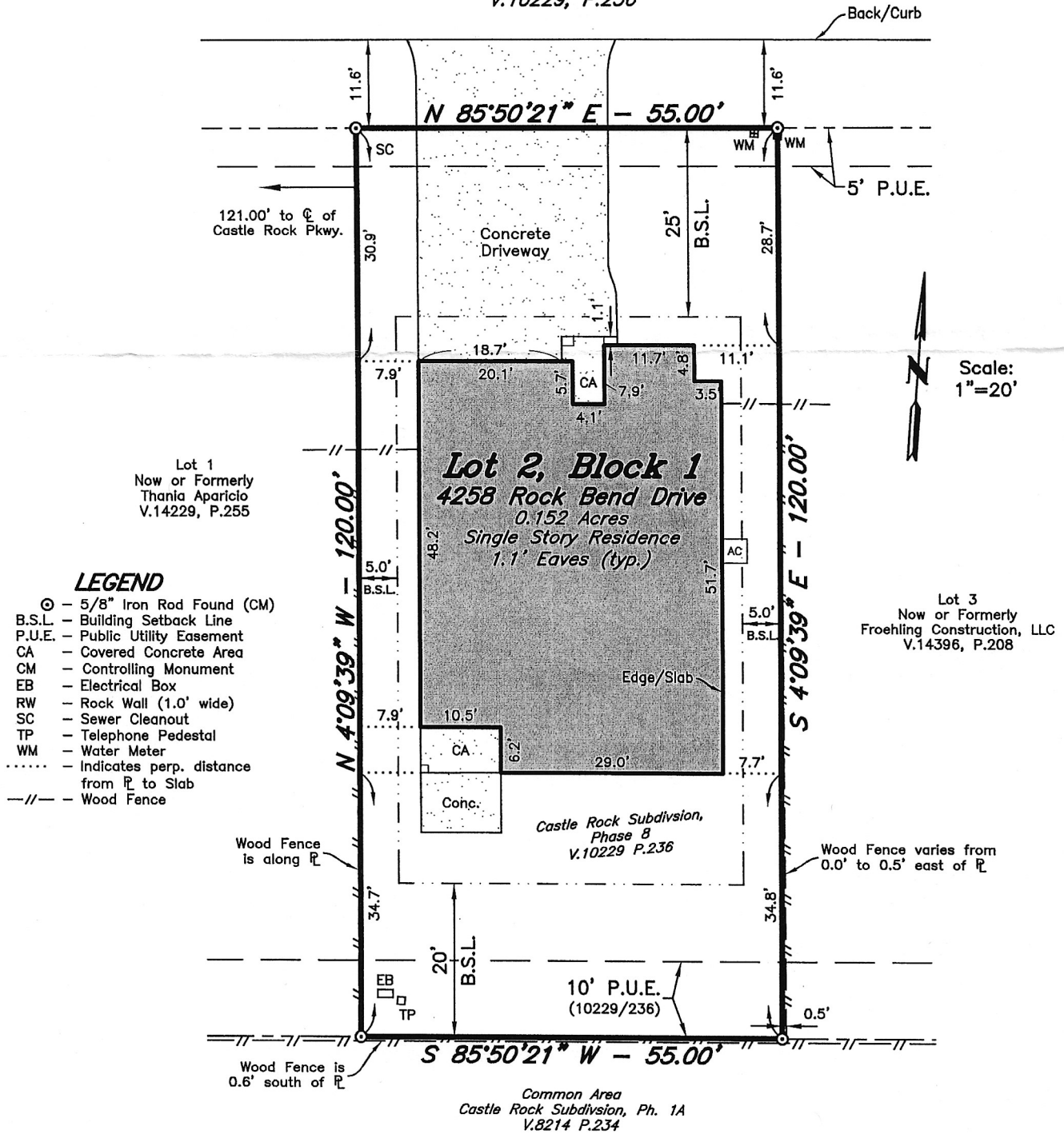


Note: Building Setback Lines per Final Plat (10229/236)

Rock Bend Drive
 50' R.O.W. ~ 27' Asph. Pvmnt.
 V.10229, P.236



- NOTE:1. According to the Title Commitment identified below, this property is subject to the following Restrictive Covenants recorded in Volume 10229, Page 236 (plat) and Volume 12504, Page 153, Official Records of Brazos County, Texas.
 2. Survey is valid only if print has seal and signature of Surveyor.
 3. The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 10229, Page 236, Official Records of Brazos County, Texas.

All that certain lot, tract, or parcel of land lying and situated in Brazos County, Texas, being Lot Two (2), Block One (1), CASTLE ROCK SUBDIVISION, PHASE EIGHT (8), to the City of College Station, Brazos County, Texas, according to the plat recorded in Volume 10229, Page 236, Official Records of Brazos 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 December 27, 2018. There are no visible improvements other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0325E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.

Proposed Buyer: DANIEL GALBRAITH and KIRSTEN GALBRAITH

This survey was prepared with the assistance of LAWYERS TITLE COMPANY Title Commitment GF #: S40082, effective date December 17, 2018.



Gregory Hopcus
 12/27/18

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

Date: 5.2.22 GF No. _____
Name of Affiant(s): Daniel D. Galbraith and Kirsten M. Galbraith
Address of Affiant: 138 Rainbow Dr #3860 Livingston, TX 77399
Description of Property: 4258 Rock Bend Drive, College Station, TX 77845
County Brazos, 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 December 27, 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): 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.

Kirsten Galbraith Kirsten Galbraith
Daniel Galbraith Daniel Galbraith

State of Texas County of El Paso
SWORN AND SUBSCRIBED this 2nd day of May, 2022.

by Kirsten Galbraith and Daniel Galbraith
Notary Public Leonel Maldonado
(TXR 1907) 02-01-2010

