

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

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

Date: 2-24-2022

Name of Affiant(s): Stomys Intentional Properties LLC - Dustin Stahlheber

Address of Affiant: 5901 Highway 290 Brenham TX

Description of Property: 1.258 Ac. Allcorn Elliot/We No. 2  
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. \_\_\_\_\_, personally appeared

Before me, the undersigned notary for the State of Texas, 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."): 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.

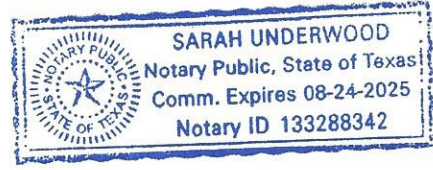
4. To the best of our actual knowledge and belief, since 9/28/2021 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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.

TS



SWORN AND SUBSCRIBED this 28<sup>th</sup> day of February, 2022  
Sarah Underwood  
Notary Public

U.S. Highway No. 290 West

- LEGEND**
- ⊙ - 1/2" Iron Rod Found (CM)
  - P.O.B. - Point of Beginning
  - BC - Buried Cable Sign
  - CM - Controlling Monument
  - DH - Dog House
  - EM - Electric Meter Pole
  - GA - Guy Anchor
  - PP - Power Pole
  - TP - Telephone Pedestal
  - WH - Well Head
  - WM - Water Meter
  - WR - Wood Ramp
  - WT - Water Tank
  - - Indicates perp. distance from R. to Frame
  - o- - Chain Link Fence
  - x- - Wire Fence
  - // - Wood Fence
  - oe- - Overhead Electrical Line

- NOTE:**
1. According to the Title Commitment identified below, this property is subject to the following:
    - a. Easement and Right-of-Way, dated April 26, 1929, executed by Paul Ganske and wife, Paulina Ganske to Texas Power & Light Company, recorded in Volume 96, Page 128, Deed Records of Washington County, Texas. (Description too vague to plot)
    - b. Right-of-Way Easement, dated December 20, 1989, executed by W.E. Sunderhuse and Vada L. Sunderhuse to Central Washington County Water Supply Corp., recorded in Volume 628, Page 550, Official Records of Washington County, Texas. (15' wide Blanket Easement)
    - c. Right-of-Way Easement, dated June 15, 1992, executed by W.E. Sunderhuse and Vada L. Sunderhuse to Central Washington County Water Supply Corp., recorded in Volume 702, Page 35, Official Records of Washington County, Texas. (15' wide Blanket Easement)
  2. Survey is valid only if print has seal and signature of Surveyor.
  3. See Page 2 of 2 for Field Notes prepared with this survey plot.
  4. The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83.

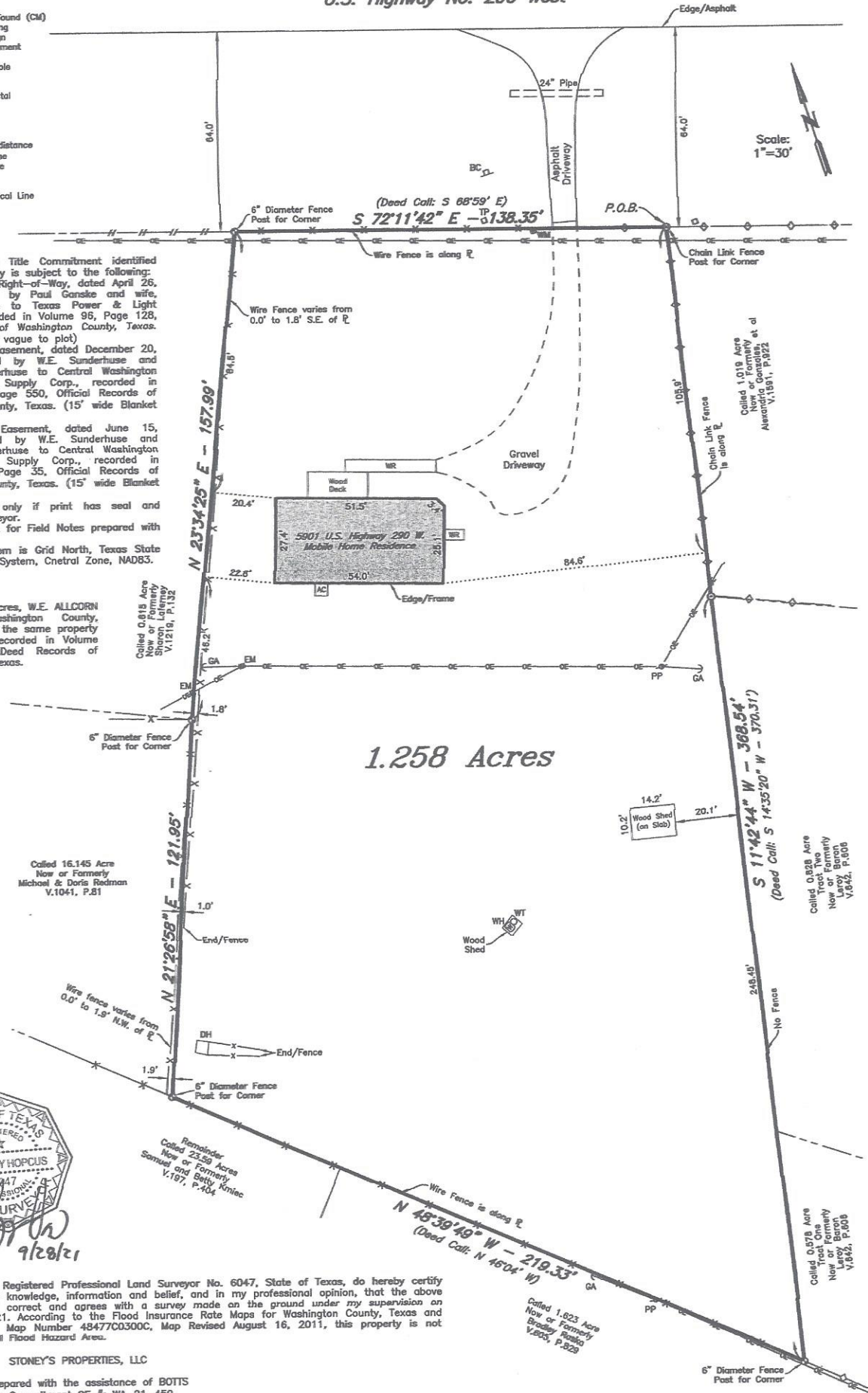
Approximately 1.28 acres, W.E. ALLCORN LEAGUE, A-2, Washington County, Texas, being part of the same property described in Deed recorded in Volume 252, Pages 372, Deed Records of Washington County, Texas.



I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on September 28, 2021. According to the Flood Insurance Rate Maps for Washington County, Texas and Incorporated Areas, Map Number 4847700300C, Map Revised August 16, 2011, this property is not located in a Special Flood Hazard Area.

Proposed Insured: STONEY'S PROPERTIES, LLC

This survey was prepared with the assistance of BOTTS TITLE COMPANY Title Commitment CF #: WA-21-450, effective date September 13, 2021.



1.258 Acres

Scale: 1"=30'



FIELD NOTES  
1.258 ACRES

Being all that certain tract or parcel of land lying and being situated in the W.E. ALLCORN LEAGUE, Abstract No. 2, Washington County, Texas and being part of the 3.50 acre tract described in the deed from Laura J. Boettcher, Clarence W. Boettcher and wife, Juanita Boettcher and Elton A. Boettcher and wife, Grace M. Boettcher to Wallace E. Sunderhuse recorded in Volume 252, Page 372 of the Deed Records of Washington County, Texas (D.R.W.C.) and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 3-inch diameter chain link fence post marking the northeast corner of this herein described tract, said fence post also marking the northeast corner of the called 3.50 acre Sunderhuse tract, the northwest corner of the called 1.019 acre Alexandria Gonzales, et al tract recorded in Volume 1591, Page 922 (O.R.B.C.) and being in the southwest right-of-way line of U.S. Highway No. 290 West;

**THENCE:** S 11°42'44" W (DEED CALL: S 14°35'20" W – 370.31') departing the southwest right-of-way line of said U.S. Highway No. 290 West and proceeding along the common line of this tract, the called 3.50 acre Sunderhuse tract, the called 1.019 acre Gonzales, et al tract, the called 0.828 acre Leroy Baron Tract Two recorded in Volume 642, Page 606 (O.R.W.C.) and the called 0.578 acre Leroy Baron Tract One recorded in Volume 642, Page 606 (O.R.W.C.), at 120.09 feet, pass a found 1/2-inch iron rod marking the southwest corner of the called 1.019 acre Gonzales et al tract and the northwest corner of the called 0.828 acre Baron Tract Two (642/606), continue for a total distance of 368.54 feet to a found 6-inch diameter treated fence post marking the southeast corner of this tract, said fence post also marking the southeast corner of the called 3.50 acre Sunderhuse tract, the southwest corner of the called 0.578 acre Baron Tract One (642/606) and being in the fenced northeast line of the called 1.623 acre Bradley Raska tract recorded in Volume 605, Page 829 (O.R.W.C.);

**THENCE:** N 48°39'49" W (DEED CALL: N 46°04' W) along the fenced common line of this tract, the called 3.50 acre Sunderhuse tract, the called 1.623 acre Raska tract, the called 23.59 acre Samuel and Betty Kniec remainder tract recorded in Volume 197, Page 404 of the Washington County Deed Records (W.C.D.R.) for a distance of 219.33 feet to a found 6-inch diameter treated fence post marking the southwest corner of this herein described tract, said fence post also marking the southeast corner of the called 16.145 acre Michael and Doris Redman tract recorded in Volume 1041, Page 81 (O.R.W.C.);

**THENCE:** N 21°26'58" E along the fenced common line of this tract and the called 16.145 acre Redman tract for a distance of 121.95 feet to a found 6-inch diameter treated fence post marking an angle point in the northwest line of this tract, said fence post also marking the northeast corner of the called 16.145 acre Redman tract and the southeast corner of the called 0.615 acre Sharon Laferney tract recorded in Volume 1219, Page 132 (O.R.W.C.);

**THENCE:** N 23°34'25" E along the fenced common line of this tract and the called 0.615 acre Laferney tract for a distance of 157.99 feet to a found 6-inch diameter treated fence post marking the northwest corner of this tract, said fence post also marking the northeast corner of the called 0.615 acre Laferney tract and being in the southwest right-of-way line of the before-said U.S. Highway No. 290 West;

**THENCE:** S 72°11'42" E (DEED CALL: S 68°59' E) along the southwest right-of-way line of said U.S. Highway No. 290 West for a distance of 138.35 feet to the POINT OF BEGINNING and containing 1.258 acres of land.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on September 28, 2021.

See survey plat on Page 1 of 2  
for additional information.

