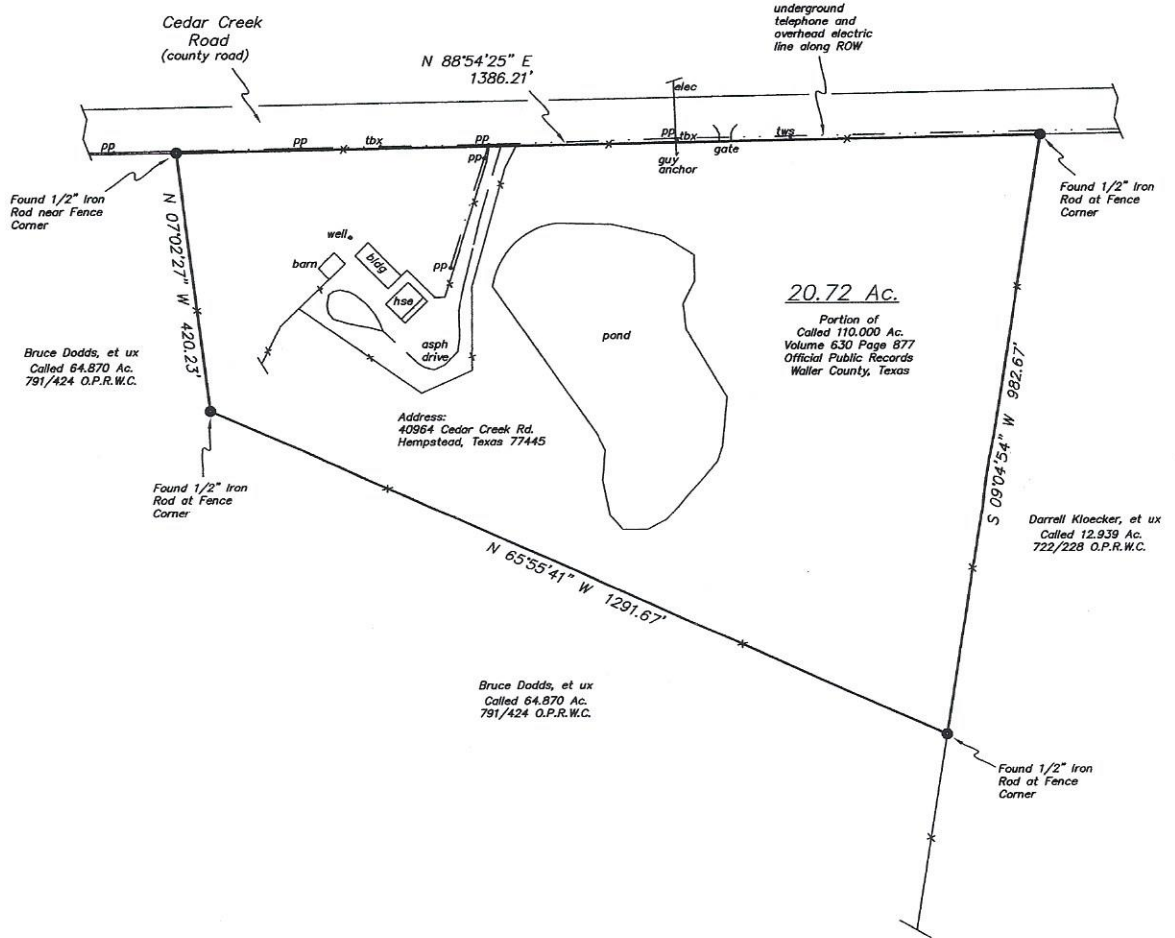
The tract shown hereon may be subject to certain blanket right-of-way easements as recorded in Volume 313, Page 660, and 117, Page 434 of the Deed Records of Waller County, Texas.



James Bell Survey
 Abstract No. 12
 Waller County, Texas

Note: House is located 216ft from the North line and 300ft from the West line of the subject 20.72 acre tract.

Bearings shown hereon are based on the recorded deed bearings of the 110.00 acre tract.



To: L.E. Stringer, James S. and Carole R. Page, 1st Realty & Mortgage, and Stewart Title, Hempstead, Texas, File No. 05905154.

MORTGAGEE: 1ST REALTY & MORTGAGE
 MORTGAGOR: JAMES S. PAGE
 CAROLE R. PAGE

I, David A. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on June 6, 2005, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

David A. Blakey
 David A. Blakey
 Registered Professional Land Surveyor No. 4052

W.O.#251050

L.E. Stringer

D.A. Blakey & Associates
 Land Surveying
 RPLS 4052

4650 Wilhelm Lane
 Burton, Texas 77836
 (979) 289-3900

D.A. Blakey & Associates

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L.E. STRINGER
20.72 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 20.72 acres, situated in Waller County, Texas, being out of the James Bell Survey, Abstract No. 12, and being a portion of a called 110.000 acre tract described in a deed from Elizabeth Ann Kloecker Eickenhorst, et al to L.E. Stringer dated September 14, 1999 and recorded in Volume 630, Page 877 of the Official Public Records of Waller County, Texas, said 20.72 acre tract being more particularly described as follows:

Beginning at a found ½ inch iron rod, near fence corner post, in the Southerly margin of Cedar Creek Road (county road), being in the North line of the original called 110.000 acre tract, marking the Northeast corner of the Bruce Dodds, et ux called 64.870 acre tract (Volume 791, Page 424, Official Public Records of Waller County, Texas, being originally a portion of the called 110.000 acre tract), and the Northwest corner of the herein described 20.72 acre tract (a found 1 ¼ inch pipe, at fence corner, marking the Northwest corner of the 110.000 acre tract, lies S 88deg 54min 25sec W, 404.08 ft. from this point);

THENCE with the North line of the called 110.000 acre tract, along the Southerly margin of Cedar Creek Road, N 88deg 54min 25sec E, 1386.21 ft. to a found ½ inch iron rod, at fence corner post, marking the Northwest corner of the Darrell Kloecker, et ux called 12.939 acre tract (Volume 722, Page 228 Official Public Records of Waller County, Texas, being originally a portion of the called 110.000 acre tract), and the Northeast corner of the herein described 20.72 acre tract;

THENCE departing said road margin, with the Westerly line of the 12.939 acre tract, being the Easterly line of the herein described tract, as fenced, S 09deg 04min 54sec W, 982.67 ft. to a found ½ inch iron rod, at fence corner post, marking an Easterly corner of the aforementioned Dodds tract, and the Southeast corner of the herein described 20.72 acre tract;

THENCE departing the Westerly line of the Kloecker tract, along a Northeasterly line of the Dodds tract, as fenced, N 65deg 55min 41sec W, 1291.67 ft. to a found ½ inch iron rod, at fence corner, marking a re-entrant corner of the Dodds tract, and the Southwest corner of the herein described 20.72 acre tract;

THENCE with an Easterly line of the Dodds tract, being a Westerly line of the herein described tract, N 07deg 02min 27sec W, 420.23 ft. to the **PLACE OF BEGINNING** and containing 20.72 acres of land.

June 6, 2005
W.O.#251050



David A. Blakey
Registered Professional Land Surveyor No. 4052