

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

Date: September 1, 2022

GF No. _____

Name of Affiant(s): Troy and Leisha Kolb

Address of Affiant: ~~P.O. Box 375, Flatonia, TX 78941~~ 309 W. 3RD STREET, FLATONIA

Description of Property: ~~307 7th St., Flatonia, TX 78941~~ SAME
County Fayette, 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.");
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 4-15-2010 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.

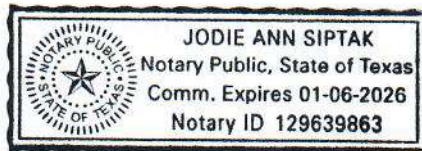
EXCEPT for the following (If None, Insert "None" Below): _____

Added a Storage building

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.

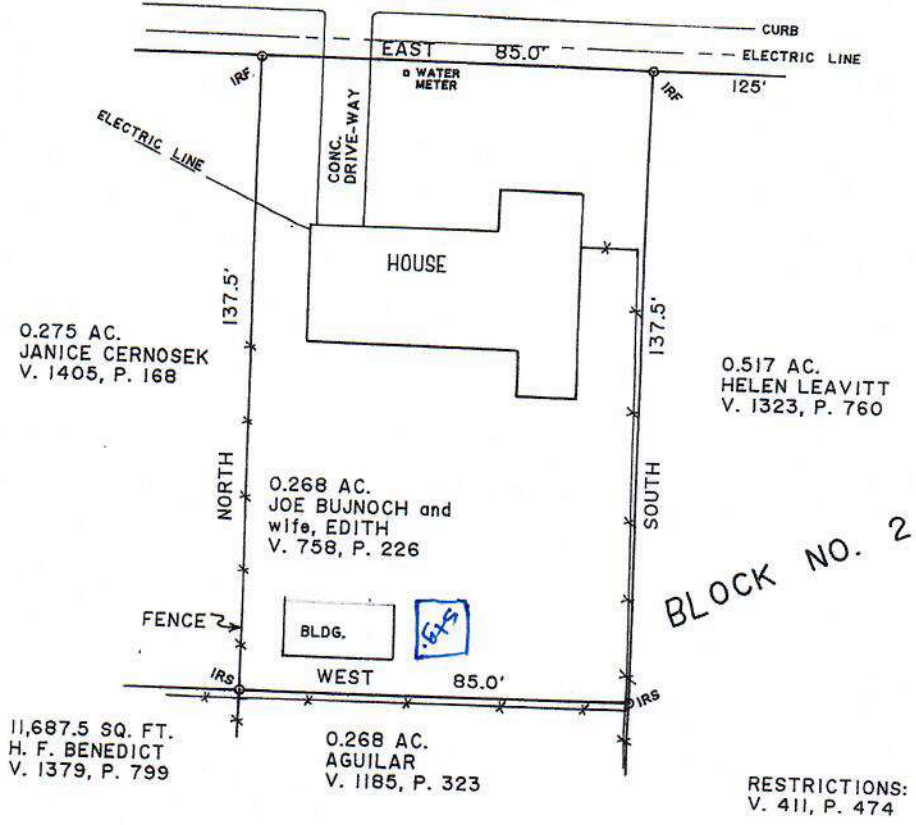
Troy L Kolb
Leisha H. Kolb



SWORN AND SUBSCRIBED this 6th day of September, 2022
Jodie Ann Siptak
Notary Public

(TXR-1907) 02-01-2010

WEST THIRD STREET



0.268 ACRE TRACT of LAND
 Being a part of BLOCK NO. TWO (2)
 of the J. E. FAIRES ADDITION to
 the CITY of FLATONIA, according
 to the PLAT in Volume 11, Page 15
 of the DEED RECORDS of FAYETTE
 COUNTY, TEXAS, SCALE: 1"=30'
 IRF=IRON ROD FOUND, IRS=IRON ROD SET

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED
 AND TO THE TITLE COMPANY:
 The undersigned does 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, and that
 said property has access to and from a dedicated roadway.

Tim W. Muras
 Tim W. Muras, R.P.L.S.
 Registered Professional Land Surveyor No. 4401
 Schulenburg, Texas
 April 15, 2010



Muras Land Surveying, Inc.
3802 KRISCHKE ROAD
SCHULENBURG, TEXAS 78956-5631
PH. (361) 865-2227

STATE OF TEXAS ()

COUNTY OF FAYETTE ()

Joe and Edith Bujnoch
0.268 Acre Tract of Land

All that certain tract or parcel of land situated in Fayette County, Texas, same being a part of Block No. Two (2) of the J. E. Faires Addition to the City of Flatonina, according to the Plat in Volume 11, Page 15 of the Deed Records of Fayette County, Texas, same being that 0.268 acre tract of land described in a deed from Lawrence J. Gold, Independent Executor of the Estate of Joseph R. Mica, deceased, to Joe Bujnoch and wife, Edith M. Bujnoch, dated October 29, 1987 and recorded in Volume 758, Page 226 of the Deed Records of Fayette County, Texas, same lying within the corporate limits of the City of Flatonina, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod found for the Northwest corner of the said Bujnoch 0.268 acre tract of land, same being the Northeast corner of a 0.275 acre tract of land described in a deed to Cernosek in Volume 1405, Page 168, same lying in the North line of Block No. 2, same lying in the South margin of West Third Street;

THENCE, along the North line of Block No. 2, the South margin of West Third Street and the North boundary of the said Bujnoch 0.268 acre, EAST 85.0 feet to an iron rod found for the Northeast corner of the said Bujnoch 0.268 acre, same being the Northwest corner of a 0.517 acre tract of land deeded to Leavitt in Volume 1323, Page 760;


THENCE, along the East boundary of the said Bujnoch 0.268 acre and the West boundary of the said Leavitt 0.517 acre, SOUTH 137.5 feet to an iron rod set for the Southeast corner of the said Bujnoch 0.268 acre, same being the Northeast corner of a 0.268 acre tract of land deeded to Aguilar in Volume 1185, Page 323;

THENCE, along the South boundary of the said Bujnoch 0.268 acre and the North boundary of the said Aguilar 0.268 acre, WEST 85.0 feet to an iron rod set for the Southwest corner of the said Bujnoch 0.268 acre;

THENCE, along the West boundary of the said Bujnoch 0.268 acre tract and the East boundary of the said Cernosek 0.275 acre, NORTH 137.5 feet to the place of beginning, containing 0.268 acre of land.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does 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, and that said property has access to and from a dedicated roadway.


Tim W. Muras, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Schulenburg, Texas
April 15, 2010

