


NOTES:
 1. Bearings refer to Map
 215/528 D/R/W/C

BOUNDARY SURVEY

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED:
 I CERTIFY THAT THIS IS A PLAT OF A SURVEY MADE ON THE GROUND OF A LOT CONTAINING 0.512 AC - KNOWN AS BLUEBONNET CHAPEL HILL 77426 - THE PROPERTY OF WILBURN E. & BRENDA J. MCGEE SHOWING ACCURATELY ALL IMPROVEMENTS REQUIRED BY THE STATE OF TEXAS IN SPECIFICATION CATEGORY IA, CONDITION II, AS SURVEYED BY ME ON THE GROUND APRIL 7, 2007, THE LEGAL DESCRIPTION BEING LOT 106 OF "BLUEBONNET HILLS" SEC. 4, WASHINGTON COUNTY, TEXAS CORRECT MAP OF WHICH IS RECORDED IN VOL. 375, PG. 328 OF THE WASHINGTON COUNTY DEED RECORDS. ALL CORNERS ARE MARKED AS SHOWN HEREON THERE ARE NO FENCES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS EASEMENTS, RIGHTS-OF-WAY, PAVING, BOUNDARY CONFLICTS, WATERWAYS, OR SHORTAGES IN AREA EXCEPT AS SHOWN, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON LOT LIES IN A ZONE C DESIGNATION, AND IS NOT IN 100 YEAR FLOOD PLAIN, PER COMMUNITY PANEL # 4811880006 A FLOOD INFORMATION RATE MAP DATED MAY 24, 1977. FIELD REF 89. DRAWN BY C.M. SCALE 1" = 40 FT

THE MCKINLEY COMPANY, INC
 P.O. Box 4218
 Pasadena, Texas 77502
 Phone (713) 473-3502



By 
 CHARLES A. MCKINLEY PRES.
 C.A. MCKINLEY 1184 LICENSE NO. 1184
 REGISTERED PROFESSIONAL SURVEYOR
 LAND SURVEYING

AFFIDAVIT REGARDING BOUNDARY

File Number: 171129
Name of Affiant(s): Randolph Fletcher Kleiber and Debora Raye Kleiber
Address of Affiant(s): 3141 Bluebonnet Blvd., Brenham, TX 77833
Description of Property: 3141 Bluebonnet Blvd, Brenham, TX 77833
County: Washington County, Texas
Name of Title Company: Washington County Abstract Company

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 Company may make exceptions to the coverage of the title insurance as 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 Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since April 07, 2000 there have been no:
 - a. construction projects such as new structure, additional building, 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.
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. 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 or the title insurance 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.

SWORN and subscribed this 18th day of December, 2017.

Randolph Fletcher Kleiber Debora Raye Kleiber
Randolph Fletcher Kleiber Debora Raye Kleiber

Brenda Duebbe
Notary Public

