

403 S Hillside Drive
Texas, AC +/-



Boundary

**AMENDED PLAT OF
LENTZ SUBDIVISION
CITY OF BRENHAM
WASHINGTON COUNTY,
TEXAS
PLAT CABINET FILE NO. 241B,
P.R.W.C.**

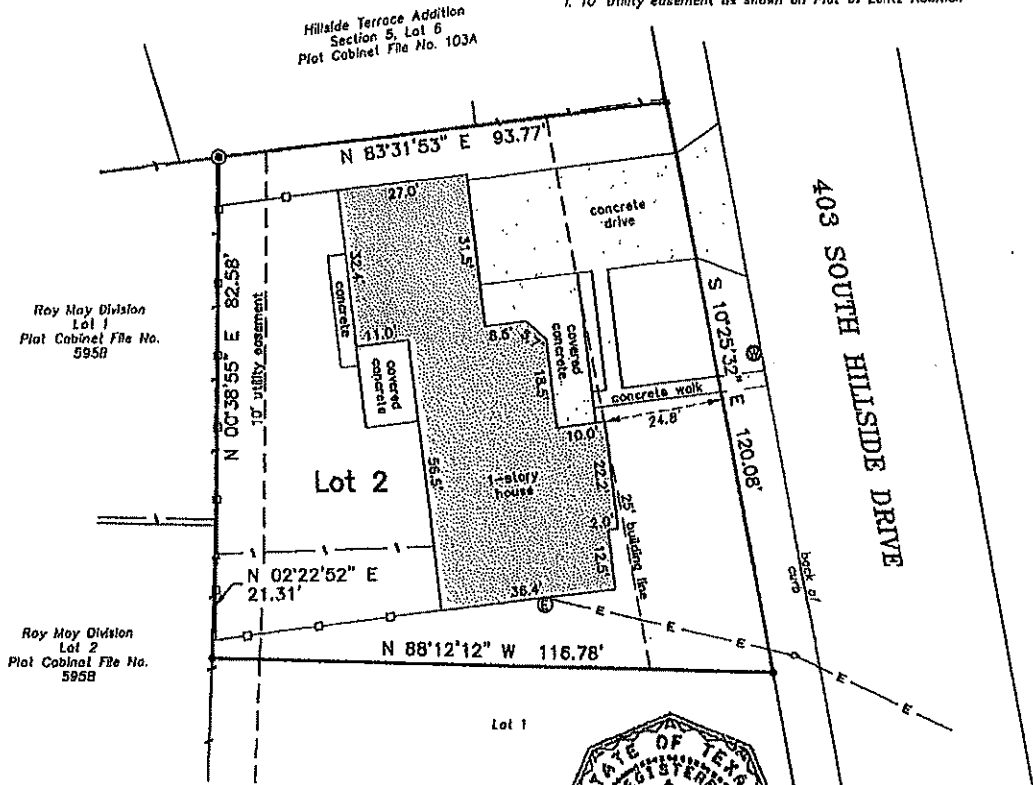


Surveyor's Notes:

This survey was made with reference to Washington County Abstract Company's Commitment for Title Insurance File No. 190447, Schedule B, Item 10.

The following following easements apply:

- g. unobstructed aerial easement 5' wide from a plane 20' above ground upward, located adjacent to all easement set forth on the Plat of Lentz Subdivision
- h. 25' building line as shown on Plat of Lentz Subdivision
- i. 10' utility easement as shown on Plat of Lentz Addition



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

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

Tyler Tumlinson

Tyler Tumlinson, R.P.L.S. No 6410

May 23, 2019

LEGEND

- These standard symbols will be found in the drawing.
- Found 1/2" Iron rod
 - ⊙ Found 1/2" Iron pipe
 - △ Calculated angle point between two fences
 - ⊕ water meter
 - ⊖ electric meter
 - ⊙ power pole
 - E - overhead electric line
 - O - wood fence
 - I - chain link fence

TUMLINSON
LAND SURVEYING

1015 HOLT STREET
COLLEGE STATION, TEXAS 77840
254-931-6707
T.B.P.L.S. FIRM NO. 10193858

**BOUNDARY AND IMPROVEMENT SURVEY
BEING ALL OF LOT 2 OF THE AMENDED PLAT OF LEHTZ
SUBDIVISION, LOCATED IN THE CITY OF BRENHAM,
WASHINGTON COUNTY, TEXAS.**

Surveyed for: Yvette Janacek

PROJECT:	01844-JAN
DATE:	05-23-2019
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. CHARANZA
FIELDBOOK:	see file

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

Date: June 27, 2022

GF No. _____

Name of Affiant(s): YVETTE JANECEK,

Address of Affiant: 403 S Hillside Dr, Brenham, TX 77833-2522

Description of Property: LENTZ SUBDIVISION, LOT 2, ACRES 0.2683, 403 S HILLSIDE

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 May 23, 2019 there have been no:

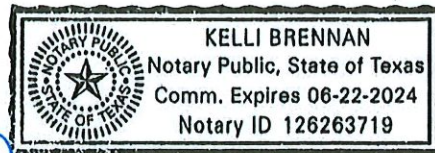
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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.

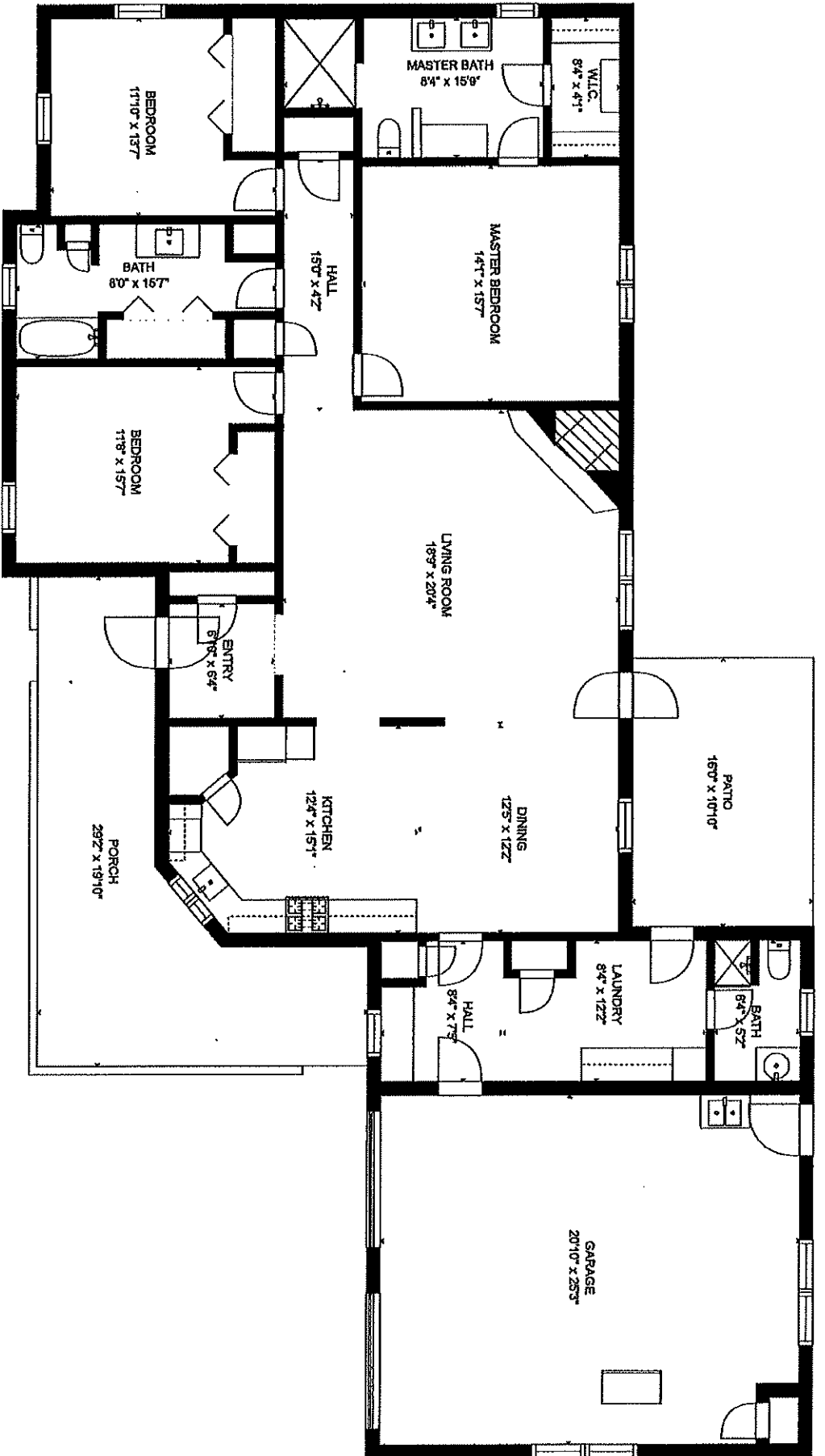
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

[Signature] June 27, 2022



SWORN AND SUBSCRIBED this 27 day of June, 2022
[Signature]
Notary Public



Estimated areas

GLA FLOOR 1: 2153 sq. ft, excluded 1046 sq. ft
 Total GLA 2153 sq. ft, total scanned area 3199 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DEANS IMAGING
 4841 - 5086 - 20