

cm = control monument
 wm = water meter
 crw = concrete retaining wall
 s = concrete slab
 cd = concrete drive
 sw = sidewalk
 p = porch
 w = wood board fence
 pb = portable building
 pp = power (utility) pole
 OHE = overhead electric line

Scale 1" = 30'

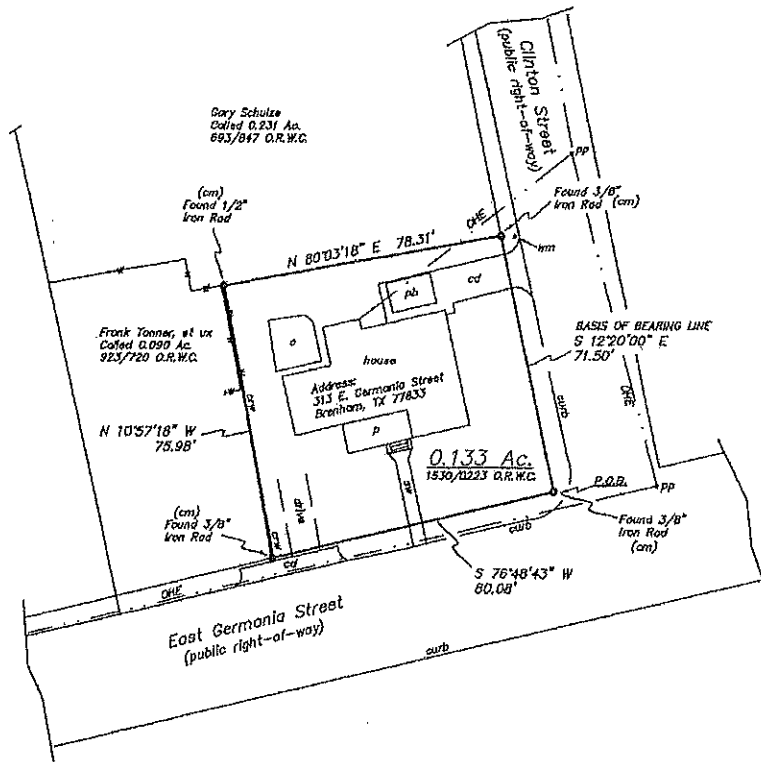
The subject tract shown hereon does not appear to fit within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011.

Bearings shown hereon are based on the record bearing for the East line of the original called 0.134 acre tract, recorded in 1530/0223 O.R.W.G.

This plot accompanied by metes and bounds description.

A. Harrington Survey
 Abstract No. 55
 Washington County, Texas

City of Brenham



To: Randy Steinfeld and Catherine Steinfeld, Gilbert Japko and Rebecca Japko, NFM, Inc. dba NFM Lending, Washington County Abstract Company, OF No. 180743.

MORTGAGEE: NFM, INC. DBA NFM LENDING
 MORTGAGOR: GILBERT JAPKO
 REBECCA JAPKO

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on May 7, 2018, 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.

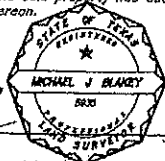
Randy Steinfeld, et ux

Blakey Land Surveying

RPLS 4052 RPLS 6936

4680 Wilshire Lane
Hurst, Texas 77426

(979) 828-3160



Michael J. Blakey
 Registered Professional Land Surveyor No. 6935

W.O.#2018-2698

EXHIBIT "A"

Blakey Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

RANDY STEINFELD, ET UX
0.133 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 0.133 acres, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, in the City of Brenham, being all or a portion of a called 0.134 acre tract described in that deed dated January 11, 2016, from Roy Lee Steinfeld to Randy Steinfeld, et ux, recorded in Volume 1530, Page 0223, Official Records of Washington County, Texas, said 0.133 acre tract being more particularly described as follows:

BEGINNING at a found 3/8 inch iron rod, lying at the intersection of the North margin of East Germania Street (public right-of-way) with the West margin of Clinton Street (public right-of-way), marking the Southeast corner of the original called 0.134 acre tract (hereafter referred to as "original tract"), and the Southeast corner of the herein described tract;

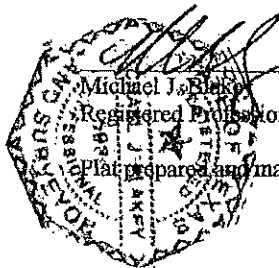
THENCE along the North margin of East Germania Street, with the South line of the original tract, S 76deg 48min 43sec W, 80.08 ft., to a found 3/8 inch iron rod, marking the Southeast corner of the Frank Tanner, et ux called 0.090 acre tract (Volume 923, Page 720, Official Records of Fayette County, Texas), the Southwest corner of the original tract, and marking the Southwest corner of the herein described tract;

THENCE departing said street margin, along an East line of said Tanner tract, with the West line of the original tract, N 10deg 57min 18sec W, 75.98 ft., to a found 1/2 inch iron rod, lying in the South line of the Gary Schulze called 0.231 acre tract (Volume 693, Page 847, Official Records of Washington County, Texas), marking a Northeast corner of said Tanner tract, marking the Northwest corner of the original tract, and marking the Northwest corner of the herein described tract;

THENCE along a portion of the South line of said Schulze tract, with the North line of the original tract, N 80deg 03min 18sec E, 78.31 ft., to a found 3/8 inch iron rod, lying in the West margin of Clinton Street, marking the Southeast corner of said Schulze tract, the Northeast corner of the original tract, and marking the Northeast corner of the herein described tract;

THENCE along the West margin of Clinton Street, with the East line of the original tract, S 12deg 20min 00sec E (record bearing for the East line of the original tract, this being the BASIS OF BEARING LINE for this survey), 71.50 ft., to the **PLACE OF BEGINNING** and containing 0.133 acres of land.

May 7, 2018
W.O# 2018-2698


Michael J. Blakey
Registered Professional Land Surveyor No. 5935
Plat prepared and made a part of this description

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

Date: _____ GF No. _____

Name of Affiant(s): KEM Rental Properties LLC, Kelly McDonald, Eva McDonald

Address of Affiant: _____

Description of Property: Keys 2nd, Block B, Lot S/E PT 7D

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.):

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.

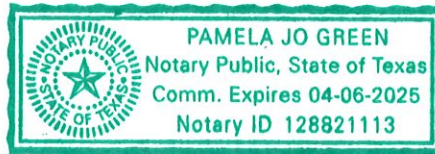
4. To the best of our actual knowledge and belief, since May 7, 2018 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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:) Moved portable building ("pb" on survey) to other side of house as indicated on attached survey and added privacy fence

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.

Kelly McDonald
Eva McDonald
KEM Rental Properties LLC, Kelly McDonald
Eva McDonald

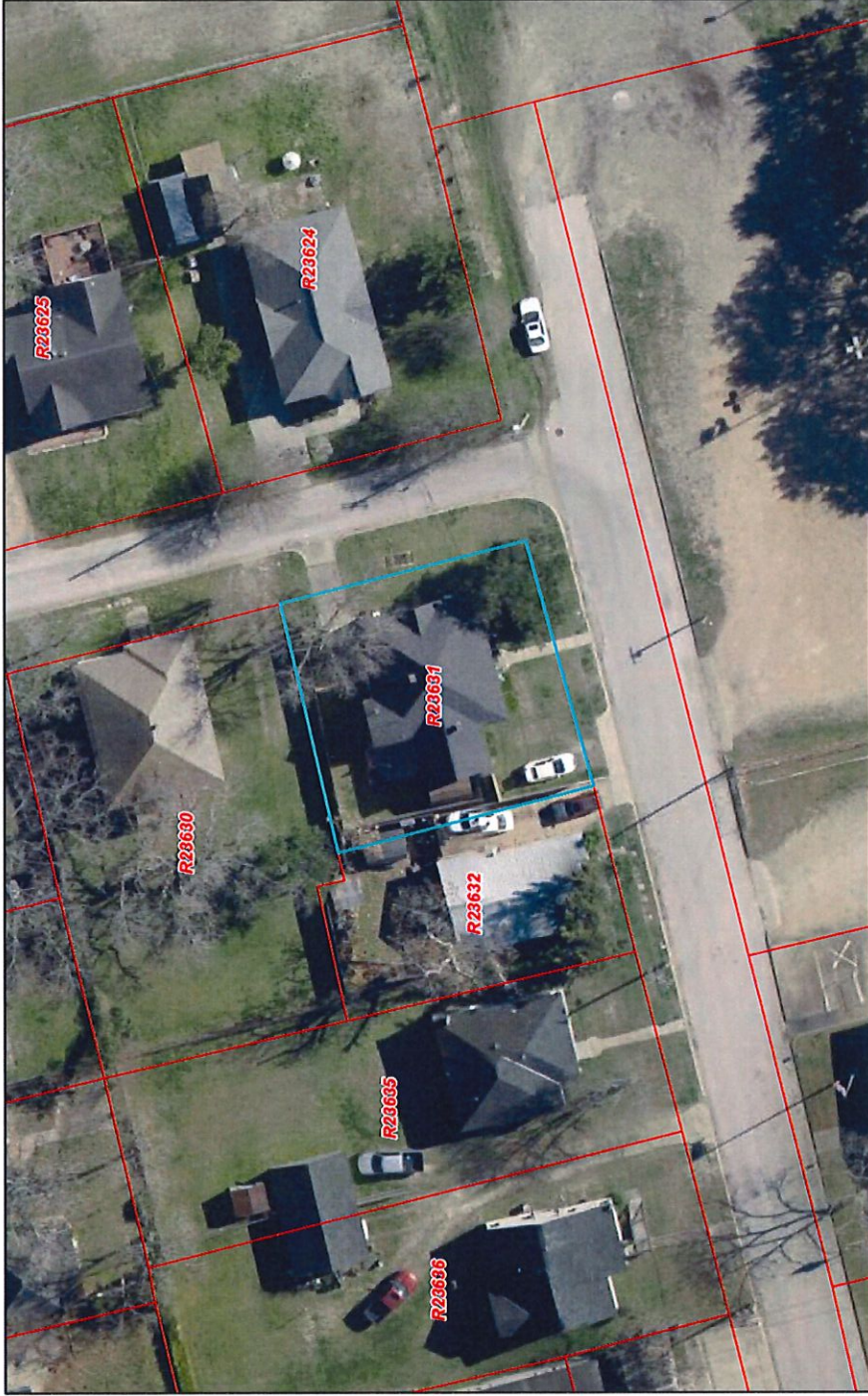


SWORN AND SUBSCRIBED this 8th day of April, 2022

Notary Public
Pamela Jo Green
Pamela Jo Green

(TAR-1907) 02-01-2010

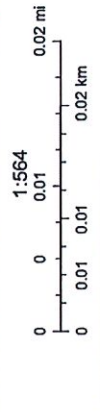
313 E Germania Street Brenham



4/8/2022, 11:45:38 AM

Parcels

Washington County Boundary



© OpenStreetMap (and) contributors, CC-BY-SA

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries. Washington County Appraisal District, BIS Consulting -