

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

Date: May 14, 2022

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

Name of Affiant(s): Richard N. Neal, Carolyn Neal

Address of Affiant: 1606 Lee St, Brenham, TX 77833-4927

Description of Property: \_\_\_\_\_

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 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 Feb 4, 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.): New fence on west property line

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.

R.N. Neal  
Carolyn Neal



SWORN AND SUBSCRIBED this 14<sup>th</sup> day of May, 2022  
Pamela Jo Green  
Notary Public

(TXR-1907) 02-01-2010

RE/MAX Bluebonnet Properties, 308 South St. Charles Street Brenham TX 77833  
Pamela Green

Phone: 9792512536 Fax: 9792512536  
Produced with Lone Wolf Transactions (ZipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

0.466 acre of land lying and being situated in the City of Brenham, Washington County, Texas, part of the A. Harrington Survey, A-55, being Lot 1E, Block M, Key's Second Addition to the City of Brenham, according to the map and plat of said subdivision recorded in Plat Cabinet File Slide No. 415A, Plat Records of Washington County, Texas.

**SURVEY PLAT OF**

**A. HARRINGTON  
SURVEY, A-55  
CITY OF BRENHAM  
WASHINGTON COUNTY, TEXAS**

**SUBDIVISION OF TRACT 3  
OF A BOUNDARY LINE ADJUSTMENT  
PLAT SLIDE 421A  
PLAT RECORDS OF WASHINGTON  
COUNTY, TEXAS**

According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.

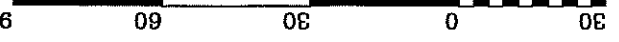
Surveyor did not abstract the property. This survey was performed without the benefit of a title report or abstract of title and is subject to conditions, additions or deletions that a current title report or abstract may disclose.

Property Address: 1606 Lee Street  
Brenham, Texas 77833

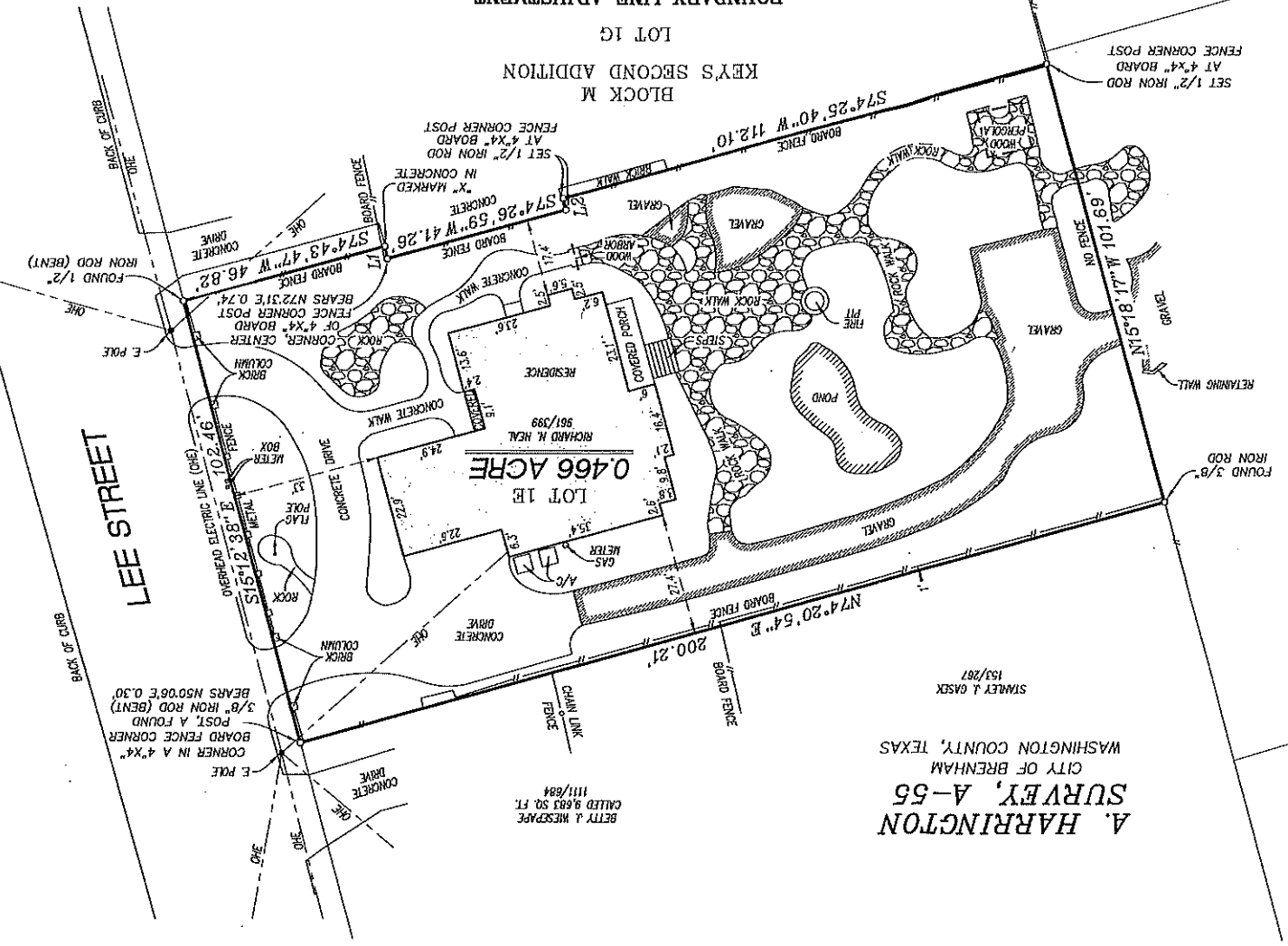
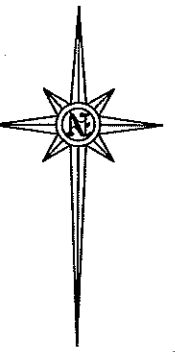
I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction. The improvements shown hereon are as observed and located at the time of survey. There are no visible conflicts or protrusions apparent on the ground, except as shown hereon.

Dated this the 4th day of February, 2021.

Donald W. Lampe  
R.P.L.S. No. 1732  
Lampe Surveying, Inc.



**GRAPHIC SCALE - FEET**  
Bearings and distances are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.



**LINE TABLE**

Course	Bearing	Distance
L1	N10°32'42"W	2.85'
L2	S13°17'47"E	2.61'

**LAMPE SURVEYING, INC**  
PROFESSIONAL LAND SURVEYORS  
1408 WEST MAIN STREET  
P. O. BOX 2037  
BRENHAM, TEXAS 77834  
(979) 836-6677  
TEXAS LICENSED SURVEYING FIRM NO. 10040700  
W.O. 3631 363151.DWG 3631NEAL.CGC